



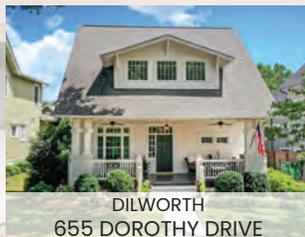
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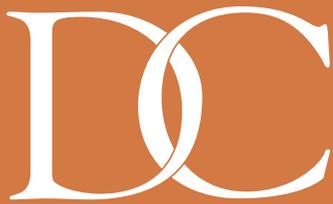
A photograph of a dining room interior with a wooden table, white chairs, a large geometric pendant light, and a window with blinds.

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Dilworth Quarterly

September 2020

Don't Miss

What are the latest rezoning proposals? **Turn to page 5.**

Wanting to support local kids during the pandemic? **Learn more on page 8.**

A letter from Principal Crawford. **See page 10.**

How's the local restaurant scene doing? **Read about it on page 13.**

A pharmacy in your kitchen? **Find out how on page 16.**

Ramping up for the Tree Canopy Fundraiser. **On page 19.**

Creative stay at home projects. **See what on page 21.**

Connect CMS kids with technology during COVID. **Find out more on page 21.**



By Valerie Preston

The Dilworth Home Tour would have celebrated its 48th year this September had COVID-19 not intervened. It's a shame because the homes selected for the 2020 tour are fabulous. Because we have such an incredible line up, we are keeping the addresses secret. Trust me. They are worth waiting until next year to tour. Until then, let's remember why we have the Dilworth Home Tour.

Approximately half a century ago, Dilworth was a neighborhood checkered with blighted and abandoned houses in various stages of decay. Realtors assumed the area was on track to become a commercial district and thus undesirable for families. Residents joined together to fight to preserve the neighborhood and protect against the encroaching thoroughfares and commercial developments.

Around 1970, a new trend came to Dilworth. A diverse younger generation looking for urban living and a more eclectic lifestyle moved in. There was a growing interest in renovating older homes. Our houses nestled on

tree lined streets, combined with the proximity to Charlotte's business district, were exactly what these young people wanted. These new neighbors brought a different energy to the neighborhood. That energy, and the generation gap between longtime residents and the new comers, led to misunderstandings and tensions. Nevertheless, both sides had people reaching across the aisle to build bridges.

Ultimately, old and new residents mended fences and joined forces to address the state of Dilworth. Focus was on improving property values, attracting new homeowners, and repairing community reputation. Born out of this, the first annual Dilworth Home Tour and Jubilee were held in 1973 to celebrate and showcase the evolution and new diversity of the Dilworth community.

In the spirit of nostalgia, here is a roster of past Home Tour homes. Although you can't go inside, you can take a tour of a small sample of the homes that make Dilworth so unique. This is the 2020 Dilworth Home Tour.

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Deadline for Next Issue:

Ads: October 15

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Copy: October 26

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The Dilworth Quarterly is written by volunteers and proudly printed on 30% reused and 100% recycled paper. It is published under the direction of the DCA and is mailed 4 times a year to over 5,000 households and businesses in the Dilworth community. While we make every reasonable effort to verify the integrity of our advertisers, we do not endorse products or services unless specifically stated.

From the President

Black and White and Silver Linings

Normally, this is the most anticipated issue of the Dilworth Quarterly. September brings the Yiasou Greek Festival and the Dilworth Home Tour, but not this year. Sadly, this Quarterly doesn't include a showcase of beautiful homes open for the Home Tour. Instead, like everything else in our lives, we've made adjustments and accommodations and uncovered the silver linings. Check out the COVID version of the Dilworth Home Tour in this issue!

These strange times have given me more freedom to observe and reflect on many things. One being my home. I love this neighborhood. I love the diversity of this neighborhood. Wait a minute. We're not diverse at all. Dilworth is 83% white. The city of Charlotte is 42% white. Why is that? How did that happen? As I thought about the Home Tour and its history, I wondered about all of that. That led to thinking about how Dilworth played a part in the greater picture of systemic racism. I know this is a sensitive topic. I'm not saying anyone of us created the problem. At the same time, that is precisely the problem. People who are not a member of a minority group have no idea how the intentional acts done many decades ago set the systemic racism ball in motion, nor do they understand the grievous effect.

Most of us have heard about the racial covenants in the deeds to Dilworth homes, but did you know that the few black families who lived in Dilworth prior to the 1950's were restricted to a couple of specific areas? Butts Alley, around Cleveland and Worthington, was one enclave. Their children were not allowed to attend Dilworth Elementary or play in Latta Park. The children had to walk to a school in the First Ward.

Nevertheless, Dilworth did become a diverse community. Around the 1970's many homes were in varying stages of decay or abandoned and the area was at risk of becoming commercial. At about that time, young couples and families of various backgrounds bought and renovated blighted properties. They helped restore and revitalize the neighborhood. They helped rebuild the community



Valerie Preston
DCA President

and they brought the diversity that Dilworth still claims.

Back to silver linings, the DCA will be introducing a number of exciting new projects and virtual interactive opportunities. Some of which will address diversity and inclusion and celebrations of different cultures. Be sure to check the Dilworth Express for updates on these opportunities!

Stay well! ■

The following events have all been cancelled for Fall of 2020.

We hope to see everyone next year!



Dilworth Jubilee

There are no Tom Sykes classes until further notice.

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Home Tour Committee

Mathew Demetriades and Dana Jodice
2020 Home Tour Co-Chairpersons

DCA Board Meetings

Stay tuned via Dilworth Express

Due to COVID-19, open DCA Board meetings have been suspended.
Check the Dilworth Express for updates

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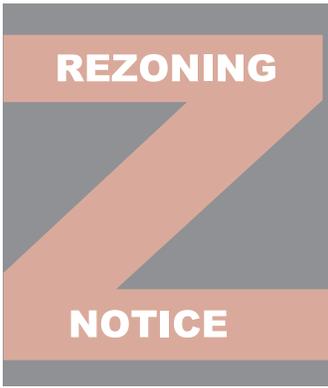


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Land Use

By Ellen Citarella

Atrium rezoning

The Hospital Authority’s rezoning petition 2019-114 passed unanimously at the City Council’s zoning meeting held Monday June 15th. The DCA’s position on the rezoning remained constant throughout the process; we wanted the hospital’s expansion to occur on their current campus with minimal disturbance to our neighborhood. We successfully negotiated the lowering of building heights, restricted uses next to residential, increased buffers along residential, and expanded tree save/open space area along with many other important items. The Land Use committee spent countless hours studying the rezoning request, its impact on the neighborhood, listening to community input, and successfully negotiating changes to ameliorate the negative effect on the Dilworth community. The negotiations resulted in a large number of modifications that make the plan more compatible with Dilworth and the DCA’s position. A few of them are:

- Keeping the intersection of Loop Rd. and Scott Ave. as is
- Keeping Fountain View closed
- Removing Area E from the petition
- Reducing Area F to 1.5 parcels with a use of green space/tree save only
- Restricting uses on Garden Terrace adjacent to current residential to residential or open space/tree save
 - Reducing height on Garden Terrace from 60 to 40 feet next to residential
 - Reducing height on Scott from 110 feet to 40 feet next to residential
 - Reducing height behind Lombardy from 150 to 100 with a step down height of 40 feet next to residential

In addition, Atrium Health indicated in a June 11th letter their commitment to review owned homes in the areas surrounding the Carolinas Medical Center campus to make sure they are consistent in appearance with other homes in the area. In response, Atrium representatives and DCA leaders had an opportunity to review each property in early July and agree upon needed improvements. Issues were identified at several of the properties, including the need for fresh paint, cleaning, landscaping, debris

removal and minor repairs. Atrium has already initiated cleanup around several of the properties and will continue to make these improvements over the next 60 days. In addition, some demolition has commenced on the CMC campus, and by the end of 2020 will include some of the homes on Garden Terrace, but only those that back up to the campus. The DCA will be working closely with Atrium going forward as construction begins. We will keep the community informed via the Express and look forward to the time when we can hold regular meetings in person.

