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University District
Community Association

Spring 2018

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*UDCA Spring General Meeting,
April 5, 2018 @ 6:30PM Gesu School*



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Receiving UDCA emails?

sign up for our emails at **www.udca.info** to receive information on upcoming events and news around the neighborhood.



Keep up with UDCA meetings, events, bulk pick-up and recycling days, and more by visiting our UDCA calendar on our website. **www.udca.info/calendar**

The University District NEWSLETTER is published in March, June, September, and December. Its purpose is to inform residents of activities and matters of common interest and concern. Residents are encouraged to submit articles and advertisements. The NEWSLETTER retains the right to edit articles and refuse publication.

udca



udca NEWSLETTER

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Letter From The President

by Lucius Gunn



Every January the UDCA Board and committee chairs hold an all-day session to discuss plans and budgets for the upcoming year. We had the benefit this year of using a great space at the University of Detroit Mercy. The space was donated in support of their effort to collaborate more with our community. We've planned an exciting 2018 with our 2nd annual UDCA picnic, neighborhood beautification projects, and our biennial Home Tour! We are also moving forward with our Traffic Calming initiative and the Special Assessment District survey, both to improve our neighborhood quality of life. Finally, we plan on improving our communications within the UDCA including providing more timely information on our website.



The entire board agreed that the key to delivering all these things is VOLUNTEERS. We need to do a better job of reaching out for volunteers and engaging residents that have expressed interest. We all recognize how busy everyone is raising their families, working, managing day to day obligations and hobbies that keep us busy. But, we also hear how many people have moved to University District because they want to be part of a neighborhood. We want to make it easier for all the talented people to help out without taking up too much of your valuable time. We have found that even though residents want to help out, they are apprehensive about overcommitting. So, all the committees are going to list some individual projects or tasks that need to be done - often it may be something that only happens once or twice a year. Or, you may find an opportunity to Chair one of the committees.

Interested in volunteering? Call our UDCA hotline number (313 318 7498) and leave a message, something like ***"Hello I'm extremely busy but would like to help out in some way. I am good with "X or Y", please let me know how I can help."*** Leave your contact information. Let's talk and find out what works best for you. But we definitely need you. We have so many things planned for the year that the only way to pull them off successfully is with our residents. Look through this newsletter, I am sure you will see a project or two that is a great fit for your interest - one task that because of your expertise you will enjoy doing. Stay tuned for an exciting year.

New Neighborhood Playgroup Started in UDCA

by Amber Hunt

One of my favorite things about this neighborhood has been talking to my neighbors who have lived here for 20+ years. They tell me stories of raising their children here. All the moms who were home with the kids on the block would sit on their porch in the summer and the kids would play up and down the block. There wouldn't be a single car parked in the street so everyone was able to keep an eye on their kids and they had a great time sharing experiences and watching their kids grow up together.

There are many new, young families in the neighborhood now, and Brian & Sara McGinty are one of those families. They had an idea to form a neighborhood playgroup and posted on Nextdoor to see if there was any interest. Several families expressed interest and four families with eight total children made it over to the McGinty's home in January for some refreshments, socializing and play time.

They want to keep the momentum going and invite anyone who wants to join or host a playgroup to get in touch with them at thefrogman86@yahoo.com - in addition to home play dates, they are hoping to work with other families to coordinate group outings, trips to the zoo and even a Mom & Dad's night out!

Let's get our kids together to play and get to know each other. Let's meet with other parents to talk about schools, extracurricular programs and/or just some general encouragement on how to survive the toddler years! This isn't limited to University District residents – if you know of any families in the surrounding neighborhoods may be interested, please share this information with them as well. It takes a village!



Get to Know Your Neighbor

by Val McPhaul

Block Captain Profile: Deon Hamilton, Warrington Block 3

Deon and his wife were downtown dwellers long before the resurgence we now see. When it was time to start a family they first started looking outside the city for a place to call home, but soon discovered the great values to be had in Detroit and settled on the University District in 2011.

One of the things that attracted him and his wife to our community was the uniqueness in the beauty of our homes and the strong sense of community. This is the perfect place for him to enjoy riding his bike and raising their family.

Deon stepped up to be Block Captain in 2016, at the invitation of one of our long standing captains Doris Walls.



Want to know him better?

Favorite Album of all time?

Michael Jackson, Off the Wall



Last movie you saw?

Wonder Woman and it was great!



Most recent read?

Brain Maker by Dr. David Perlmutter, The Power of Gut Microbes to Heal and Protect Your Brain—for Life.

If you could see anyone in concert who would that be?

Bruno Mars



A must see for out of town guest?

Motown Museum and the historic Bakers Keyboard Lounge



Fun Fact

I went to Ghana W Africa in 2001 as a junior at Martin Luther King High School.

What's your hope for the city?

I would like to see the continued expansion of the downtown growth expand to the supporting neighborhoods throughout the city. I want the city to be safe, family friendly and become a world premier city that it once was.

Are You 'Signed-Up' for 2018?

We are well on our way into 2018 and we want to make sure that everyone can show their UDCA support with a Yard sign and 2018 payment tag! We have fresh inventory of the UDCA signs for those of you that missed the 2015 distribution, as well as our "2018" sign-tag which indicates you are a 2018 paid member. Pay your 2018 membership dues and get yours today! We appreciate all those residents that have already paid their 2018 membership dues.

