



*ATTENTION! Tenants and Landlords, CHCA welcomes your attendance and membership! See inside for meeting times and contact information.*

Spring 2011

Volume 1

# Capitol Heights News

[www.capitolheightsmontgomery.org](http://www.capitolheightsmontgomery.org)

## Expanding Our Local Historic Designation

*by Cynthia McCollister*

In 2009 the membership of CHCA voted to expand the local historic designations within Capitol Heights to include the entire neighborhood. If approved, by the city and Capitol Heights property owners, the homes with local historic designation will increase from approximately 300 to 1200!

### What is local historic designation?

Local historic designation means a neighborhood has been recognized by the city as architecturally or historically significant to the community for architectural styles, periods of development or important events.

### How does / will our community benefit from local historic designation?

In a 2002 study done by Auburn University, homes with a historic designation were determined to appreciate more than those in other areas of the city. Montgomery's Garden District was part of the study and was compared to the remainder of the city. Property values in the Garden District had appreciated 42.35% as compared to 8.3% for the other areas. In addition, since exterior changes are subject to the review of the ARB, there is assurance proposed changes will compliment both the individual property and the district as a whole.

### How does a neighborhood gain local historic designation?

Assuming decisions in favor of the designation are made at the required steps, here is the process to approval:

- Nomination of a district is submitted to the city. This step has been completed for Capitol Heights.
- Determine the boundaries for local historic designation. (Boundaries of Capitol Heights Historic District shall be: North — Upper Wetumpka Road, McCarter Avenue; East — Federal Avenue (inclusive of the west side of Federal from McCarter to Atlanta highway); South — Mt. Meigs Road; West — South Lewis Street, Madison Avenue to Hall Street and Vonora Street.)
- Hold a workshop with a member of the Planning Commission in order to learn how to complete the inventory / survey and other documentation required. (Step complete.)
- Complete the inventory / (physical) surveys. **This is where we are stuck and seeking additional motivation to finish this step!**
- Complete supporting (historical) documentation.
- Submit to Historic Preservation Commission.
- HPC approves.
- City sends letters to parcel owners for their agreement (or disagreement). Minimum of 60% agreement is required.

### Homes with a historic designation appreciate more than those in other areas of the city

*see Historic on page 6*



## Montgomery Citizen Police Academy

Montgomery Police Department is hosting a Citizen Police Academy beginning on March 22nd and running for 11 weeks on Tuesday nights from 6 p.m. – 9 p.m. at 740 Mildred St. (Police Academy) for all the citizens. 40-60 participants are needed to make this class a success. The topic of instruction will be the overall operations of the Montgomery Police Department duties. Contact Corporal Cory Cooper at (334) 240-4800 for registration information.

If able to participate, this is a great course in getting to know your MPD processes. —Cynthia McCollister



# Neighborhood Watch

Cindy Keeping – Capitol Heights Neighborhood Watch Coordinator

Capitol Heights is a safe neighborhood, generally speaking. But once in a while we find the criminal elements has found their way into our quiet community. We are then forced to deal with crime and unseemly activity.

The best way to keep our area safe is to get to know our neighbors. There is no better burglar alarm than a neighbor who keeps an eye out and recognizes when something “fishy” is going on.

Efforts are underway to sign up neighbors as participants in our new Neighborhood Watch. Please consider participating when your Block Captain contacts you.

As a participating neighbor you will be contacted if there have been any “problems” in our neighborhood...so you will be aware. If something happens to your home or if you see suspicious ac-

tivities you inform your Block Captain and he/she will inform the Neighborhood Coordinator who then informs the rest of the Block Captains.

As Neighborhood Coordinator I pass this information as soon as possible to the Montgomery Police Neighborhood Watch officer.

Participating is not to “scare” anyone but to make us all aware so we can be prepared and observant and deter crime in our community.

If you have not been contacted with flyers or in person and you would like to participate in the Neighborhood Watch, please contact me by phone or by email: 315-0344 or cindykeepingreal-tor@gmail.com

Thank you for considering. If everyone does their part we will make a difference!



