



A Memphis Neighborhood
With Deep Roots
And A Bright Future.

Greentrees Annual Newsletter

January 2023

President's Message

It's a Wonderful Day in the Neighborhood

2022 was a great year for Greentrees as we emerged from two very difficult years that disrupted life in our community.

A Look Back at 2022

It was wonderful seeing familiar and new faces as we resumed activities that were dormant since early March 2020. The July

Fourth celebration, the annual meeting, and a new event, National Night Out (featuring food trucks), gave us opportunities to come together again as a neighborhood.

We even had residents creating unique opportunities for coming together, like the Smith family on Tangleberry Cove inviting Muddy's treat truck to their home, for neighbors to enjoy, and the Bryan family sponsoring a Mempops visit at Holmes Park to kick off the new school year.

Accomplishments funded by your 2022 dues payment and other efforts of the Greentrees Civic Association Board include:

- Refreshing of Holmes Park Playground and general site clean-up by a youth group
- Providing a catered meal (and all the other arrangements) for the Fourth of July celebration
- Leading school supply and Christmas gift drives in support of the Mount Moriah Police Precinct
- Adding a blog to the Greentrees Civic Association website as an accessible archive of neighborhood news as well as establishing online photo albums to capture the happenings for posterity
- Installing large flag poles along Kirby Parkway
- Initiating a proposal with the city to install a sprinkler system on the Kirby Parkway Median (in negotiations)
- Providing snacks and water to officers at the Mount Moriah Police Station occasionally, as an expression of our appreciation

On the serious side, while Greentrees is viewed as a comparative oasis of safety and security, according to the Memphis Police Department's Mount Moriah Precinct, we did experience some



incidents that are unfortunately common throughout the city of Memphis. We were not immune from car break-ins, mailbox vandalism (a spree that extended well beyond Greentrees' borders), and prowler alerts. With our enhanced SkyCop camera coverage and the alertness of our residents to anything out of the ordinary, we have tools to help keep our community safe. We continue to encourage residents to report any suspected crime to the police to aid them in detecting patterns that indicate possible threats to you or your property.

We welcomed 20 new families to Greentrees in 2022, testament to the continued desirability of our community. However, like many other neighborhoods in Memphis and across the U.S., four residences have been purchased by investors, some for use as short-term rentals. The association believes such uses are detrimental to the quality of life in Greentrees. We will be monitoring this trend closely and are open to taking legal action if we believe there is a chance we would get favorable results.

2023 Developments

Looking ahead, we will be seeing some changes immediately north of our neighborhood that we believe will be beneficial to Greentrees. The old Carrefour shopping center, which older residents may remember as Kirby Woods Mall, is being transformed to The Standard Germantown. The multi-phase, multi-year redevelopment plan continues to evolve. Latest plans are shown in the accompanying illustrations, including residences, a hotel, office space (including medical), and retail.



| | 2022 (under review) | 2019 | 2018 |
|--------------------|---------------------------------------|---------------------|---------------------|
| Site area | 10.11 acres | 8.98 acres | 8.98 acres |
| Multifamily | 320 rental units + 40 for sale condos | 320 rental units | None |
| Office | 150,000 square feet | 320,000 square feet | 434,722 square feet |
| Retail | 88,000 square feet | 100,000 square feet | 104,893 square feet |
| Hotel | 140 rooms | 174 rooms | 240 rooms |

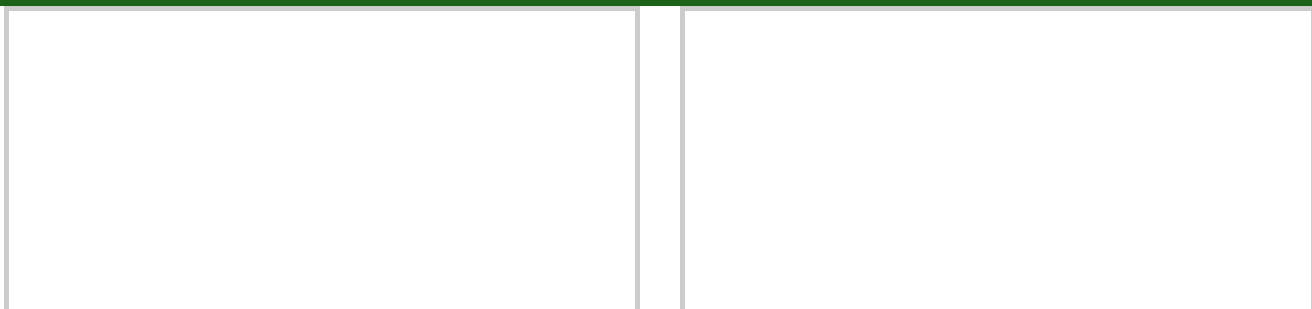
In addition, the Greentrees Civic Association is negotiating with the City of Memphis and the developers for their support of Kirby Parkway median enhancements since that road through Greentrees will be a gateway to the new development. Our hopes are to have the median irrigated to support more aesthetic plantings, which also will enhance our community.