We are looking for a few good volunteers to join our Membership committee. We recently lost a few members due to relocation, and need to replace them. Send a note to Communications@udca.info or leave a message @ 313-318-7498 if you're interested.

Looking to help, but not interested in a committee commitment? Consider signing up for a short-term assignment:



Help Wanted -

- Envelope stuffing: 2-hour increments, early October
- Annual invoice delivery (door-to-door): 1-hour increments, late October
- Staff Membership table at UDCA events: 2-hour increments, April/October General Membership Meetings
- Graphic Designer for UDCA Membership mailings: March and November postcard design
- Merchant Discount Program Recruiter: 1-hour increments, ongoing

And finally – make sure to pay your 2018 dues!

1. Pay online at <https://www.udca.info/members>
2. Get an invoice from any UDCA Newsletter, and mail to the address indicated on the form.

Market Insights

Case Study: James & Susan Johnson



"When can we Retire?"

Background

The Johnsons have the following financial profile:

Now both in their mid-50's, they have a combined salary of \$210,000. When they are retired, they are expected to have a collective \$45,000 in social security benefits. While neither has a pension, they have been contributing to both their companies' 401k plans and brokerage accounts totaling \$700,000 and \$625,000 respectively. They have been living in their home for the last 12 years and have recently refinanced a \$250,000 loan with a 3.9% APR. Beyond mortgage payments they expect to spend \$82,000 annually and are now concerned about their retirement goals being met.

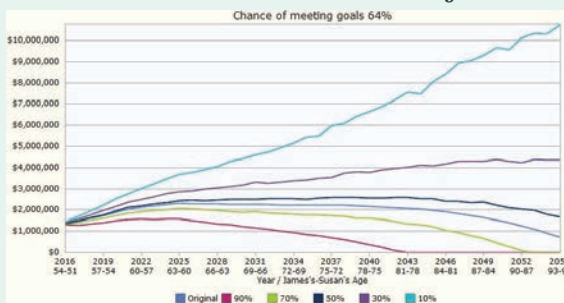
Problem

Given their moderately aggressive portfolio allocation, the Johnsons expect their assets to grow 6.1% per year. Considering a 2% inflation rate and their current lifestyle trend, they would like to know: "When Can We Retire?"

Solution

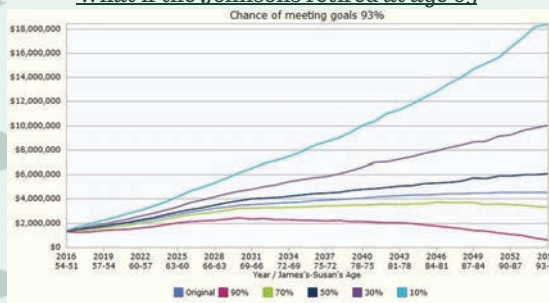
Several critical variables must be considered before answering the Johnson's question. Will their assets have enough time to grow to a sufficient level to maintain their standard of living? Will they be willing to adjust their spending levels after they retire especially during downturns in the market? How much risk are they willing to take during their retirement? Using a Monte Carlo simulation with the Johnson's current portfolio, we can see some of the potential paths that their investments can take and determine the likelihood of reaching their goals.

What if the Johnsons retired at age 60



If the Johnsons were to retire at the age of 60, it is likely that their assets will have grown to a sufficient level to sustain their standard of living throughout retirement. However, since much of their income needs will come from their portfolio, and the portfolio must take on some level of risk, there is only a 64% chance their money will take them to age 90.

What if the Johnsons retired at age 65



The Johnsons are not willing to retire knowing there is a 36% chance they'll run out of money. If they work another five years to age 65, their chance of success rises to 93%. Given the 29% increase in the likelihood that they will have enough money, the Johnsons have determined that it would benefit them to work 5 more years before retirement.

In general, the longer someone can wait to retire, the better their plan will work. While this is true for James and Susan in this case, other families may discover that simple tweaks to their plan may permit an early retirement date. (i.e. reduction of annual expenses during retirement, change in the risk structure of the portfolio, etc.)

For more case studies and additional information, please visit: www.wpinv.com

DISCLAIMER: "All names, characters, businesses, places, and incidents described are fabricated to simulate a real life scenario. Any similarities to actual events or persons, living or dead, are entirely coincidental. This case study may showcase investments that are not suitable for all investors. Past performance is not a guarantee of future results and investors should consider their own risk tolerances, tax brackets, financial needs and investment objectives as it may differ from those listed in this case."



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New Rental Ordinance in The City of Detroit

by UD Patrol

In rebuilding Detroit, one of the issues is the change in the percentage of people living in homes they own. Once known as the city of homeowners, Detroit has “gone rental” in recent years. To help get people back in homes they own, a new city initiative is underway. In our area, the first step was the “Renter’s Block Club” meeting January 23, 2018. [Currently, 43% of the residents in our district are renters; in the University District neighborhood, at least 15% of the residential property is rental—the two small apartment buildings, the flats, townhouses, duplexes, single family homes, all in the rental category. With our rental units and the number of landlords in UDCA, the impact of this ordinance affects far more than 15% of us].

With efforts to increase home ownership, to improve relationships among residents and owners—resident or landlord, and to get compliance with the new rental ordinance, the city sponsored the Renter’s Block Club, including Managers, District 2, Department of Neighborhoods, and personnel from Building and Safety Engineering (BSEED), Land Bank, authorized inspectors, banks with Detroit-friendly mortgage programs, and insurance companies in addition to the landlords and tenants.

