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UNIVERSITY DISTRICT  
COMMUNITY ASSOCIATION

BOARD MEMBERS  
through Dec 31, 2013

Gregory O'Neal  
President

Nora Gessert  
Vice President

Thomas Bauer  
Secretary

Roger Short  
Treasurer

Mary Tomich  
Block Captain Chair

Sidney H. Bailey III  
Parliamentarian

Henry Conerway

Angela Gardner-Street

Rainy Hamilton Jr.

Sarah James

Tamar Jeffery

Valerie McPhaul

Ken Sanders

Sharon Vlahovich

Raymond Womack

The UDCA Board meets at 7 PM on the first Tuesday of each month (except Jul and Aug) at Gesu Community Center (17180 Oak Drive).

Everyone is welcome!

You can drop in to observe a meeting, or contact the president or vice president to be put on the Community

Voices agenda.

See page 15 for contact information.

## *The President's Message*

### PRESIDENT'S LETTER TO THE COMMUNITY

S

pecial thanks goes to our outgoing Board members Addie Smith and Danielle Sanders whose terms ended in December, 2012.

Having been elected as President of the UDCA Board for 2013, it is my honor to serve this community and its residents, alongside our elected board members and dedicated volunteers who lead the community projects.

At our February 4 UDCA Board workshop, our main priority was identified as:  
**Increasing Membership for 2013.**

We will select our projects this year by the following criteria:

- Provides a direct benefit to neighborhood residents
- Something neighborhood residents want to have or do
- Something residents will see as value and would be willing to pay for
- Residents willing to help with the project

The membership committee, led by Lucius Gunn and me, has a current campaign for a discount incentive of \$10 for the UDCA 2014 dues if 80% of the block pays their 2013 dues. This campaign will continue through December 2013. Please see your block captain or contact us for any additional information.

I want to acknowledge and thank the residents who support this community by paying their dues and encourage those who have not yet done so to pay your 2013 dues as soon as possible.

I also want to acknowledge Nora Gessert, our new 2013 Board Vice President and Thomas Bauer as Board Secretary.

I look forward to meeting all of you at the next UDCA General Membership meeting on April 4, 2013 at Palmer Park Preparatory Academy located at 3900 Pickford.

Sincerely,

**Gregory B. O'Neal**

UDCA Board President



## Meet the 2013 UDCA Executive Board

by Sid Bailey, III



Every January, the UDCA's Board of Directors elect new officers. At our January meeting *Gregory O'Neal* was re-elected **PRESIDENT**, *Nora Gessert* was elected **VICE PRESIDENT**, *Thomas Bauer* was elected **SECRETARY**, *Roger Short* was re-elected **TREASURER**, and *Mary Tomich* 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 have to 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 especially to volunteer for one the UDCA's many projects and committees. Board contact information is included at the end of 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!**

## UDCA Board Terms Status as of January 2013

Name	Consecutive Terms Served	Year Current Term began	Year Current Term Expires
Sidney H. Bailey III	4	Jan 2013	Dec 2015
Thomas Bauer	1	Jan 2012	Dec 2014
Henry Conerway	2	Jan 2013	Dec 2015
Nora Gessert	2	Feb 2013	Dec 2015
Rainy Hamilton	2	Jan 2011	Dec 2013
Sarah James	1	Jan 2012	Dec 2014
Tamar Jeffery	1	Jan 2012	Dec 2014
Gregory B. O'Neal	1	Jan 2011	Dec 2013
Ken Sanders	1	Jan 2012	Dec 2014
Roger Short	2	Jan 2013	Dec 2015
Valerie McPhaul	1	Jan 2013	Dec 2015
Angela Gardner-Street	1	Jan 2011	Dec 2013
Mary Tomich	1	Jan 2012	Dec 2014
Sharon Vlahovich*	1	Jan 2013	Dec 2013
Raymond Womack	3	Jan 2011	Dec 2013

\*Finishing the term of Danielle Sanders.

**EVERY MONDAY AND THURSDAY — 5:30 to 6:30PM**  
**YOGA AT GESU ALL ARE WELCOME!**

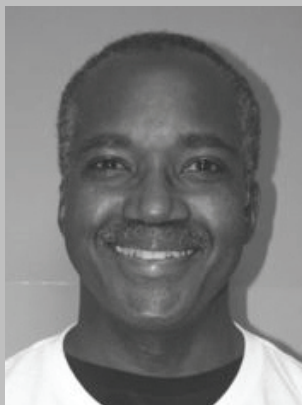
**Gesu Parish Center**  
17180 Oak Drive (Ring front door bell to be let in)

**WEAR** loose clothing and bring a mat. **COST** \$5 per session. Drop-ins welcome. **CLASS** is fragrance free.

**FOR INFORMATION** contact **PAT HARRINGTON** at 313-864-9562 or [hoopingtonpatricia@gmail.com](mailto:hoopingtonpatricia@gmail.com)



*Sidney H. Bailey III*



I've been a University District resident for 23 years, a Block Captain for over twelve years and a UDCA Board member for 9 years. During my Board terms, I've led the UDCA Board Election Nominating Committees, Bylaws Committees, served on the Residential Standards, Safety & Security and other Committees. I've served as Parliamentarian at the Board meetings. I've enjoyed my volunteer work on, and support of, many other UDCA activities and projects (Home Tour Trolley Conductor) as well. I've brought some of my professional project management experience (I retired after 33 years as an engineer for the City of Detroit) to my work on the Board - to its betterment, I believe.

My wife (a current City employee), teen age step-daughter and I love our UD home. We are committed to the community.

I joined the Board because I wanted to do my part to maintain and improve our homes, neighborhood and the quality of life across the UD. It takes all of us, the residents, Block Captains, the Board and other UD based organizations working together. I continue to be impressed by the talent, hard work, dedication and enthusiasm of the other Board members. The Board has been successful, but there's always more to do. So, let's go!

*Nora Gessert*



I began my tenure on the UDCA board in February 2012 to complete the term of another member. In that time I became more aware of the need to ensure that our Community is well represented and presented to surrounding areas. This became very apparent as I took over as the Chair of the 2012 UDCA Home Tour Committee. The event truly represented how little we are known to the surrounding areas. I plan to chair the Home Tour in 2014.

I would like to leverage the event to promote our neighborhood in the subsequent years and have an opportunity to do so with the Detroit Store at Somerset. I would also like to get the new members of our community involved in the UDCA or at least find ways to utilize their talents.