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The Hanover artist rendering.

The Hanover 2020-059

The rezoning petition 2020-059 for the Hanover on Morehead was deferred at the July 20th City Council zoning meeting and is now scheduled for Sept. 21st. At the time of the July hearing the DCA board was opposed to this petition for the following reasons:

1. Height is greater than 100 feet and is not consistent with the Midtown/Morehead/Cherry area plan recommendation. The argument was made that the height of this building will be

consistent with one on the adjacent parcel which will have a height of 160 feet due to a 2008 rezoning. The height for the adjacent building was approved prior to the Midtown/Morehead/Cherry area plan adopted by City Council in 2012. The fact is that the height is inconsistent with the area plan as well as the PED overlay and MUDD height restrictions.

2. Scale and massing remain a problem, and we believe that better design should be incorporated to break up the mass of



Outlined in green, the proposed Hanover location.

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the building, particularly along Euclid Ave. The Euclid elevation seen by transit riders, pedestrians, cyclists and drivers as they leave center city on E. Morehead is a 300-foot span of building broken up only by small balconies and a very large parking garage entrance, hardly pedestrian oriented or pedestrian activated. The garage will occupy the first two levels of the building and accommodate over 450 vehicles.

3. The parking garage entrance consumes 101 feet of the 290 along the Euclid side of the building. Design changes to minimize the auto-centric use of that long span are needed.
4. A larger step back of 10 feet is needed over the three townhomes on E. Morehead
5. The first floor of the building should be activated with residential units all along E. Morehead and preferably the sides of the building on Royal Court as well.
6. This building and the Bridgewood tower approved July 20th on the next parcel present almost 400 feet of 160+ height along E. Morehead, separated by only one 5-foot side yard. Center city does not have buildings that tall sitting that close together; it is much less appropriate on E Morehead.
7. We are concerned that this will set a precedent of massive buildings lacking first floor activation all along E. Morehead.

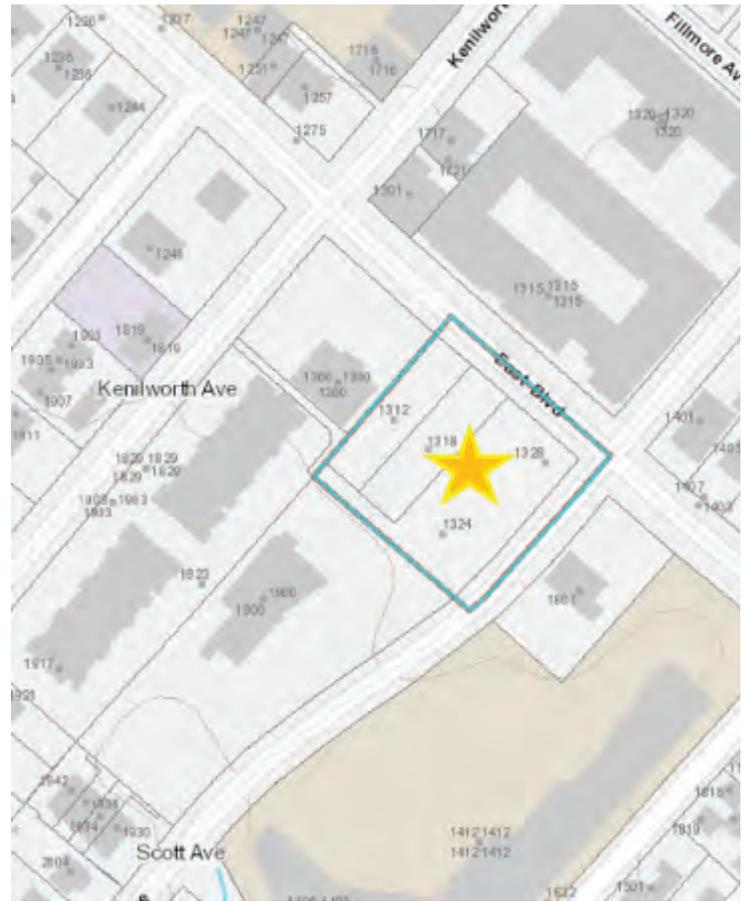
The land use committee will continue to have discussions with the developer in order to ensure that the petition aligns with the Midtown/Morehead/Cherry area plan.

Information on these petitions is posted on the City of Charlotte's web site at re zoning.org and we will continue to share information on all rezonings as it becomes available. Please contact landuse@dilworthonline.org with questions.

Scott at East – Selwyn Property Group 2020-052

Rezoning petition 2020-052 for the former Epicurean lot at Scott and East Blvd was filed in March and the community hearing was held July 14th. The earliest possible public hearing for City Council will be September 21st.

The entitlement request is for an 80,000 sq. ft., 6 story office building with 10,000 sq. ft. of retail/restaurant space on the ground floor. The proposed maximum height is 85 feet, comparable with Latta Pavilion across East Blvd. Current plans are for 2 levels of parking with one of those located underground to accommodate roughly 240 parking spaces. The building will be set back 20 feet from the back of curb on East Blvd. This block of East Blvd is one of the narrowest and most congested in our neighborhood. The recent site plan modification to a one-way entrance on East as well as discussions of a reservation for a future bike lane are welcome changes and we will continue to work to improve the project. ■



The former Epicurean lot.

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Dilworth Cares

By Dilworth Cares

Nonprofits Support Local Children During Pandemic

There is no doubt that the COVID-19 Pandemic has impacted every person in this world; everything has changed in our lives, and we are all having to adjust our ways of thinking, living and just “being” in this world. Children are perhaps the most impacted group by this crisis, and since last spring an estimated 1.6 billion students (approx 91%) in over 190 countries are no longer able to attend their schools as a result of closures. This moment will be remembered in history and will certainly

shape education for years to come. In Charlotte, we are so very fortunate to have a number of organizations who have been committed to assisting children during these trying times, especially our most vulnerable and marginalised. They have worked tirelessly to prevent learning loss and ensure that even though children’s lives have been disrupted, their learning doesn’t have to be. Dilworth Cares reached out to several of these organizations on how they are helping the children of our community cope in this ever changing environment. We will be highlighting them further in the Dilworth Express and providing their current volunteer and supply needs as social phases change and evolve. Please look to the Express or feel free to email us at dilworthcares@gmail.com to get updated information and/or find out about how you can help.



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Freedom School Partners

Freedom School Partners promotes the long-term success of children by preventing summer learning loss through igniting a passion for reading and inspiring a love of learning. For summer 2020, Freedom School Partners developed the FSP 2020 R.E.S.P.O.N.S.E. (Reading and Enrichment for Scholars Plus Other Needed Supplies and Essentials) Program to distribute much needed educational and basic resources at pop-up sites throughout the city. FSP R.E.S.P.O.N.S.E. included music, participation stations with reading, math and enrichment activities, and take-home resources for children and their families. FSP reached hundreds of families through this program.

To learn more or to make a donation: <https://freedom-school-partners.org/get-involved/donate>

Augustine Literacy

The Augustine Literacy Project-Charlotte works to improve the reading, spelling and writing skills of low income children who struggle with literacy. We do this by recruiting, training and supporting volunteer tutors who provide free, long-term, one-on-one instruction using research-based methodology. You will find our tutors in Charlotte-Mecklenburg elementary schools, working primarily with first- through third-graders at Title I schools.