The new ordinance which applies to residential rentals continues many of the old requirements, but some changes were added. Now landlords will register a bit differently. Registration can be done on line, [www.detmi.gov] and landlords can choose which one of the approved contractors will perform the inspection of the residence; the city won’t do inspections at 1 or 2 unit buildings. Compliance with the ordinance must be accomplished within six months, or the tenant may place their rent in escrow, and the landlord may face penalties. The effective date for the new program is February 1, 2018. BSEED will work by zip codes to get the city in compliance. 48215 will be the first area targeted for registration; 48221 is currently on schedule for September, 2018.

It is important to note that the six month compliance is not the timetable for an emergency situation like no heat, no water, etc. Emergencies must be addressed much sooner—within days! The specific timing depends on the speed of notice to the landlord. A “regular” complaint must be addressed within 30 days.

Useful Notes:

Inspector's checklist: check the city website for it. The landlord can make minor corrections before inspections and may wish to make other adjustments/repairs in advance.

Escrow: details were not all determined as of the Renter's Block Club Meeting. The audience recommended checking to be sure that significant escrow fees are not attached to any escrow deposit.

Renters interested in buying: get first priority on tax foreclosure sales.

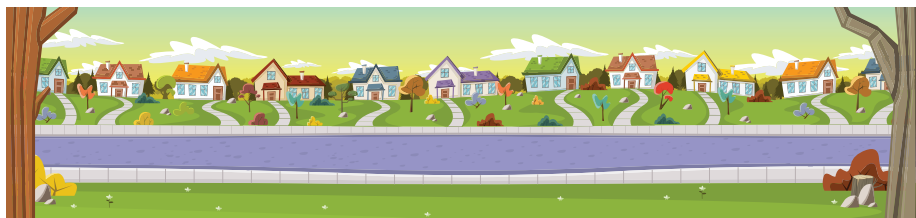
LARA: the state website lists licensed and bonded contractors.

Home buyers—should check the new website: **buildingDetroit.org**

Land Bank:

- Allows inspections with a contractor about two weeks before a scheduled auction
 - Land bank holds both houses and vacant lots on its property list
 - Auctions are on the website
 - There are 3 auctions a day; 9-5.
 - Register, inspect, bid and see what happens.
 - Warranty deeds are issued with auctioned properties rehabbed in compliance with code
 - Land Bank purchases must be rehabilitated in six months—good faith extensions are possible.
-
- Many new mortgage programs are available.
 - Financing is much more borrower friendly than it used to be.
 - The loan can include rehab funds.
 - Less than perfect credit may not disqualify a buyer.
 - There are low cost 20 year fixed loans available.
 - Special discounts may be available depending on the employer of the homebuyer.
 - The funding available varies; check Southwest Solutions website on Monday mornings for a summary of available funds.

Continued on next page...



REGISTRATION DETAILS: [No fee to register; fees for inspections]*

Four Components	Basic Details	Agency
Blight clearance**	No outstanding violations	BSEED?
Current on taxes	Taxes paid, or payment plan in effect	Wayne County
Lead Inspection	<p>Certified lead inspection will be \$300-\$600 for the full inspection.</p> <p>Once remediated, inspections end. If risks remain, an annual re-inspection is necessary.</p>	See State of Michigan website for the details on inspections, inspectors, etc.
Residential Inspection	<p>Landlord registers; arranges inspection with approved contractor.</p> <p>Fees set by city-</p> <p style="padding-left: 40px;">\$159/single unit</p> <p style="padding-left: 40px;">\$239/duplex/2-flat</p> <p>If the unit “fails” the first inspection, the first re-inspection is included;</p> <p>A second re-inspection is \$100</p> <p>NOTE: if the unit has passed Section 8 or some other governmental inspection, with appropriate documentation, a “passing” Section 8 report will be accepted [Section 8 is annual, so check the timing]</p>	<p>CERTIFICATE GOOD FOR 3 YEARS? Conflicting information....</p> <p>This whole house inspection includes every room, the basement, the exterior, with particular checks for leaks, and missing cover plates on electrical switches and plugs.</p>

*If a tenant files a complaint, and the city inspects, the landlord may have to pay an inspection fee.

**** The current Top Ten Blight Violations:**

The seven in **bold type** are not just for landlords and renters!

Item:	Ordinance:	Details:
No certificate of compliance	9-1-36[a]	[rental to immediate family of owner not included]
Failure to register rental property	9-1-81[a]	annual
Excessive weed/plant growth	9-1-104	8” limit outside gardens— be sure to check back fence line
Accumulated bulk waste	2-22-88[b]	Can’t store bulk waste outside or in an open garage if visible from the street
Inoperable motor vehicle	9-1-110[a]	Storage of unlicensed vehicles might also be an issue; no car repair businesses at home, and more
Wrong time for trash	22-2-45	At curb 6:00PM or later the night before collection; removal from curb by 9:00PM collection day
Rodent harborage	9-1-105	Includes picking up dog waste—<u>24 hour limit</u>
Uncleared snow and ice	9-1-103	Sidewalks safe— snow/ice free within 24 hours of snowfall; snow cannot be moved to the street
No lead clearance	9-1-82[d]	Rental property must have lead clearance certificate filed
Unremoved graffiti	9-1-111	Ongoing responsibility

SAVE THE DATE: NEXT RENTER’S BLOCK CLUB MEETING:

APRIL 24---time and place to be determined. Landlord Tenant Court and Wayne County Treasurer’s Office will be represented.

