



A Memphis Neighborhood
With Deep Roots
And A Bright Future.

Greentrees Annual Newsletter

February 2024



Change of Leadership for Greentrees Civic Association

April Bryan, right, a Greentrees resident for more than 20 years, is the new president of the Greentrees Civic Association, succeeding **Don Tummins**, who diligently served the community for many years. April's presidency was approved at the Feb. 6, 2024, annual meeting of the association. At the meeting, Don was saluted for his outstanding service to our community.

A native Memphian, April earned her bachelor's and master's degrees in business administration from the University of Memphis. She and her husband, Michael, are brokers and partners in Bryan Realty Group, and their grown son, Seth, and Great Dane Zoe work with them there, too.

Below, we review Don's achievements as president, followed by April's aspirations for the Greentrees neighborhood.

*A Tribute to Our Past President
and Hopes of our New President*

Looking Back at Don Tummins' Service to Greentrees

We want to share some highlights that demonstrate the time and effort Don Tummins has devoted to the Greentrees neighborhood during his tenure as president of the civic association.

Each instance listed here only scrapes the surface of the extent of his contributions to maintaining the quality of life and value of our neighborhood. (At right you see Don among the neighbors he recruited to clean up the abandoned house on Hickory Crest Drive early in 2023. That house is now being renovated to transform it from an eyesore to an asset.)



- **Holmes Park:** Don developed a strong relationship with the Memphis Park Commission on behalf of Greentrees that resulted in the Park Commission doing more to maintain a city park.
- **City Street Lights:** Don tracked down and found an MLGW engineer for street light bulb replacements. Since then, he has been able to reach out to this individual and get much faster results.
- **Skycop Cameras:** Don was responsible for Greentrees receiving a \$2,500 grant from the City of Memphis to be applied toward the cameras.
- **Hickory Crest Speed Humps:** Don took it upon himself to have the speed humps placed on Hickory Crest. With a waiting list of more than 800 streets requesting speed humps, Don discovered a loop hole in the process that would move us up to the top of the waiting list.
- **Prevented Unwanted Business:** Don led the charge to stop a Waffle House and the Sonesta Hotel proposal to become a multi-family residence.
- **Greentrees and MPD Relationships:** Don enhanced our relationship with our local Mt. Moriah Police Precinct.
- **Kirby Parkway Median:** The association has had a long-standing commitment to maintain the median as a focal point and gateway into Greentrees. Under his leadership, the median has been upgraded. He spearheaded plans for future enhancements.
- **Neighborhood Trouble-Shooting:** There are too many instances to list in which Don has assisted individual homeowners with issues, from code violations to trash-pickup, among scores of others.

To learn more about these efforts on behalf of all residents, click on this [link](#). It will show he leaves big shoes to fill!

By the way, Don's stepping down from his position on the board does not mean he will not continue to take on the personal responsibility to help maintain a safe and beautiful neighborhood!

The Greentrees community thanks Don for his diligent service!

April Bryan Looks Forward

Filling Don's shoes as Greentrees Civic Association president is a massive challenge, and one that will take our entire board and volunteers! I love calling Greentrees home and am incredibly proud of the strong status it has in the Memphis community. We have this reputation because of our beautiful landscape with lush green trees, but also due in large part to our focus on the safety of our neighbors, value of our homes, and building community together.

Take a look at our presentation from the annual meeting (link provided below) and you will see the statistics that prove Greentrees is an island of calm in a city that's struggling with safety issues. Also take

a look at the statistics that demonstrate Greentrees' property values are strong, making living here a great investment.

And in terms of community, the board wants to enhance resident involvement, from volunteering at our neighborhood events to taking the initiative in ensuring our community remains a great place to live.

One way is to be proactive in reporting code violations that negatively impact our community. The city of Memphis makes that easy with its 311 app you can download on your phone or access on computer. Violations can be reported anonymously if you are concerned about taking the action. Later in this newsletter you can find information on common code violations.