As a 9 year member of the UDCA and as someone who has participated in a variety of events and programs as a member of the community, I believe I bring strong project management skills to the board.

*Valerie McPhaul*



My father was in the military and I was born in Ft Bragg N.C. The family relocated to Detroit's east side in the early 60's and we moved to the University District 1973.

I grew up as we all do, moved away and had my own family. I was employed by United Airlines as a flight attendant for 24 years before retiring my wings in 2005. This job allowed me to see the world visiting 12 different countries learning to appreciate diversity and community. I'm a licensed Life Insurance agent.

As a family we have lived in various parts of the Detroit metro area, including Southfield and West Bloomfield; however, as the saying goes there is "no place like home." So, in 2009 my two daughters and I returned to the family home at 18606 Oak Drive. Even now, walking thru the neighborhood, I still enjoy greeting other neighbors out with their pets as I take my dog Santana out for walks--passing the beautiful homes; each one unique with its own personality and style, from the architecture to the landscaping that reflect pride and unique style of homeowners and our neighborhood. This is what I hope to continue to encourage.



*Sharon Vlahovich*

I work as a librarian at the Parkman Branch of the Detroit Public Library. I consider myself to be a detail-oriented person committed to serving my neighbors.

I am interested in maintaining and improving the communication between neighbors. One of the strengths of our neighborhood is how we share information on security issues and resources to help us take care of our historical homes. I see this as an excellent way to assist us in building relationships with each other.

My husband and I are both transplants to Michigan. We have lived in the UDCA for just over ten years. I am a member of Gesu Catholic Parish. And I think the Tigers will win it all next year.

*Henry Conerway*

Serving our neighborhood has been an enlightening and enriching experience. I have enjoyed the opportunity to use my thirty plus years of experience as a Nursing Home Administrator in my role on the UDCA Board in the areas of physical plant operations, landscape and grounds, management, security, customer service and marketing initiatives. Additionally, I have personally enjoyed the opportunity to meet and work with so many of our neighbors.

I consider myself a lifelong Detroit, having moved here from Memphis as a young child. I attended the Detroit Public Schools and graduated from Wayne State University. I am a member of Plymouth United Church of Christ. I am also a forty-two year member of Kappa Alpha Psi Fraternity, Inc. and currently active in the Detroit Alumni Chapter.

I am a thirty year resident of the University District. My wife, Terri and I have raised our two children in our home on Warrington Drive and have always looked forward to retirement here as well. I am interested in and passionate about maintaining our community, our jewel, that my family and I have so enjoyed. I look forward to continuing to be of service to our neighborhood and the City of Detroit in a second term on the UDCA Board.

*Roger Short*

I have lived in University District for 30 years, but who is counting. I retired from the City of Detroit after spending twenty-five years in a variety of positions. I have been a financial supporter of the UDCA and participant at many of its fundraisers. The neighborhood has gone through several changes over the years, but we have managed to maintain a strong community organization and spirit.

I have been on the Board for three years as Treasurer and will continue to serve in that capacity. I see the challenges of boarded up properties and increased criminal activity but the neighborhood has gone through this many years ago. We will survive as long as we are willing to sacrifice a bit of our time some of our financial resources and of course work together as a community.



## State Fair Grounds Development Update

by Greg O'Neal, UDCA president



On February 7, 2013, the Magic Plus, Inc. received the nod from the Michigan State Land Bank Fast Track Authority to move forward in the development process for the Michigan State Fair Grounds development. This investment group includes Redico, Marvin Beatty, Joel Ferguson, and Erving "Magic" Johnson. Marvin Beatty and Redico are currently involved in the current construction project called the Detroit Gateway Marketplace on the same site location at the Southeast corner of Woodward and 8 Mile Road.

This 157 acre site, a pivotal location along the Woodward Corridor, on Detroit's northern boundary adjacent to Ferndale and the metro towns to the north and south, creates the ideal potential to serve as a destination to the populations to the north and south, bridging the '8 Mile' divide.

This project planned to include a 'mixed use' of retail shops, office space, restaurants, an MJ Theater, Amtrak station, senior housing, and residential housing. This project site will also preserve some of the existing structures incorporating preservation green spaces and a walkable site. The development

is scheduled in phases taking a total of three years to complete.

The State Fair Sale Advisor Committee (FAC) was appointed by Governor Snyder in May of 2012. This was required by legislation developed and written by State Senator Virgil Smith and former State Representative Jimmy Womack. This legislation set the requirements for public input inclusion in this development.

The FAC Board includes 5 members from the nearby neighborhoods west of the project site. The FAC board members are Gregory O'Neal (Chair – FAC), University District Community; Craig Vanderburg, Palmer Woods Community; Frank Hammer, Green Acres Community; and Doris Ewing, Golf Club District Community.

I look forward to advising the University District of upcoming timelines, public meetings, and community design participation. If anyone has any comments regarding the development of the State Fair Grounds, please contact us by email: [statefair-groundssaleadvisorycommittee@michigan.gov](mailto:statefair-groundssaleadvisorycommittee@michigan.gov).

## UDCA History Project Launched



A volunteer committee of eleven University District residents met in

January to organize the UDCA History Project.

The project will result in one or more books – hardcover, softcover, maybe an e-book – about the University District, available for sale beginning in September 2014. There may be other results: photographs, house models, note cards, and walking tour guides are among the possibilities.

The project team will document how our neighborhood was built beginning in the 1920s and illustrate the architectural styles we see. It will enumerate well-known residents over the years and offer insights into the institutions and social structures that have influenced where and how we live.

We'll be asking you for memories, and we'll be asking about your house: if you have blueprints, if you have an Abstract of Title, and what you might know about previous owners and residents.

We welcome more neighbors to join the History Project team. There is lots of research to be done.

Come to our monthly meetings on Saturday afternoon. For meeting dates, times, and other details, see the Project's blog at <http://udcahistoryproject.wordpress.com/>, or call Mary Leonard at 313-345-8036 (leave your name, phone number, and a good time to call you back).

## SAVE THE DATE FOR THE 2014 UDCA HOME TOUR

The 2012 Home Tour was a great success and planning is already in the works for 2014!



The first item of business was to set the date. It will be **SUNDAY SEPTEMBER 14, 2014—SAVE THE DATE!**

Planning has to start early so we need your help.

If you are interested in any or all of the following, please contact **NORA GESSERT** at 734-395-1693 or [noragessert@yahoo.com](mailto:noragessert@yahoo.com).