## Why Organize a Neighborhood Against Crime?

by Cindy Keeping

The Neighborhood Watch program’s success is hinged on achieving and sustaining an appropriate level of community involvement to a point at which the neighborhood realizes a reduction and/or achieves prevention of residential burglaries and other residential area crime. Where they have been instituted, neighborhood watch programs have had a measurable effect of substantially reducing the fear of crime, encouraging crime reporting, stimulating members’ involvement in crime prevention, inhibiting drug trafficking, and spurring beautification activities. Statistics and criminals alike verify that when neighbors organize, the opportunity for crime is drastically reduced.

We all benefit when everyone participates! Please join us in the Capitol Heights Neighborhood Watch endeavor!

# Shop Capitol Heights

## THE MEDICINE SHOPPE

I wanted to remind my neighbors we have a locally owned and operated pharmacy in the neighborhood. “The Medicine Shoppe” is owned and operated by Capitol Heights (St. Charles Avenue) resident Bob Boatner and his wife. I have always found that with insurance, Medicaid or Medicare, the prescriptions are just as inexpensive there, as the big box stores. The Boatners have always supported CHCA fundraisers in ways they can, such as selling tickets and posting notices in their store. I hope we can all support them in turn! The store used to be on Madison Avenue next door to McDonald’s and has moved to the shopping center located on Upper Wetumpka Road at the end of North Capitol Parkway. Let’s support them as they have supported Capitol Heights! Thanks! —*Glenn Donald*

## NO. 1 CHINA RESTAURANT

This may be the case of sharing something with you that you already know — but yesterday I took our son to get lunch and we decided to try the No. 1 China Restaurant at Madison Square. Since I had a bad experience with the previously-owned Chinese restaurant of Madison Square, I was a little apprehensive, but decided to give it a try — let me tell you!

We both ate great food for under \$10 — the lunch special runs from 11am to 3pm and contains 36 items for either \$4.18 or \$4.50. An Egg Roll is \$1.10! The Shrimp & Spring Rolls are only 20 cents more. There are over 200 entrée-

combination lunch choices, and the health-cleanliness rating was a 99.

Most of all, they served a very freshly prepared meal — my cashew chicken was fresh, the vegetables were fresh, the rice was fresh, and the amount of food they gave me/us was a chocked-full container that was easy to eat from. If 5 rating stars were possible, I would give them 7. Also, we waited only 10 ten minutes and it was worth the wait.

It is so neat to see great ‘best kept secrets’ like this located in our neighborhood. This restaurant reminded me of the eateries in Lower Manhattan (SoHo, Chinatown (of course), and Canal Street stand out) from my school days in New York — where you can get a lot for less. How neat that we have a great place like this just around the corner! —*Tom Kaufmann*

## ASIAN MARKET

For those of us who like to cook and sometimes need ingredients that you can’t find at Winn Dixie, check out the Asian Market in Madison Square. You’ll be amazed at the variety of spices, teas, herbs, pastries, and even fresh fruits and vegetables. Brenda and the rest of the staff are friendly and helpful. If you don’t know how to use one of the more exotic items they are happy to give suggestions. Stop in and pick up lemongrass, galangal, ginger root candy, or coconut milk. You might even get lucky and be there on a day when they have fresh sesame pastries. You don’t want to miss those! —*Cindy Clark*



## ARE YOU RECEIVING CHCA E-MAILS?

You do not have to be a member to receive our e-mails. Send your e-mail address to: [Cynthia.mccollister@charter.net](mailto:Cynthia.mccollister@charter.net) to be added.

Typical emails sent to the list are:

- meeting reminders
- issues regarding personal and property safety our neighborhood needs to know
- notice of Lost and Found pets!

If you find the e-mails to be of no interest simply ask that you be removed. No harm done, no offense taken! *CHCA does not share or sell your e-mail address.*



## YARD OF THE MONTH

Every month, from April to November, two homes are selected for Yard of the Month. You don't have to have an exotic garden to win. Winners are selected for appearance, improvement, and effort. Cindy Clark, Chairman of the Yard of the Month Committee, asks CH neighbors to let her know of worthy candidates for Yard Of the Month selection. If you notice your neighbors have made an effort, no matter how large or small, in beautifying our neighborhood, contact Cindy at 596-0699 or [cindydclark@charter.net](mailto:cindydclark@charter.net)

Help make and keep Capitol Heights beautiful! Curb appeal is important, not just for your own pride but for the betterment of our entire community.

# Neighborhood Spring Clean Up

Saturday, April 2 has been designated as **Capitol Heights Neighborhood Spring Clean Up Day**. Everyone who is able is asked to help as we clear our sidewalks and streets of over grown weeds, plants, and trash.