To learn more, please go to www.alpcharlotte.org

A Child's Place

For over 30 years, A Child's Place has been working to support homeless children and their families in the Charlotte area. Urgent needs due to COVID-19 include raising funds to provide temporary housing and meals to families in need.

To donate or learn more, please go to www.achildsplace.org

Wayfinders

For over 30 years, summer camp has provided Wayfinders scholars with an opportunity for learning and self-discovery. In light of COVID, to provide summer enrichment for our scholars, we identified 21 local and virtual online camps with 15 partners in which scholars could enroll. Given the new format, scholars were given the opportunity to participate in multiple camps this summer and given multiple chances to stay engaged and fight summer learning loss. This fall the focus will be changed to Back to School, including necessary supplies.

To learn how you can help support our Wayfinders scholars, go to www.wayfindersnc.org/donate

Communities in Schools

CIS students and families are disproportionately more vulnerable than ever, and the trusted close relationships of

our CIS Site Coordinators are extremely beneficial in these unprecedented times. With schools closed, our 80+ CIS site coordinators from 55 schools immediately began conducting emergency needs assessments to determine what students and families were facing with the onset of the pandemic. Staff continues to monitor needs, help deploy services and resources, compile data, and share it across our team and with other key partners to address critical, basic needs as well as distribute educational materials.

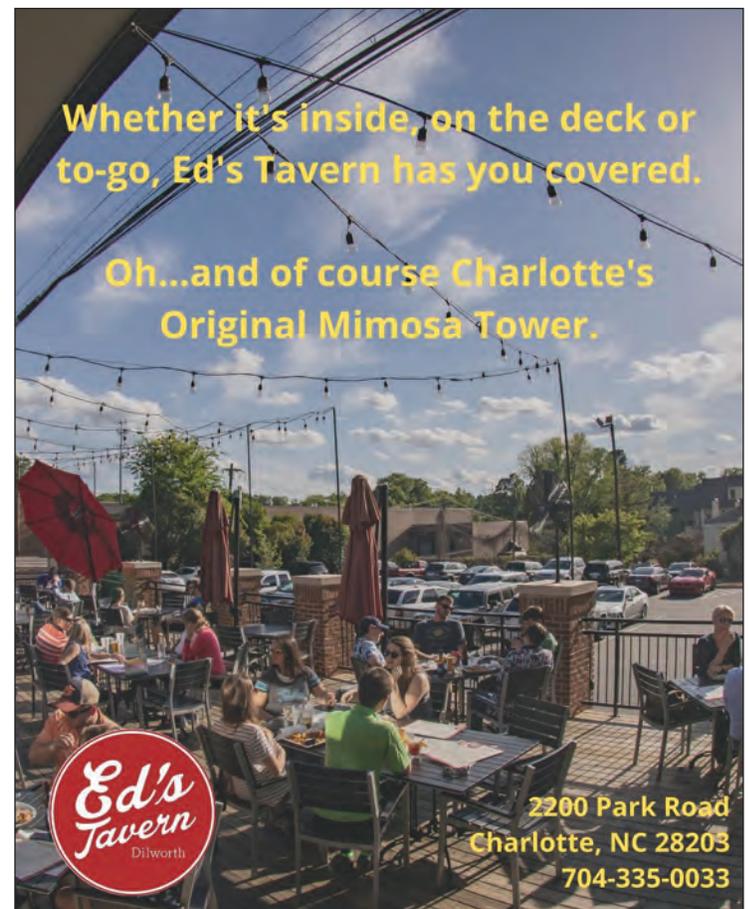
To find out how you can support, please go to their website at <http://www.cischarlotte.org>

The Relatives

The Relatives' mission is to keep kids safe, to keep families together, and to prepare youth and young adults to be healthy, productive, engaged members of the community. During this time of COVID 19 we are committed to keep our programs open to serve these kids who need us now more than ever. These youth face uncertainty daily and we are here to support them during crisis as we have since 1974.

To learn more about how you can support, please go to <https://therelatives.org/donate>

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A Letter From Principal Crawford

The 2020–2021 school year will ring in a little differently this year, but Dilworth Elementary is ready! The Charlotte-Mecklenburg Board of Education met July 30th, to adjust its plan for the reopening of schools on Aug. 17th. The Board decided to move to a full remote model until COVID-19 conditions improve.

Some students and their families had the option to enroll in the Full Remote Academy. Students enrolled in this academy will learn remotely through the end of the first semester of school, which ends on December 21st. Even if CMS decides to bring

students back into the buildings, these students will continue to stay at home and learn remotely. The Full Remote Academy will be offered for second semester as well and families can choose to opt in or out at that time.

While we were disappointed not to see our students in the building during the first few weeks of school we recognize that this was to ensure the safety of all of our students and staff. It was wonderful to see so many of our students back online and refreshed from their summer break. During the beginning of the school year teachers focused on getting students to connect with friends and establish their routines for the school year. While getting students acclimated academically was imperative during the first few weeks of school, equally important was providing them with emotional and social support. The global pandemic and conversations and action around racial inequalities presents an important opportunity to listen and learn. We will continue to instill in our Dragons a strong sense of community, empathy, kindness, and empowerment to speak up and stand up for yourself and others. We want our students to go out into the world as successful lifelong learners who contribute meaningfully to their local and global communities.

We spent the summer preparing our school to be safe and ready



Above and next page: Students engaged in online learning.



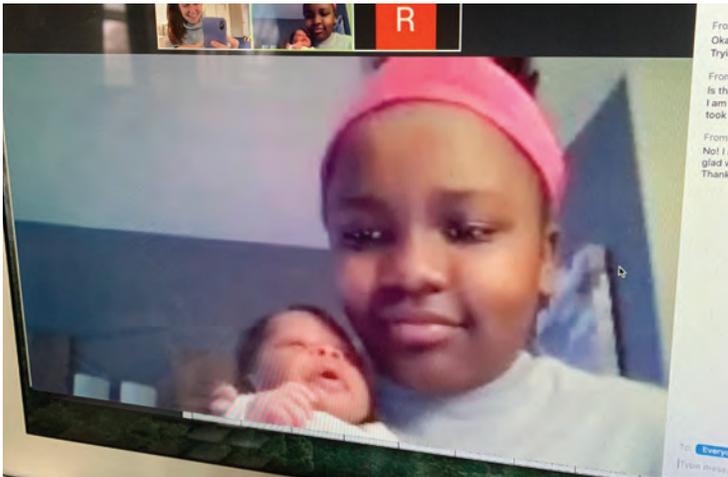
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for the return of students and staff regardless of what that looks like. Protocols and procedures have been established for in person learning. These require all students and staff to wear masks, stay six feet apart, and use their own learning materials. Schedules have been tweaked for the cafeteria and restrooms to allow for cleaning in-between classes. In staying consistent with CMS guidelines, no visitors will be permitted in the building. We realize this is a considerable change, but the safety of our students and staff remains our top priority. In addition, new guidelines have been outlined for remote learning. Students will be involved in both Asynchronous and Synchronous learning throughout their remote experience. Schedules were created to provide consistency with students and families. Teachers have been working on a

