

The Evergreen News

A Neighborhood Newspaper Sponsored by VECA, Voluntary-Evergreen Community Association

DO NOT PUT IN MAILBOXES

P.O. Box 12011

Memphis, TN 38182-0011

Volume XVI, Number 1, January 1990

VECA is a neighborhood organization made up of volunteers and paying members. The Evergreen News is the way in which VECA communicates with its residents. The Evergreen News contains information about VECA, neighborhood residents, businesses, and government policies. VECA is bounded by Watkins on the west, Cypress Creek on the north, Trezevant on the east, and North Parkway on the south. Contact VECA by writing to 1663 Tutwiler, Memphis, TN 38107.

MEET POLICE COMMISSIONER IVY AND HIS STAFF

Get answers to your questions about crime.

WHEN?: Thursday, January 18, 7:30.

WHERE: The Susannah Center at St. Theresa Catholic Church at 1644 Jackson. (enter in the front side entrance or the rear entrance)

VECA NEWS



VECA president Julie Borys and executive member Mike Johnson participated in a 8 week leadership study sponsored by MLGW, MSU and The Center for Neighborhoods. They are brimming with new idea as for the VECA community and have made friends from neighborhoods all over the city. They are also grateful to the sponsors, who developed a training program worth hundreds of dollars per student and provided it free of cost to "budding neighborhood leaders."

In an effort to facilitate the sale of Baron Hirsch Synagogue, residents of the surrounding area and members of the executive committee have been meeting with concerned members of the synagogue congregation and the city agencies since September. Many exciting possibilities have been considered but we areas yet unable to make any announcement.

Julie Borys has been attending monthly meetings of a Community Development Corporation Council sponsored by the Center for Neighborhoods and recently participated in a CDC workshop conducted by Chicago organizer Tom Carlson. The role of neighborhood associations in community economic develop-

ment can be much stronger than it is currently in Memphis and members of the CDC Council will be working to share their information and successes.

VECA residents Billy Vaughn, Julie Borys and Rich Olcott have been active in the Metropolitan Neighborhoods Transportation Coalition. Julie Borys and Rich Olcott are serving on the steering committee and Reverend Billy Vaughn is representing the community surrounding Epworth Methodist Church. This coalition representing a variety of neighborhoods included in transportation planning processes, such as the design and building of interstate highways, the development of an improved mass transit system, the preservation of park lands and established neighborhoods in the path of rapidly developing traffic corridors, etc.



FOR SALE BY OWNER

by Jennifer A. Jenson and Richard D. Cartwright

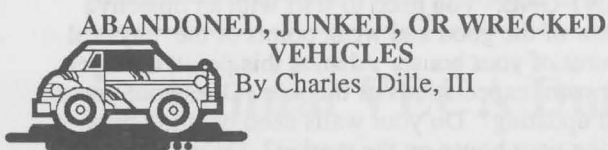
"For Sale by Owner". Some sellers swear by it and some sellers swear at it! Often, sellers focus on the money saving feature of conducting a "FSBO" (pronounced "fizzbow"), but fail to consider some of the hard work necessary to making such a sale profitable. There is nothing easy about a "FSBO" sale. In this article, we will try to outline the first two points, (not all two home sales are alike) to consider when deciding to "FSBO".

POINT ONE: You need to start with an objective review of the good and weak points of the physical features of your house. Also, at this point, consider your own expectations of the sale. Does your decor need updating? Do your walls need painting prior to putting your house on the market? Do you have an aging or leaky roof? How much should you ask for the property? How long do you have to get the house sold? You may wish to have the house appraised before setting your sales price. Be sure if you have the appraisal performed to include a clause in your contract requiring the buyer to reimburse you. If your buyer gets a VA loan remember that the appraisal must have been ordered in the veteran buyer's name in

order for him/her to legally reimburse you. Don't even think about relying on the appraised value on your property tax assessment for this! A qualified independent appraisal is helpful in arriving at a realistic price. In addition to the appraisal, you must consider the total mortgage balance owed on the property. Many owners often fail to consider their "home equity" loan when figuring out how much debt will have to be paid off with sale proceeds. Also, you need to weigh how fast you need to sell against how much equity you want out of the home. This is especially true if you are moving because of a job reassignment, or if the sale is required by a divorce. You may want to ask for a lower price if you need a quick sale in order to have the down payment to buy a new house. The guidance of a real estate agent can be invaluable here. The agent will be looking for the same thing you will- the best price in the shortest amount of time. The agent can help you evaluate your house and suggest what needs to be done before putting the house on the market, taking into account all of the factors unique to your situation that "how to sell your house yourself" books simply do not cover.

POINT TWO: Plan on a marketing budget. This ideally consists of budgets for both money and time. Putting a sign out in the front yard saying "For Sale by Owner" and waiting for the offers to pour in is simply not enough in the Memphis real estate market. Getting a serious offer requires serious efforts on the owner's part. One of the invaluable functions a real estate agent provides is the job of marketing property. "For Sale by Owner" means just that- the owner must do all the work of selling. The owner is solely responsible for advertising the sale to home buyers. The owner must decide how and how often to advertise, set up open houses with the rest of the family or with other owners, and purchase or make signs for the yard and/or street corner. The above list is by no means exhaustive.

Does this sound easy? No, and it is truly not. Next issue we will discuss contracts and closing.