We can't do this work without you. Please support your neighborhood by joining the association. The annual fee of only \$50 is a good investment for you and your property.

Wishing all our neighbors a year of good health and happiness!

Warmest Regards,
Don Tummins
President, Greentrees Civic Association
 dontummins@gmail.com | Phone: 901-509-7455

Holiday Decoration Winners





CHRISTMAS SPIRIT AWARD

*Stan and Phyllis Blount
2067 Black Oak Drive*



CHILDRENS CHOICE AWARD

*Chris and Shera Klinger
2341 Thornwood Lane*



FESTIVE HOLIDAY AWARD

*Thelma Payne
6797 River Birch Road*



ELEGANT BEAUTY AWARD

*Katherine Sumpter
2068 Firefly Cove*

***Neighborhood
Improvements and
Crime Focus of Annual
Meeting***

OCT. 4, 2022 -- Greentrees Civic Association members gathered at Emmanuel United Methodist Church for their first annual meeting since COVID. In addition to learning the latest news about crime and efforts to combat it from guest speaker Don Crowe, Assistant Chief of the Memphis Police Department, the Association elected new officers, approved revised bylaws, reviewed the

neighborhood's recent progress and discussed goals for greater improvements in the coming year.

Crowe said violent crime city-wide is down 4% and murders are down 12% for the year, but overall crime is up in the city for the same period due to property crimes which account for 75% of the more serious crimes. To help combat property crimes, the Police Department has set up its SCORPION unit, consisting of three teams of officers who spend each night in hot spots looking for crimes as they occur. It also has initiated a special task force devoted to auto thefts, which have climbed significantly.

Also attending was Col. Joseph Smith, Commander of the Mt. Moriah Precinct, who hosts monthly information meetings on the latest crime activities in our area. The meetings are held at the Mount Moriah Precinct on the second Tuesday of each month from 6 to 7 p.m., and are open to everyone.



"Getting involved in your neighborhood (association) is the first thing you can do to help combat crime," Crowe said, praising Greentrees for our 66% participation rate of residents who are association members. He said other ways Greentrees residents can make a difference include:

- Signing up for the Citizen's Police Academy, a class held by the MPD each fall to familiarize citizens with police work.
- Reporting suspicious prowlers to the police. (However, merely walking on the sidewalk or in the front yard is not a punishable offense.)
- If you must leave your gun in your car, make sure it is under lock and key and well hidden. He said many cars are stolen or broken into in search of guns, which now can be carried without a permit in Tennessee.
- Owners of Kia and Hyundai vehicles should use the Club steering wheel lock, as these models are easy to steal. He also recommended everyone write their names on their catalytic converters when changing oil filters, which makes it easier to convict thieves who steal them.
- Crowe also asked everyone to do what they can to help recruit and retain officers. He said MPD is working to increase the current 1,900 officers to 2,500. While pay increases, retention bonuses and signing bonuses are aiding that effort, he added, "We have to get back to the day when police officers are respected in the community."

Association News

Greentrees President Don Tummins opened the meeting by describing accomplishments over the last two years, including:

- The addition of four security cameras, bringing the total for the neighborhood to 12
- Development of an on-line payment system for dues
- The return of the Fourth of July picnic in Holmes Park
- Upgrades to the Kirby Parkway median, most recently the addition of permanent flag poles for displaying larger flags on major national holiday weekends
- Launching of a new Greentrees Civic Association website and a digital annual newsletter
- Major improvements to Holmes Park, including a new cushioned playground surface and new benches

Tummins also outlined the significant improvements the association hopes to achieve in the year ahead, including:

- Adding license plate readers to some of the security cameras in strategic areas
- Further beautifying Kirby Parkway, which would require irrigation. He said he has been working with City Councilman Frank Colvett Jr. (District 2) and MLGW to see how the city might help pay for some of this improvement.
- Addressing the new B&B on Poplar Pike

Don also expressed appreciation to long-term members who have stepped down from the board, including Gordon Crisp (Vice President), Margie Augustine (Communications), Joan Vegezzi (Special Events), Kim Hall (Treasurer), Brendan Pattison (Kirby Parkway), and Delores Voigt, Carol Mathis, and Marvin White (Area Representatives). Officers elected to serve through 2023 are listed later in this newsletter.