We have a great committee, but can use all the help we can get! Many hands make small work of big tasks.

**HOMES!** What's a home tour without houses?

**GARDENS**—people love gardens.

**ARTISTS AND ARTISANS**—the art show was a great addition so we will do it again.

**VOLUNTEERS** (committee members) to help with the following:

**Advertising/promotion**

**Graphic design**

**Fundraising** (sponsors, ad sales for book)

**Planning**— signage, operations, facilities

**Ticket sales**

**Financial tracking**

**Docents**

**Set up and take down**

And to those who were part of the tour in 2012—again, **THANK YOU!** Tell your friends and neighbors and remember to **SAVE THE DATE!**



## THANK YOU!

Gesu's business manager, Bob Herman, has just given me information about the checks the parish has received from the Abitibi Paper Retriever through 2012.

I would like to tell you — being neither a statistician nor an accountant — that directly following the neighborhood's receipt of the city's recycling containers, the amount of the check dropped by two-thirds.

However, the first 2013 check we received (after I asked you to continue bringing your paper to Gesu) was back up in the previous range.

I would like to think that you helped make this happen, and I encourage you to continue making the sacrifice of bringing your recyclable paper to Gesu's paper retrievers. You're helping to strengthen the education of our Gesu School children, and we are most grateful.

**Sr. Angela Hibbard, JHM**  
Pastoral Associate  
Gesu Church



## BULK PICK-UP Tuesday, April 23

## DETROIT RECYCLES!

**City of Detroit  
CURBSIDE Recycling  
Collection**

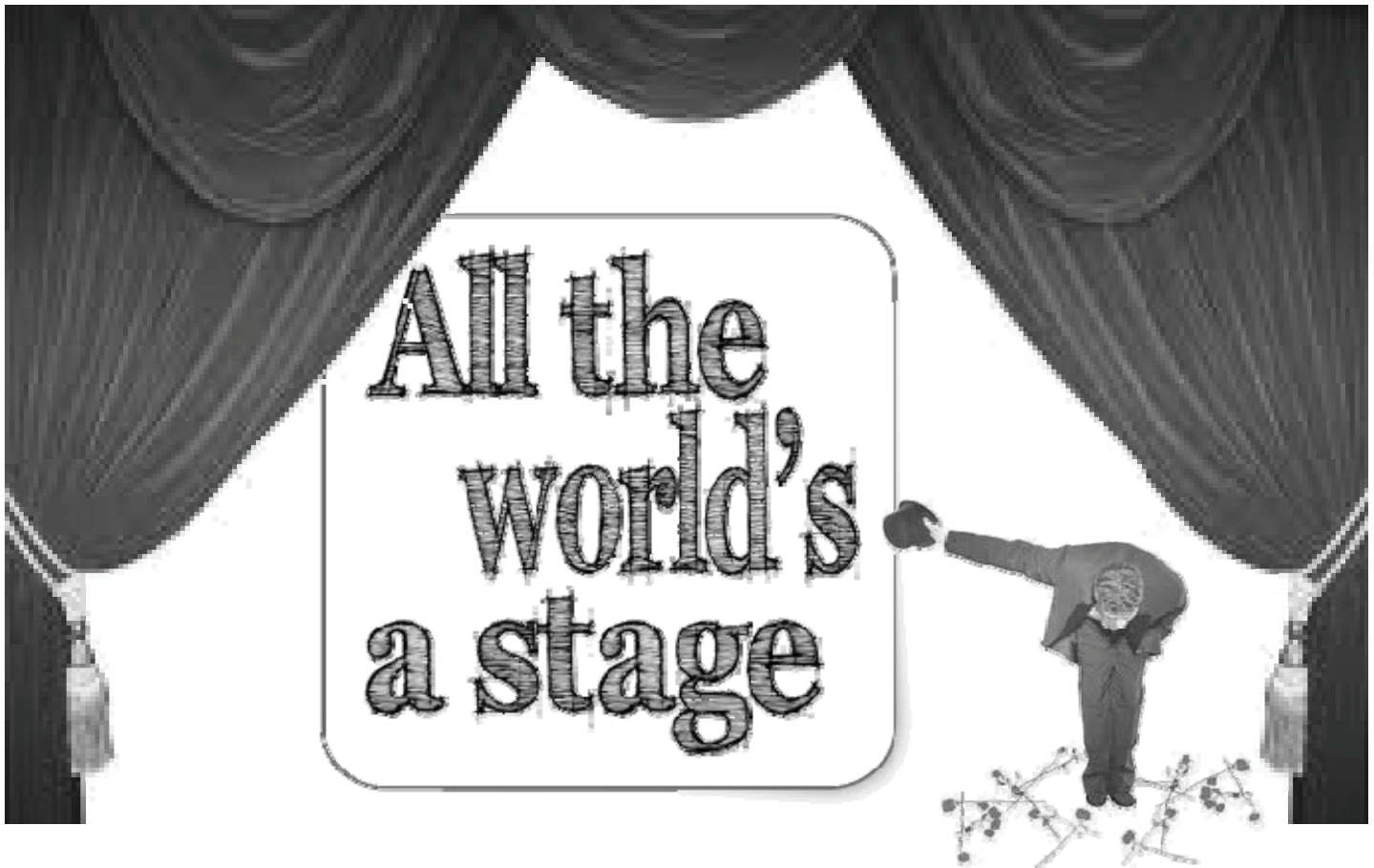


**University District  
Recycling pick-up day**

**THURSDAY  
BI-WEEKLY 2nd and 4th**

**How to prepare  
recyclable items before  
putting into recyclable  
container —**

Just rinse your items to make sure they are free of food debris, and remove any plastic lids. Do NOT put your recycling in plastic bags! Instead, place items directly in the recycling container.



## IF “ALL THE WORLD’S A STAGE,” THERE ARE FOUR MAJOR PLAYERS IN OUR NEIGHBORHOOD.

by Mary Jo Smith

### THE CAST in order of appearance

## UNIVERSITY DISTRICT COMMUNITY ASSOCIATION.....

UDCA predates living memory for most of our residents. This organization consistently handles the usual sort of situation addressed by community associations speaking collectively for the neighbors.