The Best of Times?

by Frank Benedict

Detroit Land Bank recently sold the longstanding foreclosed house on the North/East corner of Wildermere and Santa Clara for over \$250,000.00.

I had hoped to funnel my piggy bank savings into a self-serving opportunity, with other like-minded neighbors. We all agreed this would be the best way to protect our investment especially against unscrupulous flippers' whose main concern is profit maximization which is not in the best interest of the neighborhood. You can imagine our disappointment and surprise when the bidding exceeded our maximum amount with 6 hours left to bid. Those feelings turned to disbelief as the bidding continued 20 minutes past the 5 o'clock cutoff time as unknown heavyweights kept raising the price in \$100.00 increments until one of the two remaining bidders "tapped out".

The successful bidder has 6 months from the date of closing to bring the property up to Code.

I'll keep watch on the property in an effort to learn the identity of the new owner and more importantly, to see the finished product. From what I saw, this four-bedroom, two bath house, needs a complete renovation. I truly hope the new owner will outfit the house with quality materials and workmanship comparable to what most of us have come to love and sometimes take for granted in our beautiful homes in the University District.

Only then will I know... our time has come.



Special Assessment District (SAD) Petitions Reach 50%

by Mary Jo Smith

The committee has obtained petition signatures from 50% of the property owners in the neighborhood. This is the minimum required by law, but the long-standing decision of the committee is to obtain a larger majority approving the special assessment district before submitting the request for approval. This is to assure that the neighborhood is solidly behind the proposal, and to have “extra” signatures in case of errors.

This spring a final push to get additional signatures will be scheduled. The expectation is that late spring or early summer, the petitions will be ready for submission to the city for the approval process. This will involve verifying the petitions, a public hearing process, and a vote by city council. If approved at each step, the assessment would appear on the summer property tax bill in 2019 and be effective beginning in 2020.

Thanks to all who have assisted in this endeavor and made thoughtful decisions.

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University District Community Association

Membership Payment Form = \$60.00

Please complete this form and submit it with your payment.

Interested in supporting the UDCA? Please check the area(s) that best suit your interest!

- | | | |
|--|---|---|
| <input type="checkbox"/> Beautification | <input type="checkbox"/> Safety / Security | <input type="checkbox"/> Home / Garden Tour |
| <input type="checkbox"/> Block Captain / Block Cub | <input type="checkbox"/> School Partnership | <input type="checkbox"/> Membership |
| | <input type="checkbox"/> Youth Projects | <input type="checkbox"/> Newsletter / Website / Social Media / Communications |
| <input type="checkbox"/> Social and Events | <input type="checkbox"/> Historic Society | |
| <input type="checkbox"/> Family Activities | <input type="checkbox"/> Zoning | <input type="checkbox"/> Senior Activity Committee |
| <input type="checkbox"/> Residential Standards | <input type="checkbox"/> Garage / Yard Sale | |

UDCA Property Address: _____

Home Phone: _____ Year you Moved Here: _____

UDCA Resident Contact Information (Fill in for at least one resident and please print)		
First Name	Last Name	Cell Phone
		Email

Payment Options: You can pay your membership dues online by visiting <https://www.udca.info/join>, or fill out the form below and send it to **UDCA, PO Box 21483, Detroit, MI 48221**.

Amount Submitted: \$ _____ **Payment Type:** ☐ Check ☐ Money Order ☐ Cash
Check or Money Order Number: _____

CREDIT CARD AUTHORIZATION FORM:

Card Type: ☐ Visa ☐ MasterCard ☐ Discover ☐ American Express

Credit Card Number: _____ **Exp Date:** ____/____

Billing Address: _____ **City:** _____ **State:** _____ **Zip:** _____

Name on Card: _____ **Authorized Signature:** _____

Would you like to be placed on recurring billing? If you select recurring billing, you will receive a \$10.00 discount and we will automatically charge your card every year to renew your membership. ☐ Yes ☐ No

Administrative Use Only:	Rec By: _____	Rec Date: _____	Dep Date: _____
	Web Activation By: _____	Web Activation Date: _____	

Company's Coming Again! Get Ready for the 2018 UDCA Home Tour

by Asenath Andrews

In a few months, you're going to see one of the especially amazing things about this community. Hundreds of curious, excited, interested visitors will be coming to see our magnificent neighborhood. They are coming to tour the beautiful houses of 6 of our neighbors.

This is one of the premier communities in the tri-county area, the state, what the heck, the nation. I'm proud to be a part of this community. Pleased to be meeting new neighbors. Finding out more and more about the place where I've lived for quite a while.



The University District's homes were built mainly during the "golden age of housing" from 1925-1930 and 1937-1941, when construction technology was highly developed, building costs were low, and old-world craftsmen were in plentiful supply. The predominant Tudor style, consistent setbacks, rear-of-lot garages, and mature shade trees provide a coherent design aesthetic that gives the University District its distinctive visual identity.

My how those two years since our 2016 successful Home Tour have flown by. Over 700 visitors toured five of our lovely homes and this year we are expecting even more visitors to our neighborhood.

We have 6 fabulous homes with unique furnishings, arresting art work and distinctive décor participating in this year's tour. The homeowners are working hard to ensure their homes are spectacular. We are very excited about this year's tour. A neighbor recently told me that after attending a previous tour she went home told her husband, we're moving to the University District.