Revised bylaws passed unanimously and can be obtained at this [link](#).

Treasurer Susan Kunkle reported on current finances, which showed a net income of \$7,104.73 for the year (as of August 31) and an ending cash balance of \$37,614.22 – a reserve that may be used in large part to fund improvements for Kirby Parkway.

Click on the image below to view the annual meeting presentation.



It's Time to Pay Greentrees Dues!

Paying your Greentrees dues has never been easier, thanks to the efforts of Treasurer/Membership Director Susan Kunkle. You can now make your membership payments/donations easily online via credit card, electronically through your bank account, or using Venmo.

If you have not received a dues invoice via email and would like to take advantage of this online payment convenience, please use the contact form on the [home page](#) of our website to add your email address to the system.

These annual dues are the neighborhood association's major source of income. Payment allows the Board to continue to fund

neighborhood projects, maintain Kirby Parkway, provide social events (such as the popular July 4th parade and FREE picnic), and ongoing communications (emails, newsletters, etc.).

If you prefer to pay via check, please make it payable to Greentrees Civic Association in the amount of \$50. Mail your check to:

Susan Kunkle
6757 Paper Birch Cove
Memphis TN 38119

Please include your phone number and email address on your check. This will allow us to add you to our neighborhood directory and email database.



2023 Greentrees Civic Association Board Members (as affirmed at annual meeting) a(

President:

- Don Tummins

Vice President:

- Kathy Gomes

Secretary:

- Cathy Tummins

Membership/Treasurer:

- Susan Kunkle

Special Events:

- Kathleen Carter
- Lisa Fite

Kirby Parkway:

- Stan Nichols

Code Enforcement:

- Korrie White
- Max Maloney

Holmes Park:

- Chris Klinger

New Neighbors:

- April Bryan

Communications:

- Barb Williams
- Janice Hill
- Scott Hill

You also can contact the board by email:

- *General:*
greentreescivicassn@gmail.com
- *To request an invoice to pay dues online,* gtcamembers@gmail.com
- *To contact our Code Enforcement team,* Greentreescodeinfo@gmail.com.

2022 Yards of the Month

Our neighborhood is named "Greentrees" for a reason -- our beautiful trees (and yards). Yards of the Month are awarded by the Greentrees Garden Club from April through September (weather permitting). Yards are selected based upon curb appeal, seasonal color, neatly trimmed shrubs, etc. Our neighborhood is known for its beautiful trees and yards. Maybe you will be a winner this year! Thank you for making us all look good!

Join the Greentrees Home & Garden Club

The Home & Garden Club meets third Wednesday of each month. You can learn about decorating, organizing, and style trends, while getting to know your neighbors. Of course, you can also learn more about gardening!

For details, contact Joan Vegezzi, 228-9333.

April
Scott and Janice Hill
2110 Hickory Crest Drive



May

Margie Augustine
6812 Post Oak Cove



June

Thelma Payne
6797 River Birch Road



July
David & Jodi Jones
6766 Wild Berry Lane



August
Lee & Pam Sacharin
2188 Old Lake Cove



September
Linda Bourgeois
6828 Talisman Cove



New Neighbors in 2022

Download an updated [directory](#).
We'd be happy to add new and



updated phone numbers. Email changes to greentreescivicasn@gmail.com.

| | |
|----------------------------------|--------------------------|
| Thomas P. and Tanya Mabry | 2026 Black Oak Drive |
| Taylor and Sarah Dempsey | 2116 Black Oak Drive |
| Joseph and Tabitha Hicks | 2096 Firefly Cove |
| Jerry and Alicia Harvey | 2115 Hickory Crest Drive |
| Debra and Michael Withley | 2267 Hickory Crest Drive |
| Diego Rueda | 2387 Hickory Crest Drive |
| Elizabeth Griggs, Jacob Triplett | 6846 Honey Locust Cove |
| Edgar Caceres | 2054 Kirby Parkway |
| Worldwide Property Hub | 2151 Kirby Parkway |
| Jeremiah and Jessica Boyd | 2249 Kirby Parkway |
| David N Rideout III | 1946 Kirby Road |
| 2626 Lynwood LLC | 1980 Kirby Road |
| Arthur & Gwendolyn Newsome | 6710 Messick Road |
| 2626 Lynwood LLC | 6791 Poplar Pike Road |
| Marshall and Lindsay Gibson | 6765 River Birch Road |
| Brandt and Rebecca Chamblin | 6807 River Birch Road |
| John and Serene Stevens | 6816 Satinwood Cove |
| Antonia Smith | 6929 Silver Maple |
| Mary Powell-Sims | 6790 Sunburst Cove |
| Aaron and Rebecca Smith | 6898 Tangleberry Cove |
| Tim Tanner and Richard Meyer | 6921 Tangleberry Cove |
| Trent Benitone | 2242 Thornwood Lane |
| Jacob and Olivia New | 2308 Thornwood Lane |
| FKH Propco | 2350 Thornwood Lane |