Think zoning responses, advocacy for city services, getting the good name “out there” (through activities like the Home, Garden, and Art Tours), communicating with neighbors (through newsletters, email, and social media), block captain support, semi-annual meetings,

sponsoring community social events like the Dinner Dance and Golf Outing, connecting with nearby neighborhoods by representing the neighborhood at 12th Precinct Neighborhood Coalition, University Commons, Historic Neighborhoods Coalition meetings, supporting our sense of community through educational programs and newsletter columns, contractor referrals, Garden Club, beautification (plants, flowers, seasonal adornment, signage on our borders), and maybe most popular of all, snow-plowing!

The community association also resets its focus annually to best address concerns in the neighborhood and may put issues ranging from schools to stop signs on the year’s agenda.

Financial support for UDCA comes from neighbors who pay dues at the rate of \$60 per year. Prompt payment at the beginning of a calendar year includes a discount. UDCA is a 501(c)4 organization.



## UNIVERSITY DISTRICT (SUBSCRIBER) PATROL.....

UDP is now in its fifth decade of operation. UDP was founded in the 1970's by neighbors who were concerned about the long term survival of this area after a series of political and social upheavals were followed by disturbing changes in the crime rates. The subscriber patrol's primary goal is to provide a patrol presence as it protects the neighborhood, keeping crime down. With the establishment of the radio patrols, the neighborhood benefits from two patrols which join efforts in several ways.

Subscribers enjoy being able to call the patrol for assistance for escort service at their door to ensure safe departure or return, additional responders for any burglar alarms at their homes, and vacation watch while away from home.

The entire neighborhood benefits from having the patrol as crime rates are considerably lower in the University District than in adjacent unpatrolled neighborhoods. In addition, residents can attend the open-to-all semi-annual meetings which include seminars on a variety of security topics.

**Financial support** comes from neighbors who pay a subscription fee of \$260 per year in quarterly or longer-term installments. UDP is a 501(c)4 organization. Patrol hours are determined by the amount of financial support provided by subscribers.

[universitydistrictpatrol.org/](http://universitydistrictpatrol.org/)  
Subscriber form on page 11

## UNIVERSITY DISTRICT DEVELOPMENT CORPORATION....

The junior organization on scene is the University District Development Corporation. UDDC was established through the good graces of UDCA in the summer of 2010.

The development corporation seeks to stabilize and improve the housing stock and public spaces in the neighborhood. In 2012 UDDC was involved with sponsorship of the home tour. Their aspirations have been laid out in the newsletter, Winter 2010 issue, and on their website <http://universitydistrictdetroit.org>.

Financial Support: UDDC was established with a loan from the UDCA. UDDC is a 501(c)3.

## UNIVERSITY DISTRICT RADIO PATROL.....

University District Radio Patrol is a comparative newcomer with its 10th birthday fast approaching. UDRP was founded by neighbors who envisioned additional opportunities that could be provided the neighborhood by forming a radio patrol. Think 'neighborhood patrol with "boots on the ground" meets think tank, does heavy lifting.'

Among the activities radio patrol volunteers support are: patrolling the neighborhood coordinating patrols with the subscriber patrol maintaining a working relationship with the 12th Precinct emailing neighbors, alerting them of changes that may affect their security "consulting" for block clubs and individual neighbors on security issues addressing "mechanics" of neighborhood problems—removal of gang graffiti, illegal signs, illegal dumping, securing, floodlighting, and alarming vacant property representing the neighborhood elsewhere—Detroit Vacant Property Coalition, Special Assessment District Coalition, 12th Precinct Neighborhood Coalition Task Force on Vacant Houses, city-wide radio patrols assessing other neighborhood problems and investigating options—eg., insurance, tax forfeiture, schools, infrastructure surveys of street lights, stop signs, fire hydrants, etc. supporting spin-off organizations—eg., Men Walking, No More Broken Windows. developing a CERT team

Financial Support: from city reimbursement for miles driven and some office expenses. Radio patrol members individually underwrite much of the additional expense of operation. In addition, Radio Patrol sought and won two grants for operating some of our programs. Radio Patrol is a state licensed non-profit corporation.

## RADIO PATROL NUMBER (313) 447-0003

Report crime or suspicious activity — 24  
Hours a day, 7 days a week

Want to stay tuned in on neighborhood safety?  
Any resident may request to be added to the  
radio patrol's email group.  
Simply email your request to  
[radiopatrol@udradio-patrol.org](mailto:radiopatrol@udradio-patrol.org).

*You can expect to see all these players on stage as the saga of the  
University District continues. Auditions are ongoing. Try out for a role today!*



## Good News and Bad News— which will you opt for?

by Mary Jo Smith

This winter two of the families in our neighborhood have endured the trauma of a serious fire at home and the resulting need to move elsewhere as repairs are made. That was their bad news. The good news is that no one was physically injured in the fires, both families were insured, repairs are underway, and we expect to have both families back in the neighborhood before too many more months.

The fires might serve as reminders for the rest of us that winter is actually “home fire season” in the United States. As neighbors gathered at the fire scenes, many remarked that they had not assessed their fire safety status recently. With the Livernois Curtis fire station decommissioned, we have greater need to pay attention to our circumstances. Can you pass the basic quiz at your home?

The test is not exhaustive, but it is a start for the periodic review we all need to make. On the city website, the Detroit Fire Department has some fire safety tips. The Liberty Mutual Insurance Company has a great fire safety website at [www.befiresmart.com](http://www.befiresmart.com). There are loads of safety suggestions—even organized by room, safety games to play, and, no surprise, recommendations about insurance. You certainly don’t have to buy the insurance, but the information is quite useful. Let’s hope we all pass the tests and minimize our fire risks.

The one other suggestion radio patrol would make, is that it is also a significant fire safety factor to have house numbers which are visible from the street. We have had the experience more than once of helping first responders find an address when house numbers could not be seen. And remember: lighting the night helps with fire safety, too.

If you’d like to join us in our efforts to keep our neighborhood safe, email us at [radio@udradio-patrol.org](mailto:radio@udradio-patrol.org), or call 313-447-0003 before 7PM. We’d love to welcome you to the team.