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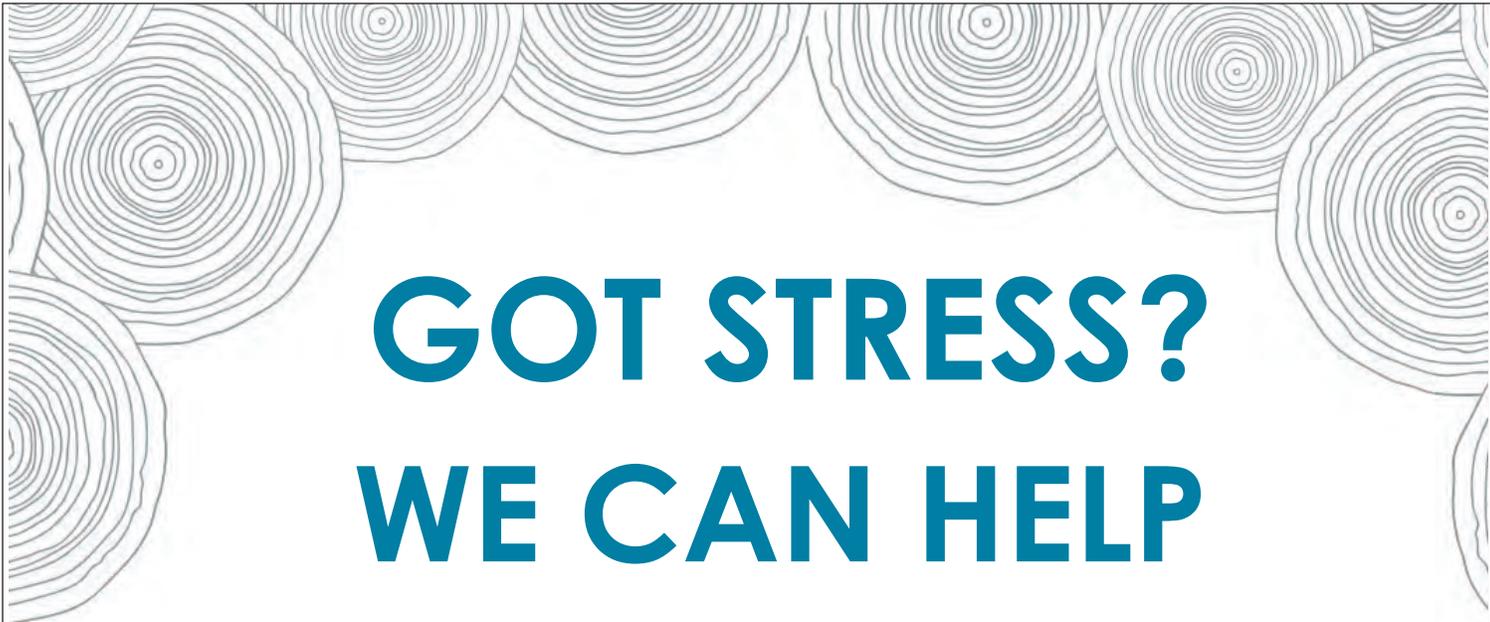
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Dilworth *eats*



Dilworth Restaurants Weather Tough Times

By Laurel Nakkas

It is almost hard to remember a world where waiting for a table in a crowded restaurant, mask free and shoulder to shoulder, was a common Friday or Saturday night activity. Just like schools and workplaces impressively shifted to an entirely new normal, seemingly overnight, restaurants, too, had to instantaneously adapt to a new health-minded culture. This meant suddenly prioritizing cautious isolation and minimal contact after decades of defining success as a packed house teeming with close social interactions.

The Dilworth restaurant community has certainly seen the effects of a tumultuous year, with some businesses temporarily closed and others forced to permanently shut their doors. Coronavirus is a challenge no restaurant expected, leaving even the most seasoned owners having to quickly think on their feet to appeal to and target a changed consumer landscape, sometimes in unique ways.

Dilworth Neighborhood Grille owner Matt Wohlfarth knew he needed to act fast when his oversized, 800-seat capacity event, dining and bar space of 16 years suddenly sat empty due to stay-at-home orders issued in late March. That is why he decided to temporarily add grocery delivery service to his restaurant's resume.

"If you needed toilet paper, or bleach, or Lysol, or something like that, we had it. We were also delivering for free, within a three-mile radius," Wohlfarth said. "We did it all. We were doing to-go wine, beer; we picked up Marble Slab Creamery ice cream,

we sold ice cream for them. We were doing raw meats and breads and fish....Our bar staff turned into our delivery staff."

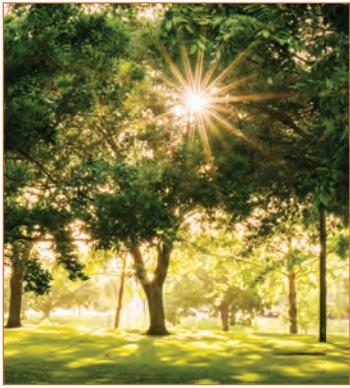
In addition to grocery delivery (which coincidentally gave Dilworth some national attention from "Good Morning America" and NPR), Wohlfarth also prepared for increased demand for outdoor seating by expanding his patio into the parking lot once Phase 2 began in late May. Though Wohlfarth reports a tremendous boost in outdoor sales compared to this time last year, inside sales are a different story, some days as low as 15% year-over-year, with no more than 20 indoor and outdoor tables seated at once. It is a trend nearby restaurant owner Phong Luong relates to far too well.



Wear your mask sign at Zen Fusion.

For Zen Fusion, Luong's cozy Asian-Spanish fusion restaurant, the 50% capacity requirement instituted in Phase 2 limits seating to about six tables indoors, six outdoors and a few seats at the bar. This combined with a more cautious, older core clientele means a drop to about one-third of the volume of customer traffic Luong had seen pre-coronavirus, about one turn per table a night, and a decrease to roughly 50% of revenue. And since patio dining is at a premium, appeasing diners who do come in and choose to

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Neighborhood Environment

(Re)Introducing the Neighborhood Environment Committee

By *Cindy Zakary*

What we imagined just a few months ago would be a temporary shut down to life as we know it is turning into the new normal. We are all spending a lot more time at home, working, teaching kids, walking pets, and exercising outside. You might have utilized the neighborhood more than you ever thought you would. Hopefully this has given you an opportunity to meet some new neighbors (from 6 feet away, of course), and come to appreciate aspects of our community you might not have been aware of previously.

The Dilworth Community Association (“DCA”) is excited to reestablish the Neighborhood Environment Committee (“NEC”). Comprised of DCA board and community members, our goal is to maintain neighborhood safety by early detection of issues so that widely-held concerns can be addressed quickly and efficiently. The hope is to present a unified front in reporting and seeking relief from city and county groups for quality of life issues, versus having multiple residents call 311 with the same issue. Focus areas include noise, lighting, greenspaces, crime, parking, traffic, speed limits, littering, connectivity, street crossings and pedestrian safety.

As an example, earlier this year a Latta Park neighbor made NEC aware that the crosswalks at the blinking-light intersection of Romany and Dilworth Road are lacking. The traffic flow merging from Dilworth Road East and Dilworth Road West into Dilworth Road make it a harrowing experience for many to cross into Latta Park. C-DOT will be doing improvements at that intersection during the Charlotte Water construction. This neighbor’s input helped shape our communications with those parties in seeking to establish change that increases pedestrian safety in that area. We have been assured that those concerns will be addressed through the project. Crosswalks are now planned in all four directions at the intersection.

Our objective is to address concerns that impact the entire

Dilworth Community rather than specific individual complaints (e.g. about a neighbor’s mowing or trash). The reality is that a neighbor who lives nearby or frequents a particular area might be more apt to notice an ongoing problem; however, if the issue



Wyatt Gray speed enforcement.

presents an environment concern that would uniformly impact all, NEC would seek to address it. Similarly, if you walk on a given road after dark and thought it lacked appropriate lighting to see or be seen, that issue would affect all in the community who might find themselves in the same situation.

