

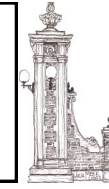


# SOUTHWOOD PARK NEWS

A GREAT PLACE TO LIVE

HISTORICSOUTHWOODPARK.COM

DECEMBER 2023



## 2024 Events

Board of Directors Meetings  
Peace Lutheran Church, 7PM

- January 11
- March 14
- May 9
- July 11
- September 12
- November 11

Dirt Day, May 4  
Rain date, May 11

Garage Sales

- June 1
- Sep 7

## Important Contacts

Emergencies: 911

**FYPD Desk Sergeant**  
(non-emergency number):  
**427-1222**

**APS Security Patrol** for  
home vacation checks:  
**747-7700**

**Dues questions:** Above &  
Beyond Community Mgmt.  
at **490-2226** or e-mail at  
[office@abcmangement.org](mailto:office@abcmangement.org)

**City-related questions**  
(code violations, trash and  
recycling problems, street  
lights out, potholes): **311**

**Nuisance fires: 911**

**Other questions:** e-mail  
[hello@historicsouthwoodpark.com](mailto:hello@historicsouthwoodpark.com)

**City Council Contacts**  
**Geoff Paddock – District 5**  
[geoffreypaddock@aol.com](mailto:geoffreypaddock@aol.com) 260-432-5700

**Michelle Chambers – At-Large**  
[michelle.chambers@cityoffortwayne.org](mailto:michelle.chambers@cityoffortwayne.org)  
260-427-1445

**Tom Freistroffer – At-Large**  
[freistrofferatlarge@gmail.com](mailto:freistrofferatlarge@gmail.com) 260-704-  
4229

**Glynn Hines – At-Large**  
[glynnhines@aol.com](mailto:glynnhines@aol.com) 260-447-7144

## Apparel Fundraiser to Benefit Neighborhood Tree Canopy

Working with City of Fort Wayne arborist Chad Veit, the Association paid to have 41 street trees planted in Southwood Park park strips in 2023! We have even more ambitious plans for 2024.

You can support this effort through the purchase of Southwood Park apparel. ALL proceeds from the apparel sales will benefit our tree canopy! \$495 was raised in the first batch of orders announced on our Facebook page.

Merch options include super soft eco-friendly t-shirts, eco-friendly totes and cotton hoodies available in “Fairly White” and “Olive You Green”. Southwood Park flags and mini-Garden flags are also available.

Visit: [HistoricSouthwoodPark.com/merch](https://HistoricSouthwoodPark.com/merch)

**Apparel orders placed by December 10 will be available in time for the holidays.** The “store” will close and reopen for the next set of orders, date to be announced.



## Board of Directors Election

The Board is comprised of fifteen members. Each year, five Directors are elected to three-year terms. Please review the following Board Candidate statements that are in alphabetical order on page 2. Please vote for 5 using the ballot on the last page. Fill out the ballot, cut the last page from the newsletter, and mail it to Above and Beyond Community Management. **Ballots must be received by January 31, 2024 to be counted.** You may include your ballot in the same envelope you use for paying your dues.

## 2023 Historic Southwood Park, a Year in Review

It's been an eventful year in our neighborhood. There have been lots of changes.

- Foster Park is undergoing positive longterm changes, thanks to those who spoke up about earlier proposals! The Parks department asked for more **input, listened**, and a **better** plan emerged!
- In Southwood Park, a City grant paid for new benches and landscaping on Arlington Avenue.
- 41 new street trees, Emerald Ash Borer treatments continued, and plans for more trees made!
- A new Packard 2030 Plan was adopted by City Council. Visit [www.PackardPlan.org](http://www.PackardPlan.org) to read it.
- There is a button-activated flashing pedestrian crossing sign at Fairfield and Sherwood Terrace.
- We learned a big section of sidewalk along the Lexington woods will soon be installed.

Thank you to our board, volunteers, and activists. It was a great year for teamwork!  
**Steve McCord, Board President**

### **Kaylan Buteyn—4706 Arlington Avenue**

Kaylan Buteyn is a visual artist who investigates physical representations of generational care through paintings, quilts, domestic textiles, abstraction and collage. She is the founder of the Artist/Mother Podcast and co-founder of Thrive Together Network, communities for female identifying and non-binary artists. Kaylan lives and works in Fort Wayne, IN with her partner and 3 children.