You can access detailed information about the Memphis Municipal Code of Ordinances at this link: https://library.municode.com/tn/memphis/codes/code_of_ordinances.

As I shared at our annual meeting, there is a major difference between a voluntary-participation civic association and a mandatory-participation homeowners' association (HOA). HOA's have power with a legal responsibility to enforce their rules, but as Greentrees is a civic association, we depend on you – our neighbors – to do your part for ensuring Greentrees remains a great place to call home. We welcome your ideas and involvement!

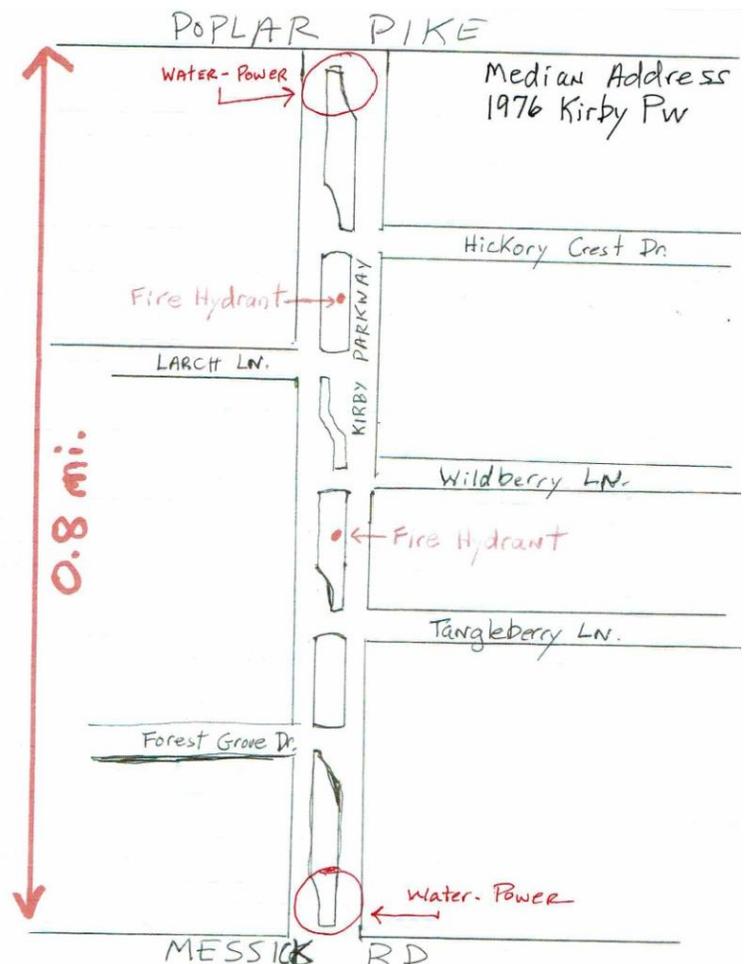
**Warmest Regards,
April Bryan
President, Greentrees Civic Association**

Annual Meeting News

'Gateway into our neighborhood': Kirby Parkway median project approved

The north and south ends of the Kirby Parkway median will be supplied with water and power in the first phase of a beautification project unanimously approved during the Greentrees Civic Association's annual meeting Feb. 6 at Emmanuel United Methodist Church.

The project to ultimately bring green grass to medians now covered by dirt and dead grass will significantly enhance "the gateway into our neighborhood," said former civic association president Don Tummins, who is spearheading the project.



The first phase of the project is estimated to cost \$33,021.29, to provide water and power at the north end, at Poplar Pike, and the south end, at Messick.

"We've been saving up for this project," said Tummins, who also plans to meet with city

officials and seek their financial participation. "I think this should be a city/reentrees joint venture," he said.

A sprinkler system would be installed at both ends of the median in the project's second phase, estimated to cost \$16,500. That expenditure was not proposed at the annual meeting. Instead, Tummins said, "We may raise a little money for that. ... We could possibly do a fundraiser. There have already been a couple people offering to donate money toward this project."

