

# Down in the Valley



## HOPE VALLEY NEIGHBORHOOD ASSOCIATION NEWSLETTER

### Annual Meeting

Mark your calendar for this year's HVNA Annual Meeting scheduled for May 7<sup>th</sup>, 7 p.m. Local historian, writer, and early HV resident Mena Webb will share her unique perspective on growing up in Hope Valley. Don't miss it!

### Annual Meeting

Wed, May 12  
7 pm

Westminster  
Presbyterian  
Church

Guest Speaker  
Mena Webb

Refreshments  
served



## Townhouse Development Update

By Cathy Abernathy & Amanda Elam

On February 5, developers presented revised plans for townhome construction on Old Chapel Hill Road across from Hope Valley's Windsor Road entrance. Roland Gammon of White Oaks Properties, resident landowner Scott Harmon, and landscape engineer Dan Jewell proposed construction of fifteen multifamily buildings designed to look like large homes. In addition to reducing density from 79 to 61 units, the new plan removed 32 condominium flats, increased the number of units with first floor master bedrooms, and lowered the roofline on the end units facing Knollwood. For more details about the proposal, go to [www.hvna.org](http://www.hvna.org).

Gammon and Harmon have met several times with Hope Valley and Knollwood representatives to explain townhome plans and listen to concerns. Many of the proposal changes respond directly to issues brought up in these meetings. This stated, some representatives are concerned about quality assurances that have only been committed to verbally.

The HVNA Board consulted with attorney and HV resident, Jack Markham, for advice on the rights of adjacent residents to oppose or agree to rezoning; land use recommendations of the Southwest Durham Plan; and the role of neighborhood associations in negotiating with developers. With his guidance, the Board directly addressed concerns specific to our neighborhood. The most significant concern at this point involves getting developers' promises in writing.

The Small Area Land Use Plan for Southwest Durham, created with citizen involvement in 1990, recommends that this property be rezoned for Medium Density Residential (four to eight units per acre). The rationale for Medium Density Residential for this infill urban property includes: absorbing growth without requiring new infrastructure; encouraging pedestrian walking to nearby retail stores, library, and movie theatres; and encouraging use of the proposed Transit Corridor along University Drive for bus and rapid rail transportation.

*Continued on page 2...*

## Spring Tag Sale By Bruce Waters

With spring cleaning underway, it's the perfect time for a Spring Tag Sale! The sale will be held at the St. Stephens Episcopal Church parking lot on Saturday, April 17<sup>th</sup>, 10 a.m. to 1 p.m. HVNA is providing refreshments and fun activities for the kids, including a clown.

To add to the festivities, we're looking for musical groups. If you know musicians and/or singers who would be interested in donating an hour, this could be great exposure.

Each family may display items on up to two of their own card tables or a blanket on the ground. Prices should be clearly marked. This event is for HVNA members only.

The lawns and lush trees of St. Stephens provide the perfect environment to slow down, catch up with friends, and appreciate our wonderful neighborhood. **Contact Bruce Waters today to reserve your space via email ([chryssos@mindspring.com](mailto:chryssos@mindspring.com)) or phone (493.7792).** Please pass this contact info to any musicians who might be interested in performing.



## Check Out the Neighborhood ... Online

Be sure to visit our new website designed to help you stay informed about neighborhood news and activities. Go to [www.hvna.org](http://www.hvna.org) to:

- ✓ Join the Crime Watch Listserv
- ✓ Find latest development news
- ✓ Learn about Hope Valley History
- ✓ Review past newsletters
- ✓ Get Board Member contact info

### Jonathan Ward

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## President's Letter by Amanda Elam

I am happy to report that neighborhood concerns continue to keep the association board busy this year. "What are you all working so hard on?" you might ask.

**Well, we have finally wrapped up the work on our new web page design.** There are still a few kinks to work out, but we are very pleased with the final product. Please check it out at [www.hvna.org](http://www.hvna.org) and let us know what you think!

The new website brings to mind **how busy our watch on local developments has kept us** this year. We have met with the developer and property owner for the proposed Old Chapel Hill Road development several times now. You can read more about that in our lead article, thanks to Cathy Abernathy, our development guru. Also, Roland Gammon, White Oaks Development, was kind enough to provide us with the latest plans, which are available on the website.

We have several specific projects in the planning stages. Rita Musante, long time board member, and Tad DeBerry, long-time resident, are organizing some **renovations for the Windsor Road median**. Deborah Matthews, new resident and board volunteer, is taking charge of general **beautification** and the current **repairs for the Windsor Road gates**. Bruce Waters is organizing the neighborhood **Spring Tag Sale**.

We are, as a board, also making **plans for the Annual Meeting** coming up this spring. Jonathan Ward, new resident and board member, is in charge of the **Neighborhood Watch Program** (more on page three). And finally, you can see the **work that goes into this newsletter**. Each issue reminds me of the hard work put in by the contributors — Jack Hughes, our treasurer who keeps the database updated in addition to managing the usual treasury work, and especially our new editor, Bethany Ward, for her great patience and efforts in pulling it all together and making sure it finds its way to our mailboxes.