SAFETY ISSUE:	YES (GOOD NEWS!)	NO (BAD NEWS!)
We have smoke alarms near every ignition source		
We have smoke alarms on every floor		
We have smoke alarms outside every bedroom		
We have strobe light alarms for people with hearing loss		
All of our alarms are loud enough to awake everyone sleeping (and can be heard over loud music/earphones, etc.)		
The alarms we have installed are newer than 10 years old. [yes, they age out and need to be replaced] and batteries less than six months old		
If we have to use extension cords, they are heavy duty enough for the task, are not frayed, and are never under rugs, or out to be tripped over		
WE NEVER, EVER, EVER LEAVE CANDLES UNATTENDED OR ANYWHERE NEAR CURTAINS OR OTHER FLAMABLE MATERIALS		
Any smoker in the house uses ashtrays, doesn’t dump hot ashes, and DOES NOT SMOKE IN BED		
We call an electrician when outlets get hot, flicker, circuits or fuses blow, or other problems appear		
We don’t overload plugs or circuits		
We’ve had our wiring checked and upgraded as necessary		
We have talked with our alarm company to see about fire alarm service, not just burglar alarm service.		
We have an exit plan and a location to meet outside the house and away from fire risk		
The lint filter on the dryer vent on the machine gets cleaned every time, the vent to outside at least once a year, and we are always home when the dryer is on		
The space heater has an automatic shut-off		
We have the correct fire extinguisher in the kitchen		
We don’t leave food cooking on top of the stove unattended, especially anything “fatty.”		
We won’t throw water on a grease fire		
We know to call 911 and get out safely if we have a fire		
AND, of course we have carbon monoxide detectors!		



## University District Security Patrol

PO Box 312891

Detroit, Michigan 48231

### Security Patrol Invoice

*Invoice Date:*

Dear Neighbor:

Thank you for joining the Security Patrol and becoming a paid member. Your neighbors appreciate your participation. As a member you enjoy many benefits including professional patrol service, escort service, alarm response, and vacation watching.

Please understand that this is an organization run by unpaid volunteers. We appreciate your cooperation and prompt payment. Please provide an email address and check out our website at [www.udpatrols.com](http://www.udpatrols.com). For billing issues, please email [billing@udpatrols.com](mailto:billing@udpatrols.com). For general inquiries, please email [subscribers@udpatrols.com](mailto:subscribers@udpatrols.com) or send us a letter.

Thank you.

#### 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

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

**Coverage  
periods:**

*3/31*

*6/30*

*9/30*

*12/31*

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

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

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

Payment Option: 3 Months: \_\_\_\_\_ 6 Months: \_\_\_\_\_ 12 Months: \_\_\_\_\_

v1.0

*For Office Use Only:*

Check Number

Deposit Date

Payment Date

Return with payment

*Invoice Date:*

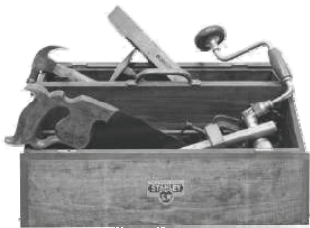


## ENGINEER'S EDGE: *Household Tips and Techniques for this Neighborhood*

by James Howard, UDCA resident and retired engineer (salhowjim@aol.com)

Upon proposing this series to the UDCA Board, I did not have any specific sequence of articles in mind, other than that they would itemize mechanical, electrical, and plumbing problems these houses all have, whether yet recognized by owners, and that certain homeowners would, as I, be comfortable in addressing these problems themselves.

I had worked on those of my own house from the day we moved in and, as the auto industry collapsed in 1974 due to the Arab oil embargo imposed at that time, I realized that I could possibly find work in other homes in this neighborhood. I well knew that these houses were the age of mine (1934), with many much older, and that all had similar problems as I had corrected in ours. I had 180 fingers and toes around my dining room table every night and felt that unemployment compensation would not cut it for us. I have never stood in one of those sad lines. I went immediately to work on the repair of inoperative or failed hardware or equipment in the homes in this neighborhood. This work continued full time and then part time for around 17 years. It became a remarkable unexpected feature of my life and of my family members as well, which was in no way apparent when I began.



I am presuming in this series that any person undertaking these repairs will have certain necessary tools available. I will, in an early issue, specify the

minimum toolbox complement that every house in this neighborhood should have as a standard item, if that homeowner intends to repair these common failures. I can assure everyone that I know well what that toolbox should minimally contain. I lugged one to every job I ever took here and I have worked on every floor of these houses, often all floors. I have weighed 132 pounds for 65 years and any unnecessary or marginal item hurt by the time I got up to third floors, so my toolbox became truly refined, fair to say!

It was soon obvious that faulty plumbing was the single most annoying toothache at that time, 1974, and probably remains so today. The main subset of these was that of cold

showers on the second floors, followed by leaking faucets everywhere, followed by drain problems



of sinks in the bathrooms.

I want to address our faucets first. Our homes are really a study in the history of this feature, ranging from elegant American Standard 4-lobe knob styles to cheap levered units, possibly installed just before owners sold out, taking the great ones with them. For starters, I strongly recommend that you pull the drain plug tightly closed on any sink you work on, or soak a washcloth well and cover the drain plug. Anything that goes down the drain spoils the whole job, believe me. **There are 3 common failures in faucets.** These are, each with the corrective steps required:

**1. FAILURE OF THE SHUTOFF GASKET** located at the end of the faucet shaft assembly. If you are correcting these failures on a faucet for the first time, perhaps as a new owner, there is an important first step. After closing the faucet shutoff valves beneath the sink and removing the faucet bezel, knob and shaft, you must very lightly grease the male and female threads of the assembly, to reduce removal effort during future years of service.

If you are unfamiliar with the meaning of these thread terms, think about it a bit or ask your teenager or ask your plumbing house salesman. Remove the failed gasket by slipping a knob onto the shaft to hold it steady and then turn the brass retention screw the

tinest bit to the right, or tightening direction. This step is not intuitive, folks, but do it anyway, because it works. It breaks the chemistry of this gasket retaining screw and avoids a very expensive event. If these old brass screws are turned to the left or loosening direction after years in place, the chance of breaking the screw head off is very high. The threaded stub of the screw cannot be removed and you will have lost a very expensive part of this faucet, if you can even find one. Always load the screwdriver firmly into the screw head during this screw removal. (Every screwdriver in the world is an example of lousy design because the wedge shape of the tip tends to drive it out of the screw slot, which is especially damaging to brass screw heads.

I have a machinist friend grind all my screwdrivers flat exactly as the ends look. Do this removal carefully, folks, and rock the screw back and forth a bit until it eases into removal condition. Note the printed size number of the gasket, if it is available on either side. Purchase at your supplier not fewer than a dozen for years of future repairs. I noticed all manner of combinations in faucets here, but generally flat washers are used in short-throw lever handles, which only rotate half a revolution or so and need to move from closed to full open within that rotation. Rotating knobs with 2 full rotations or so generally use bull nose (rounded) gaskets and provide greater control of flow rate.