2022 Financial Summary

Income - Year Ending 2022

| | |
|-------------------|--------------------|
| Dues Collected | \$18,798.30 |
| General Donations | \$175.00 |
| Misc Income | \$2,612.50 |
| Total Income | <u>\$21,585.80</u> |

Expenses - YTD August 2022

| | |
|------------------|--------------------|
| General Expenses | \$14,065.66 |
| MPD Expenses | \$158.96 |
| Total Expenses | <u>\$14,224.62</u> |

Net Income \$7,361.18

Beginning Cash Balance \$30,509.29
Ending Cash Balance \$34,539.63

Greentrees Civic Association remains strong, still owing to the pandemic canceling our 2020 and 2021 July 4th celebrations. Improvements for 2023 being considered are listed in the report of October's annual meeting above. Major expenditures are subject to approval of the GCA membership. An unexpected expense is the repair of the pillar on the south end of Kirby Parkway, which was damaged recently.



Much of what we can accomplish will depend on the GCA membership participation in 2023.

Greentrees Community Happenings in 2022



National Night Out Featured Food Trucks and Music.



Church Brothers Performing at National Night Out.



Neighbors Gather for the First Annual Meeting since January 2020.

Back to Being a Community

With the retreat of COVID as a disruptor of our daily lives, Greentrees residents were able to emerge from their personal protective bubbles and gather again as a community.

Highlights included a visit from Muddy's food truck (sponsored by the Smith family on Tangleberry Cove)



as well as Greentrees Civic Association-sponsored events like the returns of the annual meeting and July 4th celebrations and a new National Night Out event.

It was great seeing familiar faces again, as well as having the opportunity to finally meet the people who joined the neighborhood during the pandemic!

July 4th fun at Holmes Park





Greentrees Shows Support for Local Police Station

Our school supply and holiday gift drives are conducted in support of the Mt. Moriah police precinct.

Additional support of the police who serve our neighborhood included a National Night Out celebration, with the officers attending as our guests, as well as participating in a Blue Christmas event held at the home of Missy and Jim Rainer in Kirby Woods.



Our thanks to all the Greentrees residents who contributed to these very successful efforts!



Resources for You

Our website has a comprehensive list of City of Memphis and Shelby County resources, from elected officials to important departments, for your convenience. Included are email addresses, website links and telephone numbers. Access this list [*here*](#).

If you encounter an inactive link or out-of-date information, please let us know using the contact on the website home page. All information was verified as current as of December 2022.



Important Information for Homeowners

City of Memphis Garbage Collection (General Guidelines)

- Place your carts and outside trash on the curb (not in the street storm drain) within 3 feet of the street.
- Cart lid should face the street, and the cart handle should always face the house.
- Allow 4 feet between carts and outside trash and away from fixed objects (cars, mailboxes, etc.).
- Bulky items are limited to half a cubic yard and must be placed on the curb within 3 feet of the street.
- Do not put items in storm drain, near mailboxes, parked cars, fences, trees, or low-hanging tree

limbs.

- Tree debris must be less than 5 feet long and less than 13 inches in diameter.

Construction and Demolition Debris

- City ordinance prohibits the city from removing dirt, brick, rock, concrete, scrap, lumber, roofing, fencing materials, carpet and any other debris generated as a result of construction or demolition. Also, contractors who create waste are required by City ordinance to remove such waste upon completion of work.
- Failure to comply may result in an invoice to the property owner to cover the expense of removal.

Let's Maintain Greentrees' Value

At its inception, Greentrees was touted as the most distinguished address in Shelby County. Indisutably, Greentrees has a legacy of being a great place to invest your real estate dollars and live your life. Our neighborhood's value reflects the high standard of property care and maintenance our residents invest in their homes.

Code violations erode our property value as well as our quality of life. The Greentrees Civic Association urges all residents to review and address the common code violations listed below. We'll all benefit!