Stay tuned for full details! Contact Brenda Bryant at 263-5179 or Donna Pollard at 264-2093 to volunteer.

*Last year's Spring Clean Up crew included (from left) Karren Pell, Tricia Crowley, Tim Henderson, and Joe Crowley. This team cleared the curb and right of way on one block of North Lewis Street.*



## ANNUAL CAPITOL HEIGHTS NEIGHBORHOOD YARD SALE

**Saturday, April 9 • 6:30 – noon**

Everybody participating sets up their own sale at their own home (or neighbor's home) and keeps their own money. The CHCA will do the publicity.

Please contact Tricia Crowley, chairperson, at: [prof\\_crowley@hotmail.com](mailto:prof_crowley@hotmail.com) or 264-7586

**Signs will be posted directing people to your sale**

*Kids: lemonade stands? Girl Scouts: cookies? Gardeners: thinned plants to sell? Artists: art for sale? Church groups: baked goods or craft items?*

**NEEDED:** Large pieces of cardboard to use for signs, please e-mail Tricia and she will pick it up.

Let's clear out our houses, recycle to willing buyers, and get people into the neighborhood.

## BY THE NUMBERS

# 2010 Home Sales in Capitol Heights

46 homes sold in Capitol Heights.  
Average Price per sq ft = \$33.86  
Highest \$84.08  
Lowest \$8.28  
*Sharp contrast due to the varying conditions of the properties.*

Average Sales Price = \$50,881  
Highest \$175,150  
Lowest \$9,750  
*Foreclosures included*

Days on Market (average) = 87 days

According to Cindy Keeping:  
10 homes sold were renovated to include new bathrooms, new kitchens, refinished floors, updated or replaced



electrical or plumbing systems.

21 were sold as foreclosures for less than \$25,000. *Some of these foreclosures were purchased by our neighbors and are being renovated for resale. Other homes were purchased by outside investors who do not live in Capitol Heights.*

Currently there are 34 houses for sale (listed in MLS) in Capitol Heights. Cindy says “This is the lowest number I have seen in the last year and half!”

The average Listing Price for these 34 homes is \$76,016.

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## JOIN CAPITOL HEIGHTS CIVIC ASSOCIATION!

*Please support the work of the CHCA & our neighborhood by joining today! Tenants, Landlords, Businesses & Homeowners are welcomed to join!*

### Benefits of Membership Include:

- opportunity to vote on CHCA issues,
- free quarterly CHCA Newsletter,
- free “classified” advertisements in our newsletter,
- and 10% off all CHCA merchandise purchases.
- For self employed members, we will provide a link from our website to your website (some rules apply). For more information call 334-264-0800 or e-mail [Cynthia.mccollister@charter.net](mailto:Cynthia.mccollister@charter.net).

Dues can be paid at any regular meeting or you may mail them to the association at CHCA P. O. Box 70065, Montgomery, Alabama 36107-0065. Please provide your Name, Mailing Address including zip code, phone number, and e-mail address.

Dues for the 2011–2012 year are \$20 per household. Payment of membership dues must be current to participate in voting of CHCA or to run for office. Membership Renewal occurs annually in May. We are currently accepting dues for 2011–2012.

## TALKING TRASH

One of your neighbors recently entertained weekend



guests and one guest expressed surprise we had trash pick up on Saturdays! The number of garbage containers left at the curb after pick up the day before was significant enough to make it appear we had Saturday pick up!

The City of Montgomery has ordinances where containers must be curbside no later than 7am on pickup day and be removed from curbside no later than 7pm on the same day. The penalty for violating this code ranges from \$1 – \$200.

One of the guests happened to be a realtor who commented that even though there are great homes in our area, she would have a difficult time showing and selling homes because of the numerous and unsightly garbage containers on the curbside.

It takes little effort to move the garbage container from the curb after pick up. Please take the time to do so.

**CHCA TO HOST  
A "BELIEVE IT"  
CONVERSATION FOR  
CAPITOL HEIGHTS  
COMMUNITY**

Tuesday, March 15  
5:30 PM - 7:00 PM  
Capitol Heights United  
Methodist Church,  
2000 Winona Avenue.  
(See attached flyer)

"Now is the time to speak up and say what you want from our schools and what you would suggest to make them stronger. What you and other citizens say will shape a new Community Agreement around shared goals."