While there is a NEC email address (neighborhood@dilworthonline.org) you can use to send your concerns and ideas, the committee also seeks to set up more neighborhood connectivity by soliciting block captains. Block captains could come in handy if we faced something like we did last Halloween when it seemed weather would thwart trick or treating but there was a lack of streamlined communication for the neighborhood as a whole.

We need YOU as block captains! As a block captain, you would be a representative for your section of the neighborhood (delineated by named streets) to funnel information to the committee as it becomes known to you. There might already be a work in progress on a particular issue and the committee would also be a source of information for the community. Your only responsibility is to be willing to share your contact information and to communicate to NEC on behalf of residents on your designated streets that are brought to your attention. If you are interested in volunteering or would like more information, please email neighborhood@dilworthonline.org. ■

The Tree Canopy

By Nancy Nicholson

"Trees exhale for us so that we can inhale them to stay alive. Can we ever forget that? Let us love trees with every breath we take until we perish." Munia Khan

We "Dilworthians" love our trees, and for many of us they are a primary reason we chose this neighborhood. Our trees provide shade and beauty and habitat and a greater sense of the seasons. On many of our Dilworth streets, we have the wonderful "cathedral" effect, for which a few of Charlotte's older neighborhoods are known. I believe that our tree canopy is our claim to fame, in Dilworth and in Charlotte. As a Spanish friend and visitor marveled admiringly to me years ago, "Nancy, it is as if you live in a forest."

Recent statistics published by the UNC Charlotte Urban Institute noted that "Charlotte is losing over 3 football fields a day worth of trees." And, "The percentage of Charlotte covered by tree canopy fell from 49% to 43 % of the city between 2012 and 2018." Obviously, we are moving in the wrong direction.

If you have been one of the unfortunate Dilworth neighbors to lose a tree during this past couple of years, I would guess that you are feeling the effect this summer of more heat... and more

continued on page 23



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Making A Difference

Meet Cheryl Hoover and Her Pharmacy In Your Kitchen

By Nikki Campo

Dilworth resident Cheryl Hoover feels like she's been preparing for Pharmacy in Your Kitchen her whole life. As a classically trained pharmacist, she's an expert measurer and mixer, in tune with the mechanisms of the body and the mindset of the patient. As a former student of restaurant management, she understands the ins and outs of creating meals that please the eye as well as the belly. She's married to a traditionally-trained Otolaryngologist. But perhaps above all, as a cancer survivor, Cheryl understands the value of a healthy body and peace of mind. And for Cheryl, the key to maintaining both lies in eating well.

After her cancer treatments ended a few years ago, Cheryl felt uncertain about what to do next. But she didn't want to live in fear of the cancer returning either. Taking stock of what was in her control and what she already knew about health, Cheryl decided to dive into learning about food as medicine. She wanted to be able to sleep at night knowing that, to the extent anything is ever really in our control, she'd done all she could to nourish her body on its path back to physical and mental health.

Today, Cheryl tries to "eat the rainbow" at every meal. She knows that a food's color tells us about its nutrient profile and that each human body needs a mix of nutrients – and therefore colors – to be at its best. You may know that leafy green foods like kale and spinach are packed with vitamins, minerals and fiber. Did you also know that eating lots of them can lower your risk heart disease, high blood pressure, and even mental decline? Did you know that bright orange food is often a good source of vitamin C and the antioxidants that protect our cells from damage? What about adding some blueberries to your meal for an added dose of anti-inflammatory power and the potential to lower your

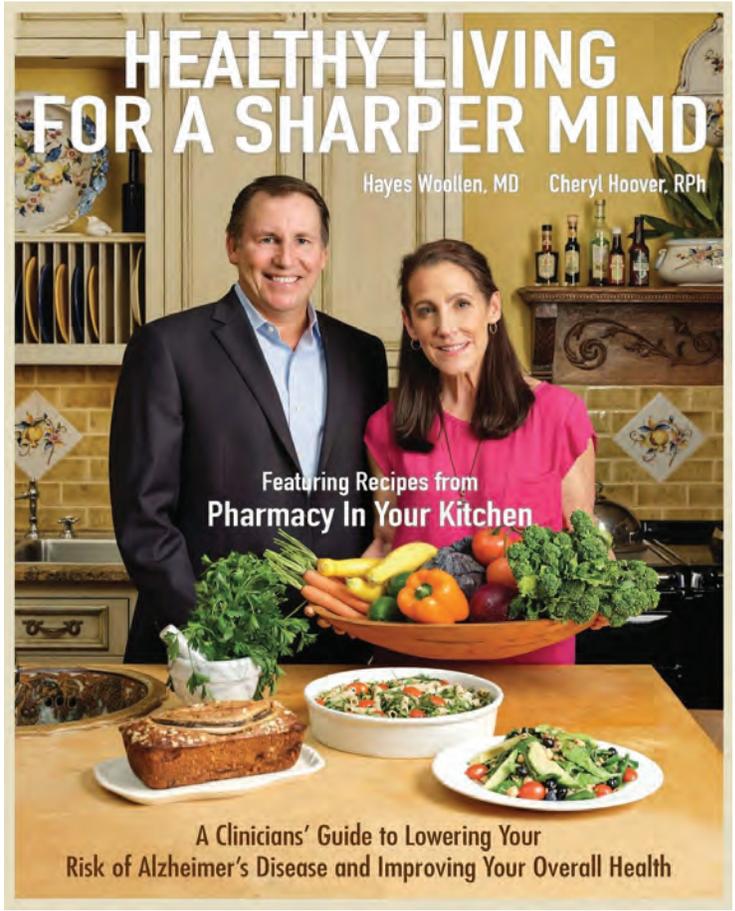
risk for heart disease and cancer? These are some of Cheryl's considerations every time she puts a meal together.

Cheryl dreams of a Charlotte, and a world, where people are more in tune with their bodies. Where people seek colorful foods that make their bodies healthy and feel better as a result. Before the pandemic, Cheryl loved meeting with individuals and families to teach them about the importance of eating a variety of healthy foods, how to read nutrition labels and find red flags, and how to better enjoy a meal that nourishes the body and mind. She also spoke to large and small groups about the benefits of eating well and eating colorfully. Now, she's looking at how to adapt Pharmacy In Your Kitchen during social distancing.

Cheryl thinks of herself as a "Nutritarian." She believes that no matter what we call ourselves – vegan, vegetarian, carnivore, pescatarian, or none of the above – we can all benefit from making room for more plants on our plates.

Cheryl recently co-authored the book "Healthy Living for a Sharper Mind: A Clinician's Guide to Lowering Your Risk of Alzheimer's Disease and Improving Your Overall Health" with local physician Hayes Woollen, MD. Connect with Cheryl on Instagram @pharmacy.in.your.kitchen or on Facebook @pharmacyinyourkitchen. ■





Top Left and Right: Cheryl Hoover in her kitchen; book jacket cover. Bottom this page and previous: Photos of recipes from the cookbook.





Linda Coad CPA, PA

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Historic District Commission

HDC Update: Operating During COVID-19

By Cindy Kochanek

COVID-19 has meant some changes in the way that the City of Charlotte HDC and staff has been functioning over the past few months. The HDC staff has been able to transition easily to a more virtual way of doing business in part due to our electronic applications. Like many of you, video conference calls have become a way of continuing with business for the HDC staff. Staff has been able to continue administrative reviews with minimal changes. Site visits are occurring on an as requested or as needed basis while following mask and social distancing mandates. Staff is also working on updates to the HDC guidelines to address mid-century residential, multi-family and commercial properties, along with updates to the guidelines on signage, all of which will be available for public input once we are able to engage the public in person and once these updates are completed. Staff is also working on various education initiatives including the Charlotte Museum of History's annual Preservation Awards to be held on August 22, 2020, and social media posts.