Accumulation of Junk, Trash, and Debris

It is a violation to accumulate junk, trash and debris on residential property. This includes discarded items, auto parts, appliances, furniture, building materials, tires, paper, cardboard, plastics, dead limbs and branches. All garbage should be disposed of by placing it in the appropriate container and placing it on the curb for collection. Call solid waste to arrange for pick up: Dial 311 or use the webpage or app.

Excessive Weeds, Grass, Trees and Shrubs

It is a violation to allow grass or weeds to grow higher than 12 inches, or allow plants, shrubs, or trees to grow in a manner that will obstruct traffic or the visibility of a motorist. This includes overgrowth to trees and vegetation that block sidewalks or hang into public streets or utility services.

Substandard Structures and Fences

It is a violation to neglect accessory structures, (including storage sheds, garages and fences). They are to be maintained structurally sound and in good repair to serve their intended purpose. This includes damage to framing, walls, ceilings, floors, decking and roof.

Off-Street Parking

It is a violation to park or store any vehicle on the lawn/grass of any residential property. All vehicles must park on concrete, asphalt, or other hard surfaces approved by the city. The number of vehicles parked at a dwelling shall not exceed more than four vehicles.

Special Use/Recreational Vehicles & Equipment

No person shall park/store any motorized vehicle or equipment (such as boats, campers and trailers) and no more than one camping trailer or recreation vehicle per house. No parts of such parking or storage area shall be located in the front yard. It shall also be unlawful for any person to park/store any such vehicles on a residential street.

Abandoned and Derelict Structures

It is a violation for any property owner to refuse to properly secure any structure he or she owns to prevent loitering of vagrants or criminal activity. This includes but is not limited to any vacant house, building or structure where the doors and windows are broken or open to causal entry.

Loose Animals

Section 4-131 prohibits any owner or keeper of an animal other than a cat to willfully or negligently allow the animal to be at large on any public or private property. In other words, when in Holmes Park

or on the streets of Greentrees, keep your dog on a leash.

Sidewalk Maintenance Responsibilities

Did you know that YOU (homeowners) are responsible for maintaining the sidewalks adjacent to your properties? This includes broken or uneven concrete that could cause tripping or stumbling, or muddy sidewalks causing slippage.

City Ordinance: Sec. 38-45: It shall be the duty of every owner of property, whether vacant or occupied, to keep sidewalks clean and open for public passage and keep sidewalks or walkways in good repair and condition.

Other Items

- Many mailboxes in Greentrees are old and rusted, allowing water to seep inside. This makes it hard to place mail in the box and keep it dry. Please consider replacing any old boxes experiencing this problem. Your mail carrier will appreciate it.
- Please clean up after your pets. In Memphis it is illegal to leave poop behind on public and private property. This is more than a matter of aesthetics. It's also a health hazard, as detailed in the attached [document](#).



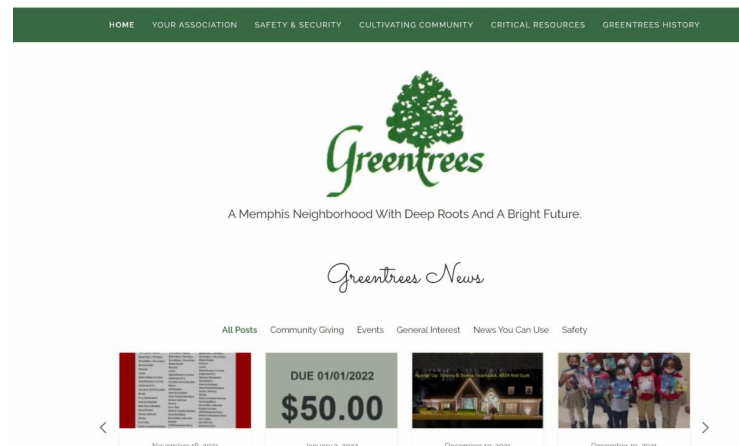
Visit Our Website

The Greentrees Civic Association website provides a go-to resource for residents seeking information about the community.

In addition to a blog capturing current news, the website offers information you need about the Greentrees Civic Association, safety and security, efforts to cultivate community, critical resources, and Greentrees history. We have a number of photo albums so you can relive past and recent events.

The website also has a contact form so you can sign up to receive electronic communications.

(Click any of the banners/buttons below to explore our website.)



YOUR CIVIC ASSOCIATION

SAFETY & SECURITY

CULTIVATING COMMUNITY

Visit Our Website



Greentrees Neighborhood | 2111 Black Oak Drive, Memphis, TN 38119

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