Very lightly grease every screw you ever reinstall, precluding future problems. I always knew if I had previously worked that

problem in a house years earlier, because I had greased every screw and every faucet shaft I had ever reinserted. Nab a tin of PLUMBER'S HEAT-PRUF GREASE at Hazel Park Plumbing, on John R adjacent to the





old Bolyard Lumber building. \$3 or so. Make sure you can open the stamped cover before you leave; sometimes they are a bear to open. It will last you a lifetime and is worth every penny in these and any other similar applications.

2. The other problem in this gasket area of the faucet assembly is **THE BRASS SHUT FACE THE GASKET CLOSES AGAINST**. In American Standard and other high quality faucets, there is a floating piece which provides that function. It comes out with the shaft, allowing the shut face to be inspected for radial wear slots on the brass which chew up gaskets as the gaskets close against it. I have tried to save these pieces by stoning and grinding them, to generally of short avail before new failure. Buy new ones (expensive) at Tenny's on East 8 Mile, east of John R, which has a fine supply of this hardware. They last 40 years.

In lesser quality faucets, the shut face will be part of an insert into the fixed faucet assembly seated on the sink top. This seated assembly must never be removed from the sink, terrible job! Rather, you must inspect the bottom of the female opening in the assembly using good light, a thin blade screwdriver or a pinky with a good nail to feel for this radial wear slot. I have wondered for years how this peculiar slotted failure occurs; they are ubiquitous on this part and a major cause of gasket failure. Fortunately these brass shut face inserts in this seated assembly are removable with either an Allen wrench or a purchased stepped tool which fits the female opening in the inserts. Tenny's has them all but do take the part with you when you replace them.

3. The last problem in these faucets is the **FAILURE OF THE PACKING GLAND** surrounding the upper shaft holding the knob and closed upon by the fitting below the knob, but inside the styled bezel.

Its failure is indicated by water running out between the shaft and the bezel, onto and staining the sink itself. After

20 or 30 years or so, these packing glands get old and dried, and the faucet shaft itself, despite being of brass, wear and reduce in diameter and roughen in surface, leading to abrasiveness against the packing gland.

I never had any luck trying to buy these replacement glands, usually of good molded rubber or an molded impregnated asbestos piece, from local vendors. It took too long to find them and I always worked by the hour so, in fairness to my clients all those years, I never left the job to buy parts. I either had everything with me or I made everything on the spot with appropriate materials, which I carried in my car.

One can duplicate any packing gland by removing and inspecting the failed one and, using lightly greased asbestos string material wrapped around the well-greased gland area of the shaft, wrapping clockwise when viewed from the top, recreate the shape of the original failed gland. The clockwise wrap is so that the right hand threaded packing gland nut will not unwind the packing string material. It is not easy but this technique works super well and will never fail because the local shaft area and the packing material itself are well greased.

The final neat feature of this method is to modestly grease the packing gland nut, the top piece of the assembly inside the bezel, and as the string packing gland forms up, rotate the packing gland nut back and forth against the string gland, to perfectly form the packing gland itself. I did it countless times in this neighborhood and never once had a subsequent failure. This is it for second floor faucets, folks. These processes are not easy for me or anyone to do, but they are doable by any person here, with reasonable dexterity, the tools required and using the techniques I specify here. They work well. Or you can hire it done, at cost.

## *Hi Neighbors:*


Several months ago, it was determined by the UDCA Board that our community needed to become more aware of the City of Detroit Ordinances. In order to inform established and new residents, the committee of Residential Standards was formed.

At the December General Meeting, our committee members were introduced and an outline of what we are attempting to accomplish was presented. However, none of this can be achieved without all of us working together.

One of our goals is to continue having our community known as a clean, safe, and premier place to live. Soon, information from your Block Captains on how you can become involved in this endeavor will be forthcoming. More information will be announced at our next general meeting.

## *Residential Standards Committee*

Music Hall Center For The Performing Arts | March 24-31, 2013 | [www.CrossAndLight.com](http://www.CrossAndLight.com)



# The Cross and the Light

**"It's Les Mis in Jerusalem!"**

-Teresa Tomeo, Nationally syndicated Radio Host

## Tickets

Ticket Master: [ticketmaster.com](http://ticketmaster.com)

Music Hall Box Office: 313.887.8501

Group Sales (*groups of 10+*): 734.788.7073



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MATION ON UPCOMING  
EVENTS AND NEWS  
AROUND THE NEIGHBOR-  
HOOD.**



## A Community Mourns

by Mary Tomich

On Sunday, February 17, a speeding car, traveling southbound on Wildemere Street, ran a stop sign at Curtis and Wildemere and lost control, crashing into a parked car, and finally coming to rest in a neighbor's front yard.

A passenger in the speeding car, three year old Samyrah Leonard, was killed. Our thoughts and prayers are with the Leonard family during this sad, sad time.

This senseless tragedy begs the question, why do people drive so irresponsibly through a residential area, running stop signs in our community, speeding, apparently oblivious to the risks and the law.

The UDCA will be examining traffic-calming options to slow automobile traffic through our neighborhood. No other family should have to endure what the Leonard family has gone through.



## Warrington Block Two Neighbor

### *Catherine Baltes*

by Mary Jo Smith

Warrington block 2 again lost a long time neighbor with the death of Catherine Baltes in November.

Cathy moved from Ohio after high school to attend Marygrove College, and she didn't go back home for nearly sixty years. In the interim, employment, service in the U.S. Navy, and involvement with family, friends, the Marygrove alumni association, Gesu parish, block club and other neighborhood activities kept her busy.

Cathy was a superb historian of the neighborhood, and when she moved back to Ohio she volunteered as a docent at her local historical society. Cathy's friends on the block included neighbors of all ages.

The "Fair One" will be missed.

## Calendar



**KEEP UP WITH UDCA  
MEETINGS, EVENTS,  
BULK PICK-UP AND RE-  
CYCLING DAYS, AND  
MORE  
BY VISITING OUR UDCA  
CALENDAR ON OUR  
WEBSITE.**

WWW.UDCAONLINE.COM/  
CALENDAR



## UDCA MEMBERSHIP DRIVE *JOIN UDCA TODAY!*

**YOUR 2013 MEMBERSHIP IS VERY IMPORTANT** in order to maintain and sustain a good quality of life in our community. Your dues will support street snow removal, the quarterly newsletter, safety, education, beautification and social activities in the neighborhood.