As you are probably aware, the City of Charlotte mandated that its buildings be closed to the public beginning on Wednesday, March 18 until further notice. The HDC and staff took some time to navigate the virtual meeting process which meant that the April meeting was cancelled but virtual business meetings were held in May and June. As of July, case hearings were resumed as part of a hybrid virtual/in-person meeting. Starting in May 2020, HDC meetings are now available for viewing or can be streamed live via YouTube. The May HDC meeting is available on the City of Charlotte's main YouTube page and any meeting from June moving forward will be available on the Planning, Design & Development Department's YouTube page, a link to which is available on the City of Charlotte's HDC website.

Once in-person meetings were resumed, the applications slated for the April agenda were heard first, applications originally scheduled for May and June meetings will follow. HDC staff is also working to organize special called meetings to alleviate any delays and help with the backlog of full commission review applications.

Current information about the status of HDC meetings is posted to the City of Charlotte's HDC website using headlines on the top of the page. As with any full commission review project, adjacent property owners within 300 feet of a proposed project will be sent a mailed notice approximately 10 days prior to the hearing for that project.

We understand that the uncertainty of the situation can be stressful for applicants and concerned members of the public as well as the Commission and staff. Thank you for your understanding and patience as the HDC and staff navigate this process. Feel free to contact HDC staff if you have any questions on specifics relating to this topic or any other questions or concerns regarding the Dilworth Local Historic District. HDC staff can be reached via email at charlottehdc@charlottenc.gov. ■

Tree Fundraiser Coming Soon!

Dilworth keeps losing big shade trees. Our canopy is aging, and weather, disease, and development over the past months and years is taking a toll. DCA's Tree Canopy Committee wants to be proactive and address this by...planting more trees.

Stats show Charlotte lost 8% of its tree canopy over a recent 6 year period, and Dilworth lost even more. Then there are big picture issues like the pandemic and the greater emphasis on nature and being outside, plus the positive role of trees in tackling the climate crisis...all pointing to the importance of trees.

Here's where you come in. You can help us plant more trees by donating to a fundraiser coming later this Fall. As part of the Tree Canopy Committee campaign, we are broadening our scope to partner with a less-advantaged Charlotte neighborhood to help plant trees there as well.

Stay tuned - let's build on last year's successful fundraising campaign!

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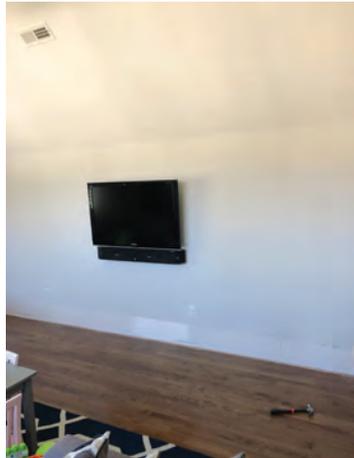


It's Not All Bad: Two Neighbors Lean Into Their Passion During Quarantine

DIY Bookshelves Project

By Rick Hartley

I started this update to our bonus room to mimic the built-ins that our builder installed next to our fireplace in the living room on our first floor. We moved into the house in August 2016 and wanted to live in the space before we did any updates or upgrades. The bonus room is a drop area for our daughters' (Kayla 5, Morgan 4) toys. We wanted a better way to organize them and also create something that could be adaptable as they grew. The project started as a pile of wood and a basic sketch. I worked on it on the weekends when the girls took their naps and a couple of days I took off from work. We love the way it turned out. All of the construction was done by me. The painting was the only thing that I cannot do so we hired someone to finish them. The color was chosen because it matches the color of our



Above: Bookshelf phases of completion.



interior doors and is a dark color against the white walls. They have turned out to be better than I imagined and I had a lot of fun with the project.

A Self-Taught Painter

By Liz Lewis

I've been teaching myself how to paint during quarantine.

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CMS Foundation Seeks Support To Help Fill Technology Gaps For Students In Need

By CMS Foundation

The CMS Foundation is the official nonprofit partner for Charlotte-Mecklenburg Schools, raising money to support our public school district's highest strategic priorities. In response to the coronavirus pandemic, the CMS Foundation launched the CMS COVID-19 Relief Fund in March to help fill critical technology gaps for students like access to home internet. Now more than ever, students are relying on technology to stay connected with their teachers and peers and to access community resources. To date, the district has deployed more than 80,000 laptops to students in 4th through 12th grade. For the 2020-2021 school year, laptops also will be distributed to 3rd graders, and kindergarten through 2nd grade students will be equipped with iPads.

As school buildings remain closed due to COVID-19 risks, the CMS Foundation is continuing to raise money to remove internet access as a barrier to learning by providing mobile hotspots and service to students in need. Community members can support this effort by texting "GIVETECH" to 44-321 or by visiting the foundation's website at cms-foundation.org/donate and including



Technology is critical for students of all ages, including these CMS elementary school students.

"Relief" in the notes section of the page. For more information, please email info@cms-foundation.org. ■



Merchant *News*

By Mary Beth Sensabaugh

Queen City Childcare

Queen City Childcare is a Dilworth-based, on-demand babysitting agency serving the Charlotte metro area. We have a team of over 20 experienced, CPR-certified, and fully-vetted sitters ready to go whenever you need childcare. We specialize in date nights, weddings, and back-up nanny care. Simply request a sitter online, and we'll take care of the rest. For more information or to request a sitter, visit www.queencitychildcare.com.



The Vintage

The Vintage (opening in Dilworth this fall) will provide an elevated experience with an outstanding spirits collection; a walk-

in humidor with all major and boutique brands; and a state of the art air ventilation system. The Vintage will be the ideal space to work, meet and connect with our full espresso bar, fast wi-fi and snack options. Transitioning into evening, our full bar will open with unique craft-cocktails, local beers and reserve wines as well as light bite and dessert options.

The Vintage will offer a limited number of premium memberships providing humidified locker space filled with monthly samplers of the best new cigars, invitations to member-only events and access to the private members lounge which is an exclusive space in which to connect, network and relax.

Learn more about our memberships and sign up for exclusive offers and updates, visit www.thevintagecigarbar.com.

If you're wondering if now is a good time to sell, **it is.**

And it may be faster than you ever expected. Preparing your house is the most important step and once it goes on the market with the right marketing, *it's highly likely that it will sell very quickly.*

If you're thinking of making a move, NOW is the time to get organized and talk to a real estate agent with a proven track record in Dilworth.

Every Dilworth home is unique, so contact Sarah Martin today for a personal evaluation!