All our board members are committed to our mission and work hard as volunteers for this wonderful neighborhood of ours. I would like to offer **special thanks to each and every board member and dues-paying resident who supports our efforts to 'build community and provide voice' for Hope Valley**. We appreciate your support!

## Development ...Continued from page 1

The current development plan requires a Rezoning Request from R-20 to probably RM-8. When the development plan is submitted with a Rezoning Request in April, the plan's "Committed Elements" section, specified under the terms of the new Durham City-County Unified Development Ordinance, becomes legally enforceable. With the proposed rezoning comes recourse. Any subsequent change to these elements — such as higher density or less vegetation for buffers — would require a new rezoning decision. With the current R-20 zoning, a potential future developer would not need to submit a Development Plan with "Committed Elements."

The White Oak development team has invited neighborhood involvement and negotiated additional elements to mitigate

neighborhood concerns. In fact, our recent meetings are a model case for the Durham community. As a result, proposed reforms in the new Unified Development Ordinance recommend neighborhood notification and involvement early in the development process.

This property will be developed, and it will be developed sooner rather than later. The open space and woods will not remain as is. At the moment, the choice is between a well planned and executed subdivision of 61 townhouses or a future unknown plan for a subdivision of 30 single-family homes. Personal preferences aside, you can be assured that the HVNA Board has worked hard to address the White Oak proposal with alacrity, educated guidance, and in the interest of HV residents.

## Neighborhood Crime Watch By Jonathan Ward

A brief introduction: At the December HVNA Board meeting, I was named Crime Watch Supervisor. Our family moved to 4024 Nottaway Road last August and my work keeps me in the neighborhood most days. I look forward to taking an active role in keeping Hope Valley a safe and secure place to live.

As a first step, I placed a call to the Durham Police Department. At present, the DPD is in a staffing crunch. Officers report spending entire shifts answering 911 calls. (They do, however, have a reputation for excellent response times to emergency calls.)

What this means for us is that the police lack the manpower to provide much if any deterrent presence. The jobs of crime deterrence and prevention fall to us as property owners. That doesn't mean we need to be paranoid, just proactive.

### What can you do?

**Join the Crime Alerts Listserv** on the [hvna.org](http://hvna.org) website. You'll receive email alerts about suspicious or criminal activity in our neighborhood and you'll be able to post information about activities.

**Lock up.** Lock your house and cars. Most thefts in Hope Valley occurred when criminals were given easy access

to valuables. Our idyllic atmosphere can lead to complacency, but locking doors is just good sense.

**Out of sight, out of mind.** If you leave your garage door up or valuable belongings where people can see them, you're providing malefactors with both temptation and opportunity. Consider anchoring planters and lawn furniture with cables to make theft more trouble than it's worth. Remember, property crimes are almost always crimes of opportunity.

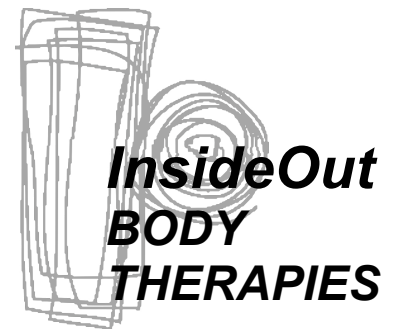
**Make your house look occupied when you're away.** Most days, you can walk through HV and find at least one driveway littered with five days' worth of newspapers. That's an open invitation to someone looking for an empty house. Have neighbors pick up mail and papers, put house lights on timers, and arm your security system!

**Watch your mailbox.** Recently, a criminal was spotted stealing mail from mailboxes. Vigilant golfers called the DPD, and the thief was apprehended. Mail thieves look for checks they can cash fraudulently, and for information to facilitate identity theft.

**Get positive ID!** If you notice suspicious activity, write down a description of the vehicle and its occupants, and above all, get the license number.

**Check it out.** If you see something that doesn't look right, call your neighbor. If they aren't home, call your Block Captain or the police.

Keeping Hope Valley secure takes only a small amount of extra effort from each of us. That extra effort will pay off in peace of mind, controlled insurance premiums, and healthy property values. Consider me at your service; I'm happy to hear any ideas or concerns. Reach me at 451-3458, or email me at [jjw@jonathanward.com](mailto:jjw@jonathanward.com).



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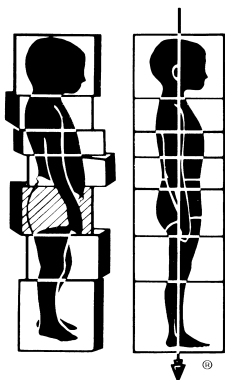
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Renewal

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Comments \_\_\_\_\_

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