**THE 2013 UDCA ANNUAL DUES ARE \$60.** Your payment is for a period of one year, **JANUARY 1 THROUGH DECEMBER 31, 2013.** This will provide you with membership in an organization that cares about you and one of your greatest investments — your home and community.

**PLEASE USE THE MEMBERSHIP FORM TO THE RIGHT** to send in your payment today. For more information, please leave a message on the UDCA infoline at 313-318-7498 and someone will return your call or visit [www.udcaonline.com](http://www.udcaonline.com).

## THE CONTINUING LEGACY OF A FAMILY BUSINESS

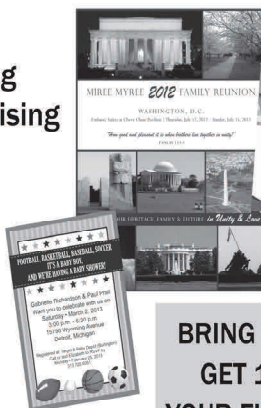


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UNIVERSITY DISTRICT COMMUNITY ASSOCIATION

## 2013 Annual Membership Application

January 1 through December 31, 2013

**\$60.00**

**DISCOUNT AVAILABLE: \$50 ONLY IF PAID PRIOR TO 01/31/2013**

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE NUMBER \_\_\_\_\_ E-Mail \_\_\_\_\_

☐ New Resident ☐ Returning Member Year you moved into the neighborhood \_\_\_\_\_

Make check payable to: **UDCA**

Mail to: **UDCA**  
**PO BOX 21483**  
**DETROIT, MI 48221**

Amount Submitted: \$ \_\_\_\_\_ ☐ Check # \_\_\_\_\_ ☐ Money Order # \_\_\_\_\_ ☐ Other \_\_\_\_\_

*Your canceled check is your receipt. \$35 fee for returned checks.*

**Pay your membership fee ONLINE via PayPal\* (with a fee) at [www.UDCAonline.com](http://www.UDCAonline.com)**

Your membership supports these benefits and services:

- You are in the loop to receive e-mails and special notices (*Please provide your email address to be included in this service.*)
- Quarterly newsletter and website
- Winter - Snow plowed streets
- Summer - Beautiful flowers around the perimeter of the neighborhood and landscaping along McNichols Rd
- Handsome signs identifying our community
- Participation in and benefit from the projects and activities listed to the right
- Most of all, the satisfaction of being a part of the stabilization of your most valuable asset – HOME.

Please volunteer for the project that best suits your interest.

- ☐ Beautification
- ☐ Block Captain/Club
- ☐ Dinner Dance
- ☐ Family Activities
- ☐ Historic Designation
- ☐ Home & Garden Tour (2014)
- ☐ Membership Committee
- ☐ Neighborhood Garage/Yard Sale
- ☐ Newsletter
- ☐ Residential Standards
- ☐ School Partnerships
- ☐ Subscriber Patrol
- ☐ Volunteer Radio Patrol
- ☐ Website
- ☐ Youth Projects
- ☐ Zoning

**Thank You!**

**Administrative Use ONLY**

Payment Received \_\_\_\_\_

## SPRINGTIME IN PALMER PARK

### BIKING at Palmer Park!

Beginning Thursday, April 4, 7 pm



Let's roll! Palmer Park bike rides are switching to Thursdays this season. Join the inaugural ride on Thursday, April 4. Meet at Palmer Park pool parking lot off of Merrill Plaisance at 7 pm every Thursday through October.

Enjoy riding with a fun group of people through the trails in the historic forest, around the periphery of the park, and beautiful nearby neighborhoods. The group rides about 8 to 10 miles at a fairly leisurely pace, and fee free to join for part or all of the ride.

### Baseball Opening Day!

Monday, April 22, 4:45 pm

Baseball Opening Day is coming in April with a renovated softball field and youth league games. More details TBA!



### TAI CHI - Free classes

Tuesdays, beginning April 16, 6:30-8 pm

FREE classes with teacher Peter

Guenther, will be held in three sessions

from April 16 through the middle of September 17.

The first 6-week session will meet at the park at 7

Mile and Pontchartrain. Come dressed to move!

### YOGA - Free classes

Saturdays, beginning May 18, 9-10 am

Next to the pool parking lot off Merrill Plaisance. FREE!



### PFPP Membership Meeting and Board Elections

Saturday, April 13

9:30-10 am: Meet and Greet with refreshments

10 am-Noon: Meeting

**DETROIT UNITY TEMPLE**

17505 Second Ave.

Detroit 48203

*All interested citizens are invited to attend.*

## 2013 UNIVERSITY COMMONS CALENDAR



### STEERING COMMITTEE meetings

Every third Tuesday, 7 PM

The Lighthouse, 19940 Livernois

### COMMUNITY PARADE on Livernois

June 1, 2013

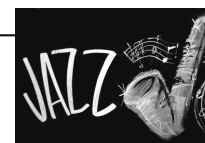
Begins at Mike's Market and ends at Windmill Market (corner of Livernois and Lodge Fwy)



### Home and Neighborhood TOUR

June 29, 2013

### JAZZ on the Ave August 3, 2013



### An Evening of Theatre to Benefit Palmer Park

Saturday, April 20 at 8 pm

University of Detroit Mercy

Grounds Café Student Center Building (lower level)

University of Detroit Mercy main campus

4001 W. McNichols (enter at Livernois)



Join PFPP for performances from University of Detroit Mercy's Theatre Company's students and alumni. A Cabaret Showcase will be a wonderful evening of short plays, improv comedy, musical numbers and much more. With a different

alumni performance each evening, every performance of A Cabaret Showcase will be unique!

**Theatre Tickets:** \$20. Purchase through UDCA and PFPP Board member Sarah James (jamesar@gmail.com or 313-378-6458) or email info@peopleforpalmerpark.org.

**A JAZZY AFTER GLOW:** Following the performance, the audience is invited to mingle at the 1917 American Bistro on Livernois Ave. Jazz music, hors d'oeuvres and discount drink specials will provide a great after party!