CHCA is not leading this event. We are hosting this conversation for Believe It and for the entire Capitol Heights Community. You DO NOT have to be a member of CHCA to attend this event.

At least two trained volunteers of the Believe It organization will be on hand to facilitate this event. Believe It provides a trained facilitator and a trained recorder to keep things moving along in a positive manner.

Additional information can be found at [www.believeitmgm.org](http://www.believeitmgm.org)

Encourage your neighbors to attend! Bring your teens – Believe It wants to hear from them too!

# Officer Nominations in April, Election in May

Nominations will be accepted for the election of Officers (President, Vice President, Treasurer, Secretary, and seven Members at Large) of our association at the April meeting. Election will be held at the regular meeting in May.

In addition to the duties cited in the constitution, officers and members-at-large carry out the goals of the majority of the membership; are urged to attend as many monthly general membership meetings and executive committee meetings as possible; and encouraged to undertake leadership roles in ongoing neighborhood projects such as: • Beautification of our parks and green space; • Welcome / Membership Committees; • Social events hosted by CHCA; • Capitol Heights by Candlelight; • CHCA newsletter; • Monitoring public meetings of the City Council, ARB, Planning Commission for issue impacting our neighborhood; • Capitol Heights Neighborhood Watch

If interested in becoming a leader in our association, please contact any of our current Officers or member of CHCA. Our Constitution and Bylaws are posted on our website [www.capitolheightsmontgomery.org](http://www.capitolheightsmontgomery.org)

The quality of life in Capitol Heights depends on the efforts of all Capitol Heights residents, businesses, and property owners. Please take an active interest in Capitol Heights!

## Historic

*continued from page 1*

- City provides notice to association of parcel owners not responding.
- Neighborhood works to obtain response from owners not responding.
- Historic Commission nominates the neighborhood to City Council
- Council approves.
- Neighborhood celebrates!

Additional information can be found on the city's website: [www.montgomeryal.gov](http://www.montgomeryal.gov). A map of properties within Capitol Heights can be found on our website, [\[heightsmontgomery.org\]\(http://heightsmontgomery.org\) under historic designation.](http://www.capitol-</a></p></div><div data-bbox=)

### Help Us Reach Our Goal

We need volunteers to complete the "inventory" required for the designation process. This includes a property survey document and a photograph of each property to be included in the review.



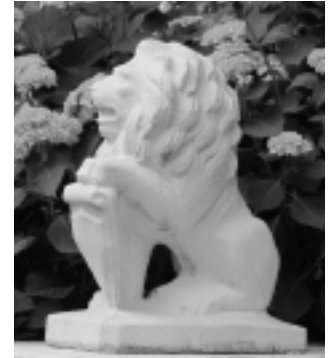
Please call 264-0800 or email [cynthia.mccollister@charter.net](mailto:cynthia.mccollister@charter.net) if you would like to volunteer for this assignment.

Join your neighbors in Armstrong Park for the Annual

# Spring Fling

**Saturday, May 14, 11 a.m – 3 p.m.**

**Food, Live Music, Fun, & Friends  
It's Free!**



## Need a house painter?

Joe Crowley recommends a member of Renascence with decades of Professional painting experience. Licensed and insured. Reasonable prices. Free estimates. Call (334) 322-7792.

Help an ex-offender get back on his feet and have an employee who is sober, fed, and well rested. Should any concerns ever arise, contact Renascence to address the matter. It is a good deal for all parties.

Renascence Re-entry Community provides a residential, structured program to help non-violent male ex-offenders on probation or parole make a successful transition from prison to responsible living in the community. To learn more visit [www.halfway-home.net](http://www.halfway-home.net). Phone: 832-1402.

The Capitol Heights contact is Joe Crowley 264-7586.

## Old Alabama Town Revue WORDS & MUSIC

April 7, 2011 at 7:00 p.m.



### Old Church

at Old Alabama Town  
on Columbus Street

### Karren Pell

and Southern Rendition

*featuring:*

**Wayne Greenhaw**

cellist **Clay McKinney**

poet **Susie Paul**

instrumentalists **Tim Henderson  
& Bruce George**

singer **Toni Wood-Meyers**

*Described as a Deep South "Prairie Home Companion" the Old Alabama Town Revue is filled with original and traditional music, poems, monologues, fun, and plenty of laughter.*



## MEMBERSHIP

We are currently accepting membership dues for the 2011 – 2012 year. Dues are \$20 per household and are renewable in May of each year.