SARAH MARTIN

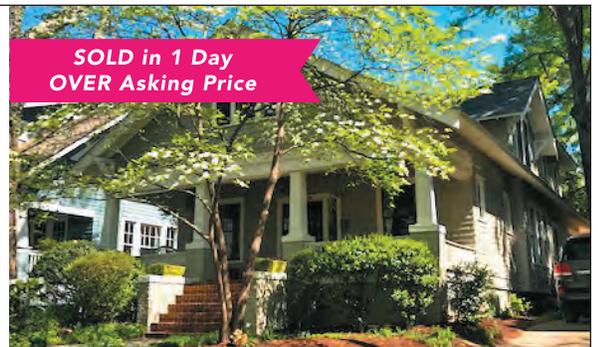
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2013	2014	2015	2016	2017
723 Mt. Vernon Ave. 1222 Myrtle Ave. 1207 Belgrave Place 1159 Langanore Place 318 Kingston Ave. 2669 Idlewood Circle 2008 Lyndhurst Ave. 403 E. Worthington Ave.	2325 Springdale Ave. 729 E. Worthington Ave. 943 Romany Rd. 815 Mt. Vernon Ave. 1210 Myrtle Ave. 310 Arlington Ave. #204	1918 Ewing Ave. 425 E. Worthington Ave. 831 E. Worthington Ave. 500 E. Tremont Ave. 716 Templeton Ave. 820 Mt. Vernon Ave. 301 E. Tremont Ave. # 304	2001 Dilworth Rd. West 1815 Euclid Ave. 2402 Cumberland Ave. 1918 Lennox Ave. 1238 Belgrave Place 504 McDonald Ave. 1114 Langanore Place	317 E. Kingston Ave. 410 E. Park Ave. 1300 Myrtle Ave. 830 E. Park Ave. 1239 Belgrave Place 1214 Belgrave Place 804 E. Worthington Ave.

air conditioning. If you are a regular walker through Latta Park, you have seen many trees come down due to wind, an abundance of rainfall, lightning strikes and public safety precautions. But whether you are affected personally with a sense of loss and a bigger AC bill or not, I believe that we all need to be aware of the realities of our carbon footprint, and do all we can to lessen our impact. Our decisions affect not only ourselves but our children, our grandchildren, and the public good. Planting (and maintaining) trees is a tangible, satisfying way to make a difference.

There are other alternatives: helping in Latta Park efforts, contributing to TreesCharlotte or to any of the many local, national and international environmental/conservation groups. Very, very local, The DCA's Tree Canopy Committee is working on a fundraiser to plant more street trees in Dilworth again this year. As a part of that effort we will work to help another less-advantaged Charlotte community plant trees as well. Look for that ramping up later this fall.

Bill Schlesinger, President Emeritus and Biogeochemist, has testified about environmental issues in Congress and in state houses. He has been featured in media including NOVA, the Weather Channel, National Geographic and the *New York*

Times. The following article was featured in the Cary Institute of Ecosystem Studies. It seems very relevant to our current lives.

Air Conditioning

by Bill Schlesinger

We may be entering a vicious circle—what scientists call a positive feedback loop—with respect to global warming. A hotter climate will increase the demand for air conditioning. By using electricity, air conditioning will increase the demand on power plants, yielding more carbon dioxide and further warming. For the United States, air conditioning is associated with 17% of residential electricity consumption. Until we generate electricity using non-fossil sources of energy, more air conditioning translates to a lot of carbon dioxide additions to the atmosphere.

The feedback loop will be exacerbated in urban areas, which typically show a “heat island” effect—that is, warming in excess of what is seen in the surrounding countryside as a result of the vast extent of pavement in urban areas that absorbs incoming solar radiation. With most of the world’s population growth destined for cities, the demand for air conditioning will increase disproportionately.

Are there alternatives? Yes, trees are natural agents of cooling,

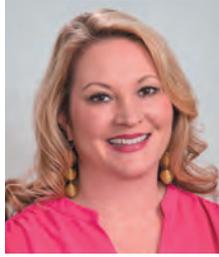
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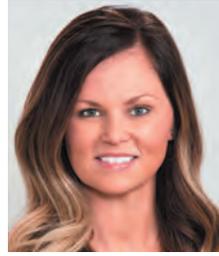
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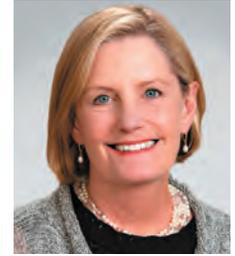
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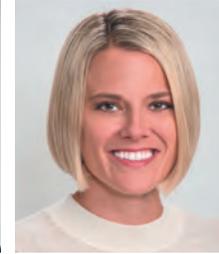
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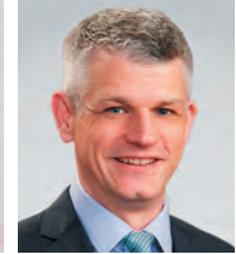
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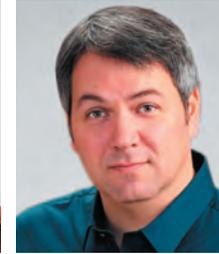
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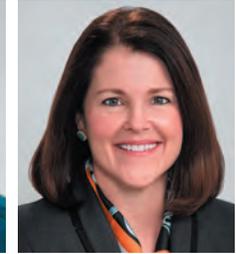
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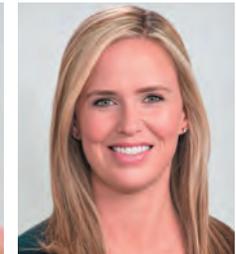
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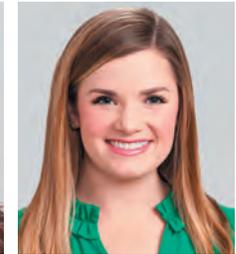
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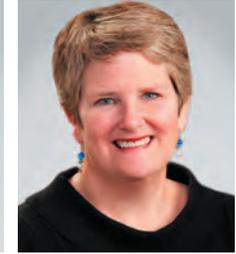
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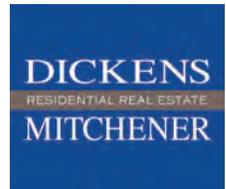


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differentiated model that works remotely so we can continue to provide educational experiences that stretch and grow all of our students.

The summer also brought the opportunity to make several improvements to both campuses. The Sedgefield Campus parking lot has been repaved. Stairs have been installed out back connecting our parking lot to the building. New carpet was installed at the Latta campus in the front office, administrative offices, and teachers' lounge. In addition, new tile was installed in a couple classrooms and restrooms at the Latta Campus. Hydration stations have been installed at both campuses and hand dryers will be installed soon.

We started the year with 6 kindergarten classes, 8 first grade classes, 5 second grade classes, 6 third grade classes, 4 fourth grade classes and 5 fifth grade classes. We're fortunate that each campus will continue to have an Assistant Principal, Dean, Counselor and full-time special area teachers. We are fully staffed with a large percentage of our teachers returning to Dilworth. Our teachers love our school and we love them!

Last year, our PTA raised more than \$90,000 in our capital campaign. We will use the money this year to purchase technology, safety supplies, and materials to enhance the learning experiences for all our students, both in the building and while they are at home. In addition to the generosity of our Dilworth families, we are incredibly appreciative of Dilworth Cares for their support the past two years. The funds raised and countless volunteer hours from community members were a critical factor in the success of our paired schools. Thank you for supporting your neighborhood schools and the exceptional staff and children who benefit from your time and contributions.

We continue to feel the love of our community and I am forever grateful. This is a trying time for everyone, and I know that together we can make anything happen. Thank you so much for your continued support. I know it is going to be another great year! ■

It's Not All Bad

continued from page 21

YouTube has wonderfully diverse instruction, which fit with my approach of trying random things. One day I wanted to learn to paint water droplets, another day I tried to paint trees that didn't look like lollipops, and then there was the time I tried to paint like Van Gogh... The painting I'm sharing is one of my more successful ones. It's of a happy place in Italy, a place where I can't go right now, but which broadens my world as I shelter here in Dilworth, in place. ■



Above: A painting of Italy by self taught painter, Liz Lewis.

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Classroom Central

More than half of the children in Charlotte are living in poverty. When families struggle to pay rent and buy groceries each month, school supplies can't be a priority, so thousands of children arrive at our schools empty-handed. The burden of providing those supplies then falls on our teachers, who spend upwards of \$1,000 of their own money each year. For these teachers and their students Classroom Central is the primary resource for the academic tools they need. The mission of Classroom Central is to equip students in need to effectively learn by collecting and distributing free school supplies to their teachers. During the 2019-2020 school year we distributed \$5.1 million in free supplies through our programs and served 198 schools in six school districts.