And as somebody corny once said, “the rest is history”.
Magnificent? YEP, I’D SAY SO.

Preparations are underway for the **2018 Home & Garden Tour** which is scheduled for Sunday, September 9, 2018, 10AM to 5PM.



Early Bird Special: Purchase your Home Tour tickets at the April 5, 2018 UDCA meeting for only \$18; thereafter \$20 and day of tour \$25

Remember, “*company’s coming*”, and we want to put our best foot forward by ensuring all our homes and yards look great. Not only are the “tour homes” on display, but our entire neighborhood will be at attention; spit shined and ready to be admired. Be on the lookout for tips and suggestions for giving your eyes a smile as you drive up to your house.

If you’re looking for a way to get involved join our Tour Committee. Email me at asenathandrews@gmail.com.



Meet the 2018 UDCA Board of Directors!

by Sidney H. Bailey III

The UDCA welcomes three new Board members and congratulates 4 re-elected members. (Yes, I know that's seven and only five seats become vacant each year but read on). The following UDCA members were elected to the Board in the November/December election (Our thanks to the members who took the time to return your ballots):

Brenda Goss Andrews

Frank Benedict

Malaika Ramsey-Heath

Anna Richardson-Poe

Jay Taylor

Their 3-year terms began on January 1st, 2018.

Along with Jay, new to the UDCA Board of Directors are Amber Hunt and Michael E. Carmona. Amber was appointed to fill a vacancy on the Board in November 2017. Her term will end in December 2019. Michael was among the field of our 7 candidates in November's election and was appointed to fill a Board vacancy at the January Board meeting. His term will end on December 31st, 2018. We welcome Malaika back to the board after a brief hiatus.

With our optimism and gratitude in starting these new terms on your UDCA Board of Directors comes a sad farewell to Board members who left the Board at the end of 2017; Thomas Bauer and Rise' Pinkston. Their contributions and hard work on our committees & projects (Rise' on Beautification and Thomas as Board Secretary Extraordinaire and Special Assessment District Project Leader) are greatly appreciated. We thank them for their service. Each will be missed indeed. We look forward to their participation as former Board members and great UD neighbors as we all work to move the University District forward. It's a Team Effort! Now, a few words about and from the newly elected, re-elected or appointed Board members:

Brenda Goss Andrews: I love our neighborhood and want to continue working to make this the safest community in the city. I am the Block Captain of the "Mighty Muirland 8 Block Club." Last year I planned our first holiday stroll and we look forward to our 2nd annual block holiday stroll.

I often rode my bicycle through the tree lined neighborhood of manicured homes and dreamed that one day I would live in this beautiful community. At the time, I was working as a lieutenant at the Twelfth Precinct and raising a son who attended Gesu Catholic School. I often patrolled the University District area and thought that if I lived there I would only be minutes from work. Finally, my dream came true and in 1992 I was able to buy my dream home in the University District.

I bring a wealth of knowledge and expertise to the UDCA Board. I have served on the Home Tour Committee and my home was featured in the UDCA 2016 Home Tour. For the past year, I have chaired the UDCA Newsletter Committee and proudly serve as the Editor. I was instrumental in bringing a team of volunteers to do an extensive clean up around Belden Park. I believe that this park should be a gem in the neighborhood enjoyed by all. As we all know, traffic is one of the problems that plague our neighborhood. As a member of the Traffic Calming Committee, I coordinated the Secondary Employment patrol of Detroit Police officers in the University District.

I currently serve as a Commissioner on the City of Detroit City Planning Commission. I am a Licensed Realtor in the state of Michigan. I continue to work hard in many endeavors to improve the lives of others as President and co-founder of the Retired Detroit Police Members Association and as civil rights chairperson for the National Organization of Black Law Enforcement Executives. I also coordinated a drive with volunteers that filled a semi-truck load of water to Flint.

I served over 25 years on the Detroit Police Department being promoted through the ranks from police officer to Deputy Chief and becoming the 1st female in the Department's history to administer and control the police departments \$400 million-dollar budget and \$30 million dollars in grants. I also served as project and budget director for a new construction 62,000 square foot, \$18-million-dollar Southwest Public Safety Center. Prior to this promotion, I oversaw the departments' Personnel Division which included recruiting and hiring police officers and overseeing the departments training section.

I received a Bachelor of Business Administration degree from Howard University in Washington, D.C.; a Master of Science from Michigan State University and graduated from the FBI National Academy in Quantico, Virginia.

Thank you. I look forward to serving you.

Frank S. Benedict: I am a long time resident and advocate of the University District. I retired from the Detroit Water & Sewerage Department last October
Continued on next page...

after 28 years of contract administration and facilities management. That left a void that proved me time to step up my efforts as a current Board member to enhance the neighborhood while working as a member of the Residential Standards Committee and serving as the Chairperson for the Beautification Committee. You may have noticed me this spring and summer on 6 and 7 mile, as I got a lot of exercise, picking up litter, cutting grass, planting flowers, and performing other hands on landscaping measures. My oversight of the maintenance of Belden Park was not as visible but more rewarding when parents who brought their young ones to the park were overheard commenting on how clean and well maintained the grounds were.

It is my desire to see the University District serve as a model for what all Detroit neighborhoods should look like. That said, I would welcome the opportunity to continue my neighborhood beautification efforts to make that a reality.