## CHCA Officers Elected for 2010-2011

**President**  
Cynthia McCollister 264-0800

**Vice President**  
Rich Anderson 263-7265

**Treasurer**  
Mark Weatherly 265-0158

**Secretary**  
open

**Members At Large**  
Kathie Blackmon  
Lynn Bryant 263-5179  
Randall Culp 264-1353  
Cindy Keeping 315-0344  
Paul Rawlinson 399-3176  
Seth Rhodebeck 322-0525

## CALENDAR OF EVENTS

March 15 at 12 Noon **BONDS Gathering of Neighborhoods “Believe It”** See attached flyer. Approximately 1.5 hour. Lunch will be available for \$6.00/person, please RSVP to BONDS at 241-2126.

March 16 at 12 Noon **BONDS Workshop – Housing Codes (Thomas Karrh)** This hour long workshop is held in the Conference room at the BONDS office located at MATS Intermodal Transportation Facility 495 Molton Street. Bring your lunch. Every neighborhood present earns 1 training credit toward the 2012 BONDS Grant Program.

March 17 at 5:30 p.m. **Montgomery Police Department presents information on COMPSTAT** and other strategies MPD is planning to implement. Kevin Murphy, the Chief of Police, requested this meeting, so please make every attempt to attend. At the First Baptist Church Caring Center (red brick building) on S. Perry Street across from the church’s sanctuary. Parking is available in adjacent parking lots.

April 2 at TBD **Neighborhood Spring Clean Up Day** Contact Brenda Bryant at 263-5179 or Donna Pollard at 264-2093 to volunteer

April 5 at 5:30 p.m. **BONDS Workshop – Effective Communication Training (Josh McFall)** Hour long workshop held in the Conference room at the BONDS office located at MATS Intermodal Transportation Facility 495 Molton Street. Bring your lunch to this workshop. Every neighborhood present earns 1 training credit toward the 2012 BONDS Grant Program.

April 7 at 7 p.m. **Karren Pell: Words & Music** Musical revue in the Old Church on Columbus Street in Old Alabama Town. Free

April 9 at 6:30 a.m. – Noon **Annual Neighborhood Yard Sale** Neighborhoodwide, see page 4 for more info.

April 12 at 7:00 p.m. **CHCA Regular Meeting\*\*\*** Full agenda to be announced. Nominations for officers 2011-2012. If you have any questions please call Cynthia McCollister at 264-0800. At the Capitol Heights United Methodist Church 2000 Winona Avenue

April 12 at 12 Noon **BONDS Workshop – Landscaping and Beautification Projects Training (Nell Copeland)** Hour long workshop held in the Conference room at the BONDS office located at MATS Intermodal Transportation Facility 495 Molton Street. Bring your lunch to this workshop. Every neighborhood present earns 1 training credit toward the 2012 BONDS Grant Program.

April 19 at 12 Noon **BONDS Gathering of Neighborhoods – Community Concerns & Solutions** Bring your community concerns and solutions as we discuss various things facing our neighborhoods. There will be no guest speaker at this month’s session. Lunch will be available for \$6.00/person, please RSVP to BONDS at 241-2126.

May 10 at 7:00 p.m. **CHCA Regular Meeting And Pot Luck Salad & Vegetables.** Membership dues and Officer Elections for 2011-2012 Term. Bring a salad or a vegetable to enjoy while visiting with your new officers and your neighbors! If you have any questions please call Cynthia McCollister at 264-0800. At the Capitol Heights United Methodist Church 2000 Winona Avenue.

May 17 at 12 Noon **BONDS Gathering of Neighborhoods.** Topic to be announced. Lunch will be available for \$6.00/per person, please RSVP to BONDS at 241-2126.

June 4 at 6:30 a.m. – Noon **Montgomery Classic Fun Run/Walk.** A competitive fun run/walk on a 5K course and a Kids 1 mile Fun Run/Walk through historic downtown Montgomery. Family & Children’s Activities, Health Fair, Arts & Crafts, and more. Full information can be found at [www.montgomeryal.gov](http://www.montgomeryal.gov) beginning March 15.