*Proceeds will go toward improvements in Palmer Park.*

## 2013 BOARD MEMBER CONTACT INFO

<b>GREGORY B. O'NEAL</b> , <i>President</i>	345-3767
<b>NORA GESSERT</b> , <i>Vice-President</i>	734-395-1693
<b>THOMAS BAUER</b> , <i>Secretary</i>	586-945-7946
<b>ROGER SHORT</b> , <i>Treasurer</i>	549-3775
<b>MARY TOMICH</b> , <i>Block Captain Chair</i>	861-0759
<b>SIDNEY H. BAILEY, III</b> , <i>Parliamentarian</i>	862-2716
<b>HENRY CONERWAY</b>	861-7623
<b>ANGELA GARDNER-STREET</b>	864-0327
<b>RAINY HAMILTON JR.</b>	862-7200
<b>SARAH JAMES</b>	378-6458
<b>TAMAR JEFFREY</b>	303-7265
<b>VALERIE MCPHAUL</b>	248-747-2499
<b>KEN SANDERS</b>	205-9872
<b>ADDIE SMITH</b>	863-4706
<b>SHARON VLAHOVICH</b>	340-1547
<b>RAYMOND WOMACK</b>	864-4766

**UDCA INFOLINE** 318-7498  
**UDCA WEBSITE** [www.UDCAonline.com](http://www.UDCAonline.com)

## UDCA STANDING COMMITTEES & PROJECT CONTACTS

<b>BEAUTIFICATION</b>	Tom Bauer, <i>Board Liaison</i>
<b>COMMUNICATIONS</b>	Sarah James, <i>Chair</i>
<b>ELECTION</b>	Sidney H. Bailey, III, <i>Chair</i>
Board Elections	
Bylaws, Policies, etc.	
<b>HOME TOUR</b>	Nora Gessert, <i>Chair</i>
<b>MEMBERSHIP</b>	
Membership Drive	Valeria McPhaul
Resident Welcome Package	Elaine Gilbert 313-864-5332
<b>PLANNING/DEVELOPMENT</b>	Rainy Hamilton Jr., <i>Chair</i>
<b>SAFETY &amp; SECURITY</b>	Henry Conerway
12th Precinct desk	596-1200
Abandoned cars	596-1200
Curfew violations	596-1200
<b>EMERGENCY DISPATCH</b>	911
Gangs (graffiti removal)	447-0003
<a href="http://www.NoMoreBrokenWindows.com">www.NoMoreBrokenWindows.com</a>	
Police reports by phone	267-4600
UD Radio Patrol	447-0003
Mary Jo Smith, <i>President</i>	862-3754
UD Subscriber Patrol	459-0770
Vacant House Registry	447-0003 (UDRP)
<b>SNOW</b>	Roger Short, <i>Chair</i>
<b>SCHOOLS &amp; YOUTH</b>	Angela Gardner-Street, <i>Chair</i>

## SOCIAL

Dinner Dance	Roger Short
District Garage/Yard Sale	TBD
General Meeting	Gregory B. O'Neal
Golf Outing	Ken Sanders

## UDCA BLOCK CAPTAINS

Mary Tomich, *Block Captain Chair*

Dave Marquardt, *Block Captain Co-Chair*, 861-5629

### WARRINGTON

1 Shirley King	862-7313
2 Mary Jo Smith	862-3754
3 VACANT	
4 Doris Walls	861-3760
5 Terri Conerway	861-7623
6 VACANT	
7 Cynthia Banks	345-4278
8 Shirley Northcross	863-8251

### FAIRFIELD

1 Jeff Stema	861-5858
2 Faye Knox	863-6011
3 Myron Watts	864-6763
4 Robert Hunter	863-5675
5 VACANT	
6 Preston West	342-3356
7 Frank Benedict	342-7535
8 C. Smith-Arnold	862-1302

### OAK DRIVE

1 GESU	
2 Evelyn Foreman	861-9490
3 Toney Hughes	861-0287
4 VACANT	
5 Selma Goggans	861-1223
6 PALMER PARK PREP ACADEMY	
7 James/Kim Beasley	861-1568
8 Brenda Kokumo	

### MUIRLAND

1 VACANT	
2 Pauline Robinson	861-9360
3 Sidney H. Bailey III	862-2716
4 Judy Betts	862-0568
5 Robert Carpenter	861-0151
6 LaDonna Dean	342-4401
7 VACANT	
8 VACANT	

### QUINCY

1 Michelle Lowe	341-3841
2 John Hooper	864-9562

### BIRCHCREST

1 Esther Epps	863-1235
2 Rise Pinkston	575-0930
2 Tammy Peoples*	647-2365
3 Ev Belfon	341-1996
3 Vivian Gladden*	341-0289
4 Lori Sanders	622-2127
5 Paula Green-Smith	861-6315
5 R. Cunningham*	342-8755
6 Steven Ellison	862-7016
6 Vincent Smith*	345-2898
7 Mya Ndiaye	414-1945
8 VACANT	

### BELDEN

1 Belden	VACANT
2 Jamie Ferguson	345-2578

### WILDEMERE

1 J./A. Khalfani	248-632-0907
2 Sheila WOMACK	864-4766
2 Odell Bridges*	862-2551
3 Joyce Reid	342-3405
4 William Winston	
4 Ron Phillips*	345-8244
5 Terri Randall	248-996-7081
6 Jim Zemboy	345-7227
7 V./C. Spight	863-2406
8 Lawanda Harrison	345-3882

### PARKSIDE

1 Tamara Perrin	342-6731
2 Bettie Carter	861-9196
3 Lucius Gunn	341-4866
4 Carl Chatman	345-5517
5 Rosetta McCamey	864-3915
6 Ed Stuckey	345-3671
7 Pearlle Falkner	864-5004
8 Steven Lett	739-6252
8 Ruthie Wiley*	345-6969

\* Denotes Co-Captain

Block numbers are listed in order from McNichols to Seven Mile Road.



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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.

*Thank you to all of the writers, contributors, and advertisers.*

**UDCA Newsletter Project Team**

Sarah James, *Editor, Designer, & Board Representative*

Mary Jo Smith, *Copy Editor*

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.

*Sign up for the UDCA email list at*  
**[www.UDCAonline.com](http://www.UDCAonline.com)**

**UNIVERSITY DISTRICT COMMUNITY ASSOCIATION  
SPRING COMMUNITY MEETING**

**WEDNESDAY APRIL 4**

6:30 to 8:30 PM

**PALMER PARK PREPARATORY ACADEMY**

3900 Pickford

**Guest Speaker: Bessie Harris**

*Principal, Palmer Park Preparatory Academy*

MEET & GREET NEIGHBORS, UDCA UPDATE, REFRESHMENTS

Meeting is for **ALL** University District residents