

**University Park Homeowners Association
Founded in 1981**

UPHA NEIGHBORHOOD NEWS

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PRESIDENT'S MESSAGE...

Happy New Year neighbors!

And what a year it has been. From completing the Comprehensive Plan update to finding the buried trolley tracks under Hillsborough Street, to Uncle Fatty's and a Goodberry's Frozen Custard at Cameron Village, 2009 was a year of discovery. I hope that you found some new things out about Raleigh and our neighborhood.

The volunteers that make it happen in the neighborhood worked hard all year to keep it happening. We hope you enjoyed the July 4th Parade, the Fall Festival, and the annual Christmas Party at Red Hot and Blue. Be sure to come out for our annual meeting on February 8th at the Brooks Avenue Church of Christ to hear all the details about our all activities. If you can't make it, please be sure to stop in to any one of the neighborhood businesses and thank them for their continued support and sponsorship throughout the year.

Items to stay tuned into during 2010 include improvements at Isabella Cannon Park, new sidewalks, street light, street trees and a renaissance of activity on University Park's Main Street, Hillsborough Street, or any number of the other neighborhood and city-wide initiatives in which you can get involved. And getting involved is exactly what we need. There are a variety of ways to be involved; from serving on the UPHA Board to having breakfast with District D City Councilor, Thomas Crowder and other neighborhood participants once a month at Whole Foods to share stories, identify commonalities, and learn more about community efforts or simply bringing a new neighbor to join our organization. It all matters.

Raleigh continues to be a city with so much to offer, and we University Park neighbors really have so many of the assets that make our city so great right in our back yard. Let's continue to take advantage of them. See you around the neighborhood.

Milt Rhodes, *UPHA President*

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ISABELLA CANNON PARK 30% CONSTRUCTION DRAWINGS REVIEW

Everyone is invited to review the 30% construction drawings for the renovation of Isabella Cannon Park on Tuesday, Feb. 23rd at 7 at Brooks Ave Church of Christ. This is the LAST opportunity for input before the construction begins!!! Come and bring the kids to review and have input in this important park. The revised drawings will be available for viewing AFTER the end January at www.parks.raleighnc.gov (search for Isabella

Cannon Park) for the most current set of drawings. UPHA will also post these to our website when they are available. The master planning committee which is comprised of residents of UPHA have been meeting for almost a year in this planning process. For more information, please see the UPHA website, www.myupha.org

REAL ESTATE UPDATE

University Park Real Estate sales between September-December 2009 were: 12 units= 3 condos or townhouses and nine single family homes (on the MLS)

Days on Market	Low 11	Average 109	High 267
Dollar Square Foot	Low 148	Average 183	High 262
Price Range	Low 149,000		High 470,000

This dollar per square foot number is slightly lower than usual, in part due to the fact that at least three of the single family homes were "as is" or in need of fixing up. There are currently three homes under contract and fourteen homes listed in the MLS for sale, ranging from 249,000 to 789,000. Currently listed homes range from 8 to 369 days on market.

Data Provided by Louise Griffin/ Breeze Realty Network

HOME SELLING TIPS

by Louise Griffin/ Breeze Realty Network

If the idea of putting your home on the market has crossed your mind, it's a great time to get a head start on grooming and maintaining your home. Staging both the interior and exterior of your home are important and has shown statistically to reduce time on market and improve dollars per square foot.

A first step toward preparing your home for a faster sale is improving curb appeal. Curb appeal is no longer only for the person viewing your home from the street, but also its impact in photos on-line can't be denied. In fact, you may want to start by taking a photo of your home to see what stands out to you.

In our neighborhood, many homes were built in the 50's and 60's and the good news is that shrubs and trees have had time to grow up. However, if your front plantings have overtaken the size or scale of your home, pruning is in order: smaller plants equal a larger looking home. A nice layer of mulch will make your beds look neater and protect your plant roots as well. If your trash bins or recycling containers are visible from the street, make a new home for them out of view in the back yard or consider creating a simple structure to hide them.

As your potential home buyers are waiting on the porch for the lock box to be opened, they will be looking at the paint on the railings and looking at cobwebs on your fixtures. A fresh coat of paint, including caulking any brittle seams on the door is a great idea too.

Buyers in our current housing market are not as interested in the "fixer upper" option and the impression that a home needs work, even if it is simple work, is often enough to move the buyer on to another home.



UPHA 2009 Holiday Party

UPHA hosted another great annual Christmas party on December 14th at Red, Hot and Blue on Hillsborough St. There were at least 60 people in attendance including our neighbor and At-Large city councilor, Russ Stephenson. Our District D councilor Thomas Crowder also stopped by to wish everyone there a happy holiday.

As always, Jim and Sonya Quinn sold raffle tickets for the UPHA annual charity. We raised \$140 and the charity this year was the YWCA after school program that was selected by Suzanne Frederick.