Future phases could add water, power and irrigation to the middle sections of the Kirby Parkway median.

In other developments at the annual meeting, civic association members approved the election of board nominees, who are identified in an item below.



Click [here](#) to view the Greentrees Civic Association's 2024 Presentation.

2023 Holiday Decoration Winners



Christmas Spirit Award
**April and Michael Bryan,
2315 Hickory Crest Drive**



Children's Choice Award
**Mary and Jordon Thompson,
6562 Bramble Cove**



Santa's Choice Award
Ryan and Kelsey Taylor, 6799



Elegant Beauty Award
**Susan and Art Kunkle,
6757 Paper Birch Cove**

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 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.



The Feurerstein Family Thanks Greentrees

On behalf of the entire Feuerstein family, we would like to express our sincere appreciation to the Greentrees community for your incredible assistance and words of comfort following the passing of our mother, Betsy Feuerstein. This was truly an example of "neighbors helping" in countless ways that we could never have imagined.

We would like to especially thank Susan Kunkle for tracking down next of kin to let us know something had happened. Susan did deep detective work on the web and LinkedIn, piecing together information to identify a family contact. Without a doubt, special thanks are also due to Don and Cathy Tummins for all the help, kindness and friendship they have provided. Since none of us live in Memphis, Don's on-site support and recommendations were invaluable. We feel like we could not have gotten this far without Greentrees' help!

We also want to thank the neighbors who assisted or checked on Betsy's well-being over the years. Plus those who stopped by to share stories with us about Betsy walking her dogs or caring for her plants.

Nikki, David and Marty grew up in Greentrees, so we are touched and truly blessed by the outreach and understanding. Greentrees should be extremely proud of the close-knit and supportive community that it is.

Happy New Year and best wishes,

Marty and Andrea Feuerstein (Seattle, WA), David Feuerstein (Austin, TX)
Nikki and JL Todd (Orcas Island, WA), Don and Rosalie Melnick (Lacey, WA)

2024 Greentrees Civic Association Board Members (as affirmed at annual meeting)

President:

- April Bryan

Vice President:

- Kathy Gomes

Secretary:

- Cathy Tummins

Membership/Treasurer:

- Susan Kunkle

Special Events:

- Kathleen Carter
- Lisa Fite

Kirby Parkway:

- Stan Nichols

Communications:

- Barb Williams

Holmes Park:

- Art Kunkle

New Neighbors:

- Korrie White

Code Enforcement:

- Michael Bryan

You can contact the board by email:

- General: greentreescivicassn@gmail.com
- To request an invoice to pay dues online, gtcamembers@gmail.com

2023 Yards of the Month



April: Kimberly Hall, 6729
Wild Berry Lane



May: Syble Kindig, 2036
Black Oak Drive



June: Stan and Carla Nichols,



6743 Hickory Crest Cove



August: Thelma Payne,
6797 River Birch

July: Jim and Christi
Morgan, 6917 Sugar Maple
Cove



September: Margie
Augustine, 6812 Post Oak
Cove



New Neighbors in 2023

Download an updated [directory](#).
We'd be happy to add new and
updated phone numbers. Email
changes to
greentreescivicasn@gmail.com

Michael and Sarah Davis	6585 Bramble Cove
Samuel and Lea Speed	6594 Bramble Cove
James and Laura Randle	6720 Hickory Crest Cove
RH Homes LLC	2100 Hickory Crest Drive
Charles Russell and Mihaela Onciu	2064 Hickory Crest Drive
Tim Tanner	2119 Hickory Crest Drive
John and Abery Bizzell	6841 Honey Locust Cove
Oro Investments Gp	2001 Kirby Parkway
Schuyler and April O'Brien	2067 Kirby Parkway
John House (see note)	2273 Kirby Parkway