Michael Carmona: When my wife and I moved to the University District in the spring of 2016, we were so impressed with the welcoming attitude and open arms that we have received from each one of you. While we have lived in numerous states over the years, our goal of returning home to Detroit was always on the forefront of our minds. My name is Michael Carmona and I believe that by serving on the Board, I can add value to our community by tying in my experience and by providing a fresh set of eyes on our current processes and even our frustrations.

As an investment advisor, I spend my days navigating numerous variables and create financial plans with growth potential for my clients. I believe that my analytical and organizational experience will serve our board in a very positive way and my knowledge of appropriate financial management and tax consequences can assist the growth of our community budget so that it may provide for exponential opportunities for our neighborhood and beyond.

Over the years I have lead teams of more than 100 people, I have increased profits for large corporations by significant margins and I have received my BA and MBA and from the two most competitive universities in the state of Michigan. One of my greatest strengths stems from my ability to approach complex problems and produce a solution. I have spent much of my career working with diverse groups of people, bringing them together in productive and beneficial ways. The University District has an influx of new, younger residents. These fresh faces and energetic personalities bring a lot to our community. Engaging this new group of residents and building on the strong neighborhood network that we already have, is something I feel I can be of assistance with.

When I think about the word “achievement,” I think about the feeling that you get from doing something special. The proud feeling of a job well done. I get great joy when working for others and I enjoy volunteering my time with

organizations that better the city and state that we live in. I am proud to work with the Greening of Detroit, Life Remodeled, and The Humane Society. Soon, I hope to join the ranks of the UDCA as a board member and I believe that we can truly achieve something together.

Malaika Ramsey-Heath: I am a practicing attorney with a B.A. from Howard University and a J.D. from the Chicago-Kent College of Law. I moved to Detroit with my husband, James, immediately following law school graduation over 16 years ago. A little over 6 years ago, we moved into my husband's childhood home with our two children (who attended Gesu School), here in the beautiful University District.

Upon arriving in Detroit, I began working for the late Maryann Mahaffey, President Emeritus of the Detroit City Council. In that position I worked closely with Detroit residents, business leaders, and legislators, on a variety of issues impacting the quality of life in the City. Several years later, I joined Community Legal Resources as Project Director of the Detroit Vacant Property Campaign. While there, I assisted with drafting and advocating for the passage of land bank legislation, authored numerous publications about neighborhood safety, vacant properties, and blight, provided input on Detroit's Strategic Framework, and worked closely with neighborhood and commercial corridor organizations to develop tools for stabilizing and improving specific geographic areas.

In 2010 I shifted my focus to representing individual clients in a variety of legal matters, including property tax and landlord tenant-issues. I now work for the State Appellate Defender's Office, appearing in circuit courts throughout the state, the Michigan Court of Appeals, and the Michigan Supreme Court. However, I remain involved with neighborhood and property issues through active membership on the board of Michigan Legal Resources, a non-profit organization which focuses on helping homeowners avoid foreclosure and mitigate the negative effects of foreclosure through individual client representation and policy advocacy.

I know that every neighborhood has a fabric. It is so wonderful to live in a beautiful, well-maintained, and safe neighborhood. I want to become a more integral part of the fabric of this neighborhood, ensuring that it maintains its unique character and is able to benefit from the City's resurgence. The importance of the relationship between neighborhood residents, businesses, and schools cannot be overstated. My desire is to become an active team member to bring all of these elements together in a holistic way.

Amber Hunt: When my family and I moved to University District in the summer of 2016, I knew I wanted to get involved in the neighborhood. It didn't take me

Continued on next page...

long to find numerous opportunities to get to know my neighbors, understand what has made this neighborhood so strong & resilient over the years, and find ways to give back to this incredible community.

As a board member, I hope to connect the new members of the neighborhood with the veterans of the neighborhood so we can work together to improve services, support each other, and continue to make University District one of the top neighborhoods to live in.

As the communications chair my goal is to ensure that we are providing timely, relevant communications to our community and listening to what our residents have to say. There are a variety of ways to facilitate communication in the community, and I hope to find a balance so that all members of the community are served and have access to information that helps us grow stronger together.

A little more about me: I am a proud graduate of Michigan State University. I have served on the boards of the Tour de Troit and the Detroit Improv Festival. I've also been involved with the Detroit Reading Corps and various volunteer efforts throughout the city (Gleaners, Forgotten Harvest, Arts & Scraps, etc.) through my employer Quicken Loans, where I am the Director of Content Strategy, helping simplify the mortgage process for our clients. My husband Nate is a wonderful human being, and together we are raising two daughters, Magnolia (age 2.5) and Penelope (5 months). We are looking forward to raising our family in our University District home, just like the previous owners of our home did. I've also hosted numerous events for Quicken Loans, and performed in improv comedy and theater at Go Comedy Improv Theater (Ferndale), Planet Ant Theater (Hamtramck) and City Theater (Detroit) before these kids took over my life :)

I look forward to serving the community as board member & Communications Committee Chair and getting to know all of you in the years to come.

Anna Richardson Poe: My name is Anna Richardson Poe. I have proudly served on the UDCA Board of Directors since May of 2016. I was Chair of the Beautification Committee from 2015-2016. I also served on the Youth Committee from 2015 to present. Since becoming Chairperson of the Youth Committee, I have been committed to making the Youth Committee's presence known within the Community. I've done this by offering our residents' youth from toddlers thru 12 years of age, various programs and events that not only allow the children to have fun but incorporate learning that facilitates creative learning, cognitive and motor skills, and most of all great memories with in the community. With that in mind, the goal is that our youth will embrace community involvement and give back as adults.