### **Kim Fenoglio—1301 Sunset Drive**

Kim has served several terms on the Board of Directors and as the Board Secretary. As a long time resident of Southwood Park, Kim has an intuitive grasp of the important things that *make* our neighborhood, and she fiercely advocates for it and for fairness of services throughout the community. She leads our Welcome Wagon effort and is always willing to volunteer to help. Kim is a watchdog for our community and is creative in the ideas she brings to the table. (Bio written by the editor.)

### **John Figueroa—4701 Arlington Avenue**

My name is John Figueroa. I am retired and my wife, Nora, and I live at 4701 Arlington Avenue in Southwood Park. I spent 20 years in the US Navy, retiring as a Chief Petty Officer. I have a bachelor of science in Computer Science and a master of science in Software Engineering. I also spent 25 years, after retiring from the Navy, supporting the Navy and US Coast Guard as a contractor and Federal Civil Servant in San Diego and Washington DC. I served as a Computer Scientist and a Program Manager procuring electronic systems for the Navy and designing a brand new class of cutters for the Coast Guard. My final position with the Navy was working on refueling Nuclear Aircraft Carriers.

Nora and I both retired on the same day, February 29, 2020. Two weeks later, we were in quarantine and had a year to do research on where we wanted to retire. We had a checklist of things we wanted in our new hometown; a philharmonic orchestra, live theater, old houses, access to museums, but most of all we were looking for a place with a sense of community. We were considering Savannah, Greenville SC, Chattanooga TN, Spartanburg SC, New Hampshire, and a few other places. While doing research, I stumbled on Fort Wayne. The more I read about Fort Wayne, the more I was convinced that this was the place I belonged. Even though neither of us had ever been to Fort Wayne, I knew that I wanted to live in Southwood Park.

We visited Fort Wayne for the very first time on April 16-19, 2021 and closed on our house on Arlington Avenue on May 28, 2021. We subsequently purchased the house at 4709 Arlington Avenue and have extensive renovations going on with an expected completion date of April 1, 2024. This will be our forever home. We have six cats and a dog that we share our home with.

I filled a vacancy on the board earlier this year and have decided to run for the position again. I will be grateful if you decide to vote for me and allow me to represent our amazing community.

### **Nancy Gouloff-Grabner—1310 Sherwood Terrace**

Nancy has previously served on association boards of Southwood Park and Lafayette Place - including serving as board president - and is excited about the opportunity to serve again. She has volunteered for many community projects such as Blessings in a Backpack, Cinderella Dress Day, and home tours. She is a tireless advocate for the South Side. Nancy is a fearless advocate for neighborhood and community priorities at public hearings and with public officials. She and her husband Roger have lived in Southwood Park for 26 years and have loved every minute of it. Their kids (Nathan 27, Carly 25 and Abbey 22) are grown and gone but she loves volunteering in the community.

### **Nadine Rager—4128 Tacoma Avenue**

Hello! My name is Nadine Rager and I have served on the Southwood Park Board since 2016. I was born and raised on Indiana Avenue and grew up in this neighborhood. I went to St. John's, Bishop Luers, and graduated from Purdue with a B.S. in Organizational Leadership. When it was time to purchase my first home, SWP was the only place I would look. I have been in my home on Tacoma (and back on my old running route) for fourteen

years. I enjoy working with the community, running, and working in my yard. I look forward to serving SWP and meeting all our great neighbors!

### **Hazel Stream—4429 Indiana Avenue**

Hazel has lived at 4429 Indiana Avenue, which many may know as the Halloween house of Skeletown fame, at the corner of Indiana and Pasadena Avenues in Southwood Park for eight years. Through those years she had come to passionately love our beautiful neighborhood with its unique, charming houses, its warm, happy atmosphere, and its kind and friendly neighbors.

She is interested in seeking a position on the Southwood Park Board of Directors to become more active in our wonderful community by helping Southwood Park and its residents maintain the vibrant qualities that make it a lovely place to live and call home. She has come to realize that maintaining those qualities does not come without its challenges and believes that in the role of a Board member might, with her management background, provide some perspective and experience in facing the complexities of those daily issues and challenges.