To learn more go to www.classroomcentral.org.

HeartMath

HeartMath, an independent, non-profit organization since 2014 is committed to partner with CMS to ensure that all elementary students develop the strong foundation in math needed for long term success by providing volunteers to work alongside teachers to bring an extra 50 hours per week of

tutoring per school. Volunteering is not only still possible, but has become even easier and is needed now more than ever given that the current virtual environment will limit teachers' individual time with students.

To learn more, go to: <https://hearttutoring.org/volunteers/become-a-volunteer>. ■

Tree Canopy

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inasmuch as they take up water from the soil and evaporate—transpire—it from leaf surfaces. Each gram of water converted from liquid to vapor carries away what is known as the latent heat of vaporization, about 533 calories or 2230 kilojoules of energy. It doesn't take more than a quick trip between the city center and a surrounding suburban area to notice that the atmosphere is cooler when trees are present. The ground in most urban areas is paved, so rainfall runs off quickly, but when soils are permeable, rainwater infiltrates, refills the soil pore space, and provides a reservoir that trees can tap for transpiration. Meanwhile, trees also take up carbon dioxide from the atmosphere and store it in cellulose.

All this speaks to the importance of planting trees in urban areas to lower ambient temperatures and reduce the need for air conditioning. Urban renewal by planting trees in Shanghai

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reduced the average temperature by 0.58o C (about 1o F) between 2005 and 2016. Urban areas with trees are likely to show the greatest cooling in drier climates, where the rate of transpiration is greatest after rainfall. Cooling via the transpiration of trees is likely to be less effective in tropical climates, which normally have high humidity and lower rates of evaporation.

One recent paper, looking at nearly 100 cities in the United States found that 78% of city dwellers live in neighborhoods with less than 20% tree cover. It suggests that widespread program of tree planting in urban areas might save at least \$21 per person in reduced costs for health care and electricity. The total savings for the U.S. would range from \$5.3 to \$12.1 billion.

Where it is used, air conditioning is responsible for a decline in heat-related mortality and increased work-place productivity. If we can achieve the same result using trees, we can step off the vicious circle of global warming associated with increased use of fossil fuels for air conditioning. ■

SunCap Community Relief Fund

SunCap Property Group has been working with the Dilworth community, soliciting input on the multifamily community SunCap has proposed for Kenilworth Avenue near Atrium Health’s medical campus. One of the credos of the Charlotte-based real estate firm is to care for the communities where they do business, and in that spirit, SunCap was able to support Dilworth Elementary and Sedgefield Middle School families through the SunCap Community Relief Fund. When the pandemic hit in March, the founders of SunCap recognized there would be many families, individuals and small businesses who would find themselves in extremely dire circumstances. SunCap quickly established the SunCap Community Relief Fund to provide support for families and small businesses that were directly and materially impacted by COVID-19.

The DCA board put SunCap in touch with Dilworth neighborhood schools who identified three families in immediate need of assistance with rent, medical expenses and household necessities. Over a period of three months, Helping Hands Ministries helped the SunCap Community Relief Fund deploy support to 141 individuals & families. In addition to assisting Dilworth families, the fund was able to secure computers for Villa Heights students in need of technology for remote learning, provide relief for families struggling to pay bills and support a community organization with the flood of new requests for help.



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wait can be tricky.

“It’s definitely challenging from an operation point of view,” said Luong. “They don’t understand you literally have six tables outdoors. You can’t say, ‘I’m sorry, your time is up, you got to leave,’ you know?”

Though opening back up in Phase 2 was a welcome relief for stressed restaurants, it came at a much higher cost. They must now purchase supplies like masks for both employees and customers, extra gloves, extra sanitizers, thermometers and paper menus or printed QR code flyers for accessing digital menus. Additionally, to incentivize employees to face increased on-the-job health risks and to stay off unemployment, which often pays more than pre-coronavirus hourly wages, restaurants now encounter increased labor costs.

Luckily for Luong, a new partnership with Doordash helped to offset some of these increased expenses. Though these partnerships help boost sales and reach customers who would not otherwise venture out, they are certainly not a save-all. In Zen Fusion’s case, Doordash takes roughly 25% of the sale, an amount which adds up, particularly at a time when every sale counts.

Another challenge out of Luong’s control came when Atrium Health cut hours for some administrative staff, who previously accounted for his core lunchtime revenue. Loss of their business

forced him to terminate weekday lunchtime service, a big change for the business of nearly 15 years.

Just down the road from Zen Fusion stands the first location of Brixx Wood Fired Pizza where the story is similar. Managing Partner Jeff Van Dyke reports that even at the national chain’s best location, sales were down 50% during the springtime months of Phase 1. During this time, Brixx modified their takeout menu to eliminate items that do not travel well, offered half-price to-go wines and shifted to selling their on-tap beers in to-go crowlers at all Charlotte area locations. Unexpected ingredient shortages also necessitated a quick recipe change for the business of 22 years.

“Yeast was hard to come by for a little while because evidently everybody decided to stay home and bake bread. So, that was kind of crucial,” said Van Dyke. “We sent all of the managers around to the grocery stores to try to find yeast, and then we sourced it, a different type of yeast, and just altered our recipe.”

Community involvement, an important cause at each Brixx location, is also different this year, with schools and churches not as focused on raising money. Brixx has still managed to offer a few takeout fundraisers, in addition to continuing a 50% discount for first responders, and, at the Dilworth location, a 10% discount for Atrium Health employees.

Similarly, Dilworth Neighborhood Grille continues to donate and deliver meals to an Atrium Health testing site weekly. Wohlfarth said that in Phase 1 his restaurant partnered with private charities who would raise money for first responders’

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Social distancing etiquette at Brixx Pizza.



Supporting local at Dilworth Neighborhood Grille.

meals. However, as was the case for the increased tips restaurants were seeing, the donations were a short-lived honeymoon phase.

“I think when Phase 2 started, for the most part, [donations and tips] went away because people just, maybe for one, you can only give so much, and then for two, ‘Hey you’re open again, what’s the big deal?’” said Wohlfarth. “People are done, I think. They’re just over it.”

Despite dwindling tips, the onslaught given during Phase 1 has helped sustain restaurants like Zen Fusion.

“[The Dilworth community] contributed to a lot of donations to our staff through this tough time knowing that their income had dropped and also expenses had increased as well for restaurants. So they tremendously helped out,” said Luong. “That’s really helped us offset some of the major expenses.”

Looking ahead, no matter which phase North Carolina enters in the coming months, or how quickly some form of normalcy occurs, Dilworth restaurant owners all agree: This is the hardest challenge they have ever had to endure, and it is nowhere near over.

“The 2008 crisis, that is a blip on the radar screen compared to this,” said Van Dyke. “This is 100% worse.”

“The straw that breaks the camel’s back in many instances will be two or three years after things are back to normal,” said Wohlfarth. “But the real damage is getting done now.”

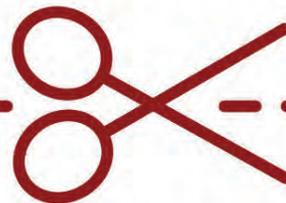
Local restaurant owners now, more than ever, are counting on community support, your support, to ensure they can remain a part of Dilworth’s story for years to come.

“We appreciate continued support,” said Luong. “We’ve been blessed over the years. We help out a lot [in the] Dilworth community, from soup kitchen donations for years, to any events, we help out. So we ask in return now, help us out.” ■

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