Red, Hot and Blue donated appetizers and drinks and the UPHA board brought the desserts.

I think everyone had a great time and got a great start to the holiday season!!!

Pet Corner

BE YOUR PET'S "WEIGHT WATCHER"

Obesity is a serious problem with pets. Today, there are more treats and food choices for pets than ever before. Giving your dog or cat that "little tidbit" may be the way to your pet's heart, but not necessarily in a good way. Heart disease, diabetes, bone and joint issues caused by excess weight can serve to make your dog or cat's daily life uncomfortable and even shorten their life span significantly.

Some simple tips to remember for trimming the fat off of your dog or cat include:

- If you feed your pet appropriately and they are still overweight, have your pet checked by a veterinarian to make sure there is no underlying medical problem, such as a thyroid disorder.
- Don't follow the guidelines on the food bag. If you are feeding the suggested amount on the bag and your pet is gaining unwanted weight, they are getting too many calories.
- Watch out for foods that are high in carbohydrates. Less volume with a higher ratio of protein may help take the pounds off.
- Cut your dog's kibble in half and supplement with vegetables like canned green beans and pumpkin.
- Exercise your pet regularly, don't rely on the fact that they will run around the yard and get what they need in daily exercise.

These tips are simple and easy to implement and can make a world of difference in your pet's health.

Cheryl Motheral-Lynn is a UPHA resident, an instructor for Teamworks Dog Training, and a regular competitor in various dog sports.



NEIGHBORHOOD RECOGNITION AWARD RECIPIENT

This year the Wade CAC (Citizen's Advisory Council) honored UPHA citizen Jo Todd as the recipient of the Neighborhood Recognition Award for her efforts in educating the community on recycling programs. The awards have recognized significant efforts by property owners and community groups or individuals to enhance the health, safety, and appearance of their neighborhood since 1977.

According to Bill Padgett, Co-Chair of the Wade CAC, Jo has provided our community with information on sustainability and recycling and has been the point of contact in helping neighbors to understand complexities and changes in the city's recycling program. As a part of her outreach, Jo posts information on the UPHA listserve.

At the ceremony, held at the Raleigh Convention Center, Jo received the award as she and Bill provided a humorous and informative visual tour of what items can and can't be recycled. Wade CAC Co-Chair Louise Griffin also applauded Jo, saying "Jo may think her contribution is small, but it is truly of value in our community and inspires others to do what they can for the community."



UPHA Children's Holiday Party

Bright smiles, twinkling eyes, and sweet voices filled the common areas of Morningside Assisted Living Facility during the UPHA Children's Christmas Party on December 5th. Once again, the neighborhood children celebrated the holiday season with the residents of Morningside. It was a jubilant morning as both the residents and young ones feasted on yummy snacks and sang along to the guitar-playing, lead-singing of George Huntley. Too much time hadn't passed before everyone was singing and swaying. A special guest by the name of Santa Claus made an appearance, delighting the crowd with treats. The children created a very loooong paper chain to hang around the Christmas tree and made ornaments and other crafts which they gave to the residents as a keepsake of a very special morning.

Removable UPHA Annual Meeting Postcard

We're On The Web!
www.myupha.org

*Never underestimate the power
of a small group of dedicated
people to change the world.
Indeed, it is the only thing
that has.*

Margaret Meade

Follow UPHA on Facebook!

If you have a Facebook account become a fan of UPHA's page. As a fan, no one will be able to see your profile and you will be able to see updates on your feed. There is a link on myupha.org or you can do a search on Facebook for "University Park Homeowner's"

facebook

NEW FITNESS STATIONS AT FRED OLDS PLAYGROUND!

New "High Five" fitness stations were recently added to the Olds Elementary playground and UPHA neighbors are welcome to use them. The moniker "High Five" invites students and/or adults to practice all four fitness stations and receive a "High Five" for their effort from peers and teachers. The fitness stations were made possible from a \$5,000 Lowes Toolbox for Education grant award and a \$2,100 Wake to Wellness grant award. The new fitness stations include: a vault bar, a balance beam, a push up station, and a rope climb.



This is another important development in a 3 year playground renovation project that has made many improvements such as re-sodding of the playing field, the addition of a jogging track, new playground equipment, and improved storm water drainage.

All of the above improvements were made possible by the above grants, as well as, a Blue Cross and Blue Shield "Be Active" Award and fundraising efforts – of which UPHA donated \$1000 as part of a neighborhood partnership. This is a wonderful asset to our neighborhood. All UPHA residents are invited to use the fitness stations on weekdays from 6 pm until dusk and during daylight hours on weekends and holidays.

Suggestions?

We would love to hear any ideas, comments, or suggestions for the UPHA Newsletter and website. E-mail: adnorris@nc.rr.com