Christina Coradini and Bradley Baker	6611 Larch Lane
Daniel and Elizabeth Neu	2055 Old Lake Pike
Noah and Kim Guess	2365 Paper Birch Lane
Ranita Johnson	6619 Poplar Pike
James and Joanna Boyd	6757 Poplar Pike
Susan Mason and Kathryn Sawyers	6776 Post Oak Cove
Billy and Stephanie McVay	6813 Post Oak Cove
Taylor and Kathryn Jones	6721 River Birch Road
Robert and Erma Fiveash	2256 Thornwood Lane
Gordon Wynn III	2357 Thornwood Lane

Note: The attached directory lists the new owners of a Kirby Parkway property that was purchased in January 2024.

2023 Financial Summary

Income - Year Ending 2023

Dues Collected	\$17,202.08
General Donations	\$215.00
Total Income	<u>\$17,417.08</u>

Expenses - Year Ending 2023

General Expenses	\$2,155.48
MPD Expenses	\$393.96
Median Maintenance Expense	\$3,284.61
Picnic & NNO Expense	\$6,951.89
Total Expenses	<u>\$12,785.94</u>

Net Income \$4,631.14

Beginning Cash Balance \$34,539.63

Ending Cash Balance \$39,170.77

The data above show where your dues money goes.

Abbreviations: MPD = Memphis Police Department; NNO = National Night Out

Greentrees Community Happenings in 2023

National Night Out (Oct. 3)



July 4th Celebration





Greentrees Shows Support for Local Police Station

Greentrees said "thank you" to officers at our local police station with a special St. Patrick's Day feast. Our expectations for this event were exceeded, thanks to Coletta's donating enough lasagna, spaghetti, salads, and rolls to feed 120 officers. Also exceeding our expectations were the generous donations of desserts by our neighborhood, including cookies (including Greentrees-produced Aunt Kimmy's), pies, brownies, cobbler and ice cream! Greentrees Civic Association provided drinks for the officers at Mt. Moriah Station. Two shifts of officers were covered by this event.

Our thanks go out to all the neighbors who brought their dessert donations to the station, giving them the opportunity to personally thank the officers! And a special thanks goes to Coletta's for their generous donation of this feast!



Toy Drive Supports Boys & Girls Club of Greater Memphis



Greentrees neighbors responded generously to our drive to collect gifts for teens involved in the Boys & Girls Club of Greater Memphis.

BGCM's goal was to provide at least one gift for every member, thus relieving the parents' burden and blessing the communities.

We thank all the neighbors who helped make Christmas merry for BGCM participants!

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 updated as of Jan. 1, 2024.



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, on sidewalks, or 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. Indisputably, 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 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.

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.

Loose Animals/Poop Pickup

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.

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.

Curious about City Codes? See them all at this link:
https://library.municode.com/tn/memphis/codes/code_of_ordinances



Greentrees History Snapshot

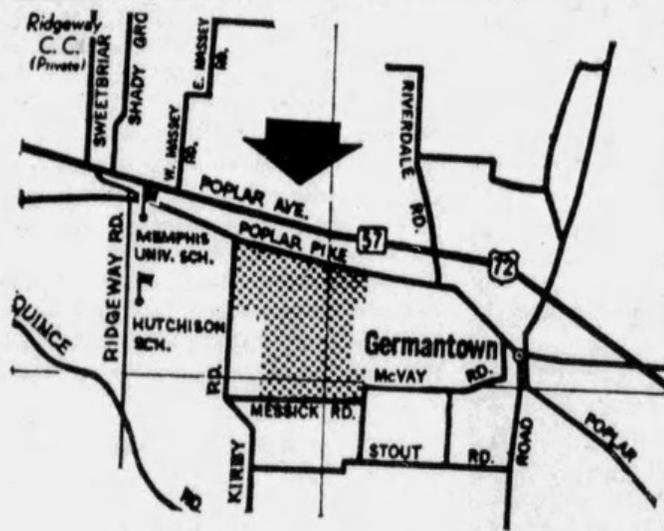
Story: Dec. 11, 1966
The Commercial Appeal, via
the Memphis Public Library
archive.