In 2016 the Youth Committee presented a successful 3 consecutive weekend Chess camp where children were introduced to the game of chess. This year my committee supported the Social Committee planning activities for our youth at the University District Community Picnic.

Last fall we hosted the first ever “Youth Harvest Fest 2017”. Parents, children and grandparents alike came out to reconnect with old friends and make new ones. It also provided an opportunity for our high school students to volunteer and earn community service credit right in their own backyard.

Events like this, bring all of the generations together and this is what strengthen a community.

It has been my honor to serve this community and I will continue to follow my motto of “grow where one is planted” and create great memories for our youth and families within our community.

Jay Taylor: I come from a multicultural and diverse background. I was born in Mexico, raised in a small tribal village, and eventually moved to the United States when I was 16. I graduated from high school in Nebraska and earned a bachelor’s degree from the University of Nebraska. I moved to Michigan after marrying my wife, who grew up in the Detroit suburbs. We lived in Birmingham, Auburn Hills, and Traverse City before settling on Detroit to raise our family.

We have three boys, ages 5, 2, and 1. They can be heard long before they can be seen, but if you see them, I’m sure you’ll agree with me that they’re the cutest in the world. Our oldest attends Detroit Prep Academy for kindergarten. We’ve been married for 10 years and are looking forward to building community and friendships here in the University District.

I have a math and education degree, have worked as a teacher, pastor, camp director, and realtor. My passion and reason for applying to be a board member is to build a strong community and continue the legacy of the University District into the future. We love the history and the beauty of this neighborhood and enjoy the diversity that our children are surrounded by.

Although I’ve only lived in the neighborhood for 18 months, I’ve hosted several community wide gatherings at my home, established a strong relationship with local business owners through my real estate career, and joined the Detroit Golf Club to grow my network in and out of the community. I’m certain that a vote for me will be a step in the right direction, and that I will do all I can to promote the needs and concerns of my neighbors. I bring fresh eyes to old problems, and I’m up for the task.

Continued on next page...

The 2018 UDCA Executive Committee

Every January, the UDCA's Board of Directors elect new officers. At our January meeting Lucius Gunn was elected to his second term as President, Kimberly Gunn was re-elected Vice President, Michael Carmona was elected Secretary, Roger Short was re-elected Treasurer and Valerie McPhaul was re-elected Chair of Block Club Captains. Congratulations to our new Executive Committee!!

After reading the above, I'm sure you'll agree that given the newest and returning members of its leadership team, we have yet another reason to be optimistic about our community. And if you're not a UDCA member, JOIN! You must pay (dues) to play (vote). Make your vote count. Let your voice be heard. It's only 8 months to the next election!

Feel free to contact our new Board and Executive Board members and congratulate them on their recent win. And contact any board member to offer your support, questions, and concerns and specially to volunteer for one the UDCA's many projects and committees. Board contact information is included in this, and every newsletter, and on our web site. And remember: our monthly Board meetings are open to **all** members of the District. This means YOU!

Board Terms' status, as of January 2018

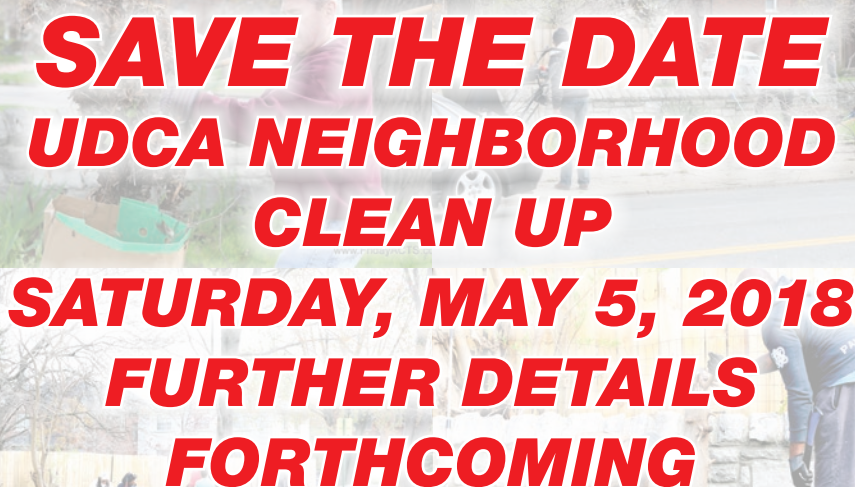
Board Member	Consecutive Terms Served	Year Current Term began	Year Current Term Expires
Brenda Andrews	2	Jan 2018	Dec 2020
Sidney H. Bailey III	5	Jan 2016	Dec 2018
Frank Benedict	1	Jan 2018	Dec 2020
Michael E. Carmona**	1	Jan 2018	Dec 2018
Kimberly Gunn	1	Jan 2017	Dec 2019
Lucius Gunn	1	Jan 2017	Dec 2019
Malaika Ramsey-Heath	1	Jan 2018	Jan 2020
Amber Hunt*	1	Nov 2017	Dec 2019
Rainy Hamilton	4	Jan 2017	Dec 2019
Bryon Knuth	1	Jan 2016	Dec 2018
Valerie McPhaul	2	Jan 2016	Dec 2018
Anna Richardson-Poe	2	May 2018	Dec 2020
Roger Short	3	Jan 2016	Dec 2018
Curtis S. Smith	1	Jan 2017	Dec 2019
Jay Taylor	1	Jan 2018	Dec 2020