Most importantly, Hazel hopes that serving as a board member she can work with the other dedicated members, to help ensure the continued quality of life we all enjoy in a diverse and historic neighborhood such as ours. Hazel is "retired?" but currently serves as stage manager for Arena Dinner Theatre where she has also starred in many of their productions as well as the Civic Theatre since moving to Fort Wayne from Sacramento, CA in July of 2015. She brings decades of experience as Executive Director and co-founder of Errant Phoenix Productions / The Alternative Arts Collective as well as performed in dozens of productions. Professionally she brings decades of experience from her management positions with the Sacramento Transportation Authority.

### **Erika Stuller—1125 West Lexington Avenue**

Erika and her family have resided in Historic Southwood Park Neighborhood since April of 2001. In 2002, she and her husband Jason, being 50 much younger, tackled the exterior restoration of their 1926 Tudor revival - removing all fairly new vinyl siding and aluminum trim, all former paint then replacing and repainting their redwood clapboards and re-milling and attaching lost architectural details. In 2008, they were given an ARCHIE award for single-family historic restoration for their efforts. She has served several terms on the Board of Directors since being elected in 2015, most recently as Board Vice President. She has been very involved in neighborhood beautification efforts, holiday roundabout lighting, gardening at the roundabout and pocket gardens, treating our ash street trees, co-chair of special events like 'Light up the Night', annual association parties, home award articles and photography, social media posts, organizing Dumpster and Dirt Days, as well as representing our association in meetings with city officials. She has been an active member of several PTA's, volunteer of two sports organizations, President of nearby Pocahontas Swim Club board of directors and most importantly mother to Elliot (18) and Edie (14). Serving our neighborhood is a way of expressing the privilege it is to live in the beauty and community that is Southwood Park.

### **Katie Zuber—1135 Westover Road**

Director of Allen County Voter Registration  
I am a 2001 graduate of Bishop Luers High School, a 2006 graduate of IPFW, and received my MBA from Saint Francis in 2018. I was born and raised in Southwood Park. I have nothing but fond memories growing up in our neighborhood; playing outside with the neighbor kids (who are still some of my closest friends and many still reside in SWP), coming in when the street lights came on, ringing Mr. Celarek's doorbell so he could sneak us a quick piece of candy, and dinners at the Foster Park Concession Stand. I appreciate what a gem we have with our tree canopies, open front yards, amazing neighbors, and historical homes. I know how lucky I was to grow up here and now I get to watch my nieces and nephews do the same. As a board member, I will listen to the voices of my neighbors while contributing new ideas on how we can improve our community. I will strive to continue protecting our current covenants and bylaws, and in keeping Southwood Park a safe, friendly, and cherished place to call home.

# What Do Our Dues Provide?

It's the time of year for dues. If you're new to Southwood Park, you'll want to know what your dues are used for:

- Nightly Security Patrols from Allen Protection Services
- Professional bookkeeping and handling of HOA letters by Above & Beyond Community Management
- Community social events like our Annual Block Party
- Plants and materials for more than a **dozen** gardens in public areas **and** a gardener to care for them
- City street trees are cost-shared—making them “free” upon request
- Legal advice for the Association to resolve property disputes
- Dedicated radar speed sign
- Website and social media
- Neighborhood “Welcome Wagon”
- Fertilization and weed control on esplanades
- Entrance pillars maintained & insured
- Garage sale signs, banners, and ads
- Printing and mailing newsletters

## What dues are NOT used for:

- Hundreds of volunteer hours organizing, advocating, and maintaining Southwood Park and the Association by our volunteers and volunteer board.

Our Association budget, agendas, and meeting minutes are available on our website, [www.HistoricSouthwoodPark.com](http://www.HistoricSouthwoodPark.com), under the “documents” tab.

# Association Survey

1. How many of the neighbors on your block do you know? *Circle one answer.*  
 All      Most      Half      Some      None

2. How strong is Historic Southwood Park's “sense of community”? *Circle one answer.*  
*(1 is high, 5 is low)*      1    2    3    4    5  
 How can we build our sense of community to be stronger?