**Below: Real Estate Ad, Aug.
31, 1969. See more early real
estate ads at this link.**

ENGLISH BEAUTY
6807 SATINWOOD
Open 3 to 6

See this outstanding English style home less than 6 months old in beautiful **Greentrees Subdivision**. You will love the unique design and the stunning features of this 4 bedroom, (3 up and 1 down), and 3 bath home. Paneled den with fireplace and bookcases, beautiful carpets over hardwood flooring and lovely drapes included in sale price. Owner transferred, anxious for quick sale. Please call:

D. A. Canale 684-1816
D. A. CANALE & ASSO.
4730 Poplar Realtors 682-475



Greentrees Project Is Begun

Luxury Home Subdivision To Exhibit Nature's Beauty

A 385-acre subdivision, to be known as **Greentrees**, is being developed at the southeast corner of Old Poplar Pike and Kirby Road, just west of the Germantown city limits.

The developers, Tanglewood, Inc., a corporation made up of Hall Jones Sr., Kemmons Wilson and Wallace E. Johnson, has started the project, which will be divided into more than 540 lots. The lots will be priced from \$8,500 to \$16,500, and will be designed for homes costing between \$35,000 and \$75,000.

Mr. Jones said the property was bought March 28 for 1.9 million dollars, and the project's improvements would cost more than a million dollars.

"We think this is the prettiest piece of property between Memphis and Germantown and we plan to make the best use of the beautiful rolling topography and the trees."

"All city conveniences — electricity, gas, water and sewerage will be available," said Mr. Jones, "and all will be installed underground. We have just signed the largest paving contract of this kind ever awarded in Memphis, so buyers can be sure **Greentrees** will have well-paved streets and plenty of them.

"Actually, there will be more than 50 acres of attractively curving drives, branch with about 20 coves. This street work has already started."

Mr. Jones said the developers will install a 106-foot north-south street, to be known as Kirby Parkway, between Old Poplar Pike and Messick Road. He said the street will be divided with a planted median.

About 45 acres in the south-

east corner of the subdivision has been set aside for a school and park. Mr. Jones said the Board of Education has purchased 20 acres of the reserved space for future school expansion.

The lots, which will be developed in two phases, average 1.68 lots to an acre. The smallest lot measures 110 feet by 150 feet.

Mr. Jones said the project, which is scheduled for completion "in three to five years," would be closely supervised.

"All house plans will have to be approved by a committee set up by Tanglewood, Inc. This committee will guard against things such as two houses of similar design being located too close together. We also will not allow garage entrances to face a street," he said.

Lot sales will be handled by Joyner-Heard & Jones, Realtors and Kemmons Wilson Realty Co.



HOME BUILDERS ASSOCIATION

This Emblem
Identifies
Professional
Home Builders



There's an App for That!

Greentrees Civic Association recommends downloading two smartphone applications that can make your life easier.

311 App: The Memphis Click 'n Fix mobile app uses GPS to recognize your location and gives you a menu of common quality-of-life conditions to select from. You can upload pictures or videos to accompany your request. Report all variety of issues such as street maintenance, street light issues, damaged trees, and others. Residents can track the status of reports they or other members of the community have submitted.

Memphis Curbside Collection: View your garbage and recycling schedule and receive collection notifications. A game is provided to test your knowledge of what goes in the recycling bin or the trash!

Visit Our Website

The Greentrees Civic Association website provides a go-to resource for residents (and prospective neighbors) 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.)



A Memphis Neighborhood With Deep Roots And A Bright Future.



All Posts | Community Giving | Events | General Interest | News You Can Use | Safety



YOUR CIVIC ASSOCIATION

SAFETY & SECURITY

CULTIVATING COMMUNITY

Visit Our Website



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

[Unsubscribe gcamembers@gmail.com](mailto:gcamembers@gmail.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

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