*Amber Hunt was appointed to complete the term of Gregory O'Neal

** Michael E. Carmona was appointed to complete the term of Jeremy Lewis

UDCA Board Retreat





SAVE THE DATE

UDCA NEIGHBORHOOD CLEAN UP

SATURDAY, MAY 5, 2018

FURTHER DETAILS FORTHCOMING

www.FridayACTS.org

*Did you hear the
UDCA was looking
for recipes for a
neighborhood
COOKBOOK?*

*"CAN I
BORROW AN
ONION?"*

*Are you working
on a recipe for
the COOKBOOK?*

*COOKBOOK!
WHAT
COOKBOOK?*



Stay Tuned
FOR something
AWESOME

**MORE
DETAILS**
Coming Soon!

University District Patrol
PO Box 21041
Detroit, Michigan 48221

Security Patrol Invoice

Invoice Date 04/01/2018

Dear Neighbor:

Please detach the lower portion of this invoice and return it with your payment.

You may also go to our website at www.universitydistrictpatrol.org and use our PayPal link. When you visit our website, please join our email list.

For billing issues or general inquiries, please email us: subscribers@universitydistrictpatrol.org or send us a letter to the address above.

Thank you for becoming a subscriber!

Your Subscription Renewal Options

Subscription Period	Price
12 Month Subscription	\$260.00
9 Month Subscription	\$195.00
6 Month Subscription	\$130.00
3 Month Subscription	\$65.00
1 Month Subscription	\$25.00

3 Month Payment 6 Month Payment 9 Month Payment 12 Month Payment

*Extends your
coverage to:*

07/31/18

10/31/18

01/31/19

04/30/19

Renewal Name: _____

Address: _____

Phone: _____

Email: _____

Amount Enclosed: \$ _____ #Months Paid (if not below) _____

Payment Option: 3 Months _____ 6 Months _____ 9 Months _____ 12 Months _____

Expiration Date: 07/31/18 10/31/18 01/31/19 04/30/19

For Office use only: Check Number

Deposit Date

Payment Date

Invoice Date 04/01/2018

Return with Payment

Save The Date

UDCA Annual Spring Meeting

Thursday, April 5, 2018

6:30pm To 8:00pm

Gesu School

17139 Oak Drive

Guest Speaker:

Brian Fountain

Detroit Police Department

“How To Protect You & Your Family”

GARDENS OF DETROIT

Garden Design
and
Maintenance

303-564-2725

Free Estimates

ATTENTION! ADVERTISE YOUR BUSINESS HERE

Nancy Johnson

State Farm Insurance

Bus: 248-398-2222

nancy.johnson.fiba@statefarm.com

“For all your insurance needs”

List your business in the UDCA newsletter only \$25 up to 5 lines. Limited space for this advertising opportunity. Don't miss the next deadline:

Summer 2018 Newsletter- all ads/
articles due May 8, 2018
Newsletter Published June 2018

Visit www.udca.info to
submit your ad for 2018.
Questions??? Contact us at
newsletter@udca.info

Help Wanted!



Beautification Committee

Do you have gardening skills or just like to get your hands dirty? This committee helps keep and maintain the planters at the end of all our streets and coordinate District-wide clean ups. Give us a hand. Recently, this committee has coordinated the 6 mile and Belden Park clean ups and they continue to clean up and beautify our community.

Contact Frank Benedict Email: tinmanofdetroit@juno.com

Block Captain

We still need captains for several of our blocks. Only a little bit of your time each month will go a long way to make UDCA one of the best and safest communities in the city.

Contact Val McPhaul Email: valmcphaul@aol.com

360 Degrees of Communication

Wish you could contribute to the collective consciousness of our neighborhood? UDCA wants to make sure we reach all our neighbors whether by newsletter, website, social media, email or just old fashioned door to door campaigns. We are looking for residents with the interest and skills in helping to coordinate these various aspects of communication into a

cohesive message for UDCA. Contact Luke Gunn Email: lgunn806@aol.com or Amber Hunt Email: amberto@gmail.com

Newsletter Advertising Representatives

Our newsletter reaches over 1200 homes in UDCA. Our publication needs to be self-sustaining. To do that, we are seeking that go-getter who can market and sell ads for our upcoming issues (Spring 2018, Spring 2018). We are also seeking those that want to be feature writers.

Contact Ashlee Coutant, Advertising Manager Email: newsletter@udca.info



Other Committees (Youth, Social, Senior)

The UDCA wants to provide fun activities for our youth and residents as well as “good and welfare” checks on sick and shut in residents. We are seeking those that want to assist in coordinating events and activities for our residents. To volunteer, contact any Board Member or email newsletter@udca.info

Check out our new and improved website;

<https://udca.info>

**Now you can check out the resident directory,
submit requests and advertisements, pay your
UDCA memberships, and much more!**



Like us on Facebook



PO Box 21483
Detroit, MI 48221

Spring 2018

**University District
Community Association**
www.udca.info
313.318.7498

The University District strives to maintain and support the integrity of the neighborhood, provide communication of events and issues to its residents, promote a quality education in our local schools while maintaining health, safety, and happiness in a family friendly diverse community.

Join our mailing list at www.udca.info

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Detroit, MI
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