3. How **safe** do you feel in your neighborhood?      1    2    3    4    5

4. How important is our tree canopy to you?      1    2    3    4    5

5. What are Historic Southwood Park's greatest assets? *Name three.*  
 a) \_\_\_\_\_ b) \_\_\_\_\_ c) \_\_\_\_\_

6. What are Historic Southwood Park's biggest challenges? *Name three.*  
 a) \_\_\_\_\_ b) \_\_\_\_\_ c) \_\_\_\_\_

7. How do you prefer to get Association news? *Circle all that apply.*  
 Facebook      **HistoricSouthwoodPark.com**      Paper newsletters  
 How can we better communicate with you? \_\_\_\_\_

8. What association programs do you value? *Circle all that apply.*  
 Summer picnic    Dirt Day      Flamingo Fridays      Pocket gardens  
 Security patrol    Street trees    Esplanade weed control    Ash Borer treatments  
 Dumpster Day    Seedling trees    Association Garage Sales    SWP Flag

9. What should the Association offer, but doesn't?

10. What street, alley, or sidewalk most needs repair?

11. What public spot needs a bench, a pocket garden, or some other improvement?

12. Southwood Park is a National Historic District, which is largely an honorary designation stating our neighborhood is worthy of preservation. Other neighborhoods such as West Central and Williams Woodland Park are Local Historic Districts and voluntary exterior changes to buildings there are approved by City Historic Preservation staff, providing an amount of architectural control. Studies show that property values rise faster in Local Historic Districts than National Historic Districts: [www.indianalandmarks.org/2018/07/making-connections-value-preservation/](http://www.indianalandmarks.org/2018/07/making-connections-value-preservation/)

**Would you favor becoming a Local Historic District?**    Yes    No    I Don't Know  
**Would you be willing to help carry a petition?**      Yes

13. What issues should the Association be working on?

14. I am interested in volunteering! *Circle any that apply.*      Running for the Board  
 Helping with the picnic      Hosting a Flamingo Friday      Beautification Committee  
 Opening my house for a future Home and Garden Tour      Other \_\_\_\_\_

Name \_\_\_\_\_ Address \_\_\_\_\_  
 E-Mail: \_\_\_\_\_

## Southwood Park Donations

You can make a donation to the Association for any of the following programs to increase their impact. You can include a donation as an extra amount in your dues check of \$59.00, or write a separate check. Mail this form with donation checks to Above & Beyond along with your dues.

Roundabout Redesign \$ \_\_\_\_\_

General Beautification \$ \_\_\_\_\_

Street Trees \$ \_\_\_\_\_

Welcome Wagon \$ \_\_\_\_\_

Social Events \$ \_\_\_\_\_

Other: \_\_\_\_\_ \$ \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

Email \_\_\_\_\_

Check No. \_\_\_\_\_ **Thanks!**

LAST CALL: If you're a new neighbor, or you figured other folks would sign and complete the petition to lower our speed limit to 25 for safety... **please** sign and return the FORM BELOW when you return your dues statement. We're basically a handful of votes from reaching 51%! So far, only 5 people voted "NO".

### PETITION FOR TRAFFIC CALMING

We, the undersigned residents of the City of Fort Wayne, do hereby petition the Board of Public Works (and the Board of Public Safety where applicable) of the City of Fort Wayne, to make the following change in traffic control:

***Lower the residential speed limit in***

***Historic Southwood Park to 25 MPH from 30 MPH.***

*By signing this petition, the signatory affirms that she/he is authorized to do so and thereby bind the owner(s) of the respective parcel to the effect of this petition.*

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Address: \_\_\_\_\_,  
Fort Wayne, IN 46807

Petition Contact Person: Stephen McCord (Board President, Historic Southwood Park)  
4125 Indiana Avenue, Fort Wayne, IN 46807  
260-312-7532

(This petition must be signed by at least 51% of affected residents as determined by Traffic Engineering and returned for review and acceptance. The Board of Works (and the Board of Public Safety where applicable) approves projects upon the recommendation of the Traffic Engineering Department.)

# 2024 Board Ballot

## INSTRUCTIONS:

Please vote for five (5). Cut **this** page from newsletter and mail to Above & Beyond. You may include it with your dues. Ballots and dues must be received by January 31, 2024.

**Mail ballot to:**

*Historic Southwood Park*

*c/o Above & Beyond Community Management*

*507 Airport North Office Park*

*Fort Wayne, IN 46825-6705*

\_\_\_\_\_ **Kaylan Buteyn**

\_\_\_\_\_ **Kim Fenoglio**

\_\_\_\_\_ **John Figueroa**

\_\_\_\_\_ **Nancy Gouloff-Grabner**

\_\_\_\_\_ **Nadine Rager**

\_\_\_\_\_ **Hazel Stream**

\_\_\_\_\_ **Erika Stuller**

\_\_\_\_\_ **Katie Zuber**