One of the most serious nuisances that a neighborhood faces is junked vehicles on the street or in the yard. If this problem is not addressed, it can lead to rapid deterioration of the neighborhood.

The best way to approach such a problem is first through the neighborly contact by those who live close

by. If such efforts fail, the VECA Housing Committee will attempt to help.

Following is an excerpt on the subject from the Memphis Housing code: Sec. 20-43 Storage on public or private property, prohibited. No person shall park, store, or leave or permit the parking, storing or leaving of any motor vehicle which is in a rusted, wrecked, junked, partially dismantled, inoperable or abandoned condition upon any property within the city for a period in excess of ten(10) days unless such vehicle is so stored or parked on such property in connection with a duly licensed business or commercial enterprise operated and conducted pursuant to law when such parking or storing of vehicles is necessary to the operation of the business or commercial enterprise.

When we call in a complaint, we must first show that a violation exists; that the vehicle qualifies as a nuisance, and that it has not been moved in at least ten days. You can help by providing the exact address, make, color and license plate of the vehicle along with specific dates the car has been observed in such condition.

You can contact Chuck Dille of the Housing Committee at 274-6531 who will see that the complaint reaches the Director of Housing Improvements. The director will issue a notice to the vehicle and property owner to remove or conceal such a nuisance within 72 hours.

If the vehicle is not removed within that time, the City will remove it and the owner will be guilty of a misdemeanor.

You can help the committee by monitoring the procedure to insure that the City follows through. Sometimes we have to encourage them, but persistence pays off.

If you have an old vehicle you would like hauled away or know someone who does CALL: JUNK CARS REMOVED FROM YOUR YARD FREE (no title or tires needed) 454-6847.

ALSO - TRADE JUNK FOR TAX WRITE OFF

The National Kidney Foundation of West Tennessee is pleased to announce a new fund raiser that will excite all who need that tax write off or who want to rid their driveways and garages of unwanted "junk".

The Kidney Foundation is now accepting any car, truck, motorcycle, or trailer as a donation. The advantage to the vehicle donor is that they are able to get rid of a vehicle that you do not want or are unable to sell

and get a tax deduction at the same time. That unused vehicle might be worth thousands of dollars as a deduction, but bring only a few hundred in the marketplace. This program also helps to beautify your driveway, garage, or street by ridding the neighborhood of unwanted "junk". The kidney foundation will sell the donated vehicles at auction or to wholesalers or to salvagers with all proceeds benefiting the programs and services of the National Kidney Foundation which include research, public education, and patient services.

This unique Program will be ongoing, so vehicles can be donated at any time. For more information, call the NATIONAL KIDNEY FOUNDATION AT (901) 452-0580 OR 1-800-727-1039.

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M.O.M.M.I.E.S.

(Mothers of Midtown Memphis Interlinking Evergreen Support System Playgroup) Open Door Bible Church has opened its door to a new group of community members. The moms, dads and little ones in our area who would like to get together and play. There are two groups at present organized according to age. The Parenting Center of Memphis started this group with the help of Jo Anne Brown and Angie Hollis. Children and parents gather in the nursery of the church and spend two hours playing and visiting together. The first hour is for free play and visiting, then comes snack, a planned activity and songs or story time. For more information call Jo Anne Brown 276-0609 or Angie Hollis 274-0376.

MEMBERSHIPS

The Evergreen News has a practice of thanking new and renewing members of VECA. Members are important since they are the major source of funds for the dynamic activities of the organization. The activities of VECA have outstripped our fund raising capacity. In order to continue our important work, we

will need financial support through these important memberships

We welcome the following new members in October and November: Sisters of Charity, Mr. & Mrs. Jan Karanski, Larry & Shari Wallace, Ted & Renate Rosenthal, Ron & Judy Wilson, Jamey K. Sutton, Roger & Faye Deanes, Edna Herron, Azalee Malone, Imogene Hill, Mr. & Mrs. L. Frieson, Modeane Thompson, Julian Bolton, Helen Evans, Charles Harper, S.L. Mayfield, Gloria Mercier, Sand Tolston, Mary Coats, John Gallis, and Willie B. Williamson.

WE WOULD ALSO LIKE TO THANK THE CONTINUING MEMBERSHIPS FOR OCTOBER AND NOVEMBER: Vickie and Stan Less, Mrs. & Mr. Bass, Dennis & Betsy Whipple, Grace M. Wallace, Dorothy Sachritz, J. Joseph Robertson, Bickie Morris, Priscilla Gavin, Jennie Byall Bland, and Margret Bridges.

If you would like to be a member of VECA fill out this coupon and send it along with your \$7.50 dues to VECA at P.O. Box 12011, Memphis, TN. 38182-0011.

Name _____

Address _____

Zip _____

Phone _____

\$7.50 yearly dues _____


Volunteer to:

Write for Evergreen News _____

Deliver Evergreen News _____

Business Committee _____

Housing Committee _____



VECA SEES RESULTS

The last issue of the Evergreen News reported court action on two houses on Dickinson that was initiated by VECA and coordinated with the City's office of Housing Improvement. This issue reports that good news that one of the houses has been painted and cleaned, while the other was sold and is being rehabilitated and will be converted from a duplex to a single family house. The two dead trees, which were a symbol of neglect, have already been cut and work has started on the exterior of the house

The Housing Committee has scheduled meetings on January 13 and February 10 at 10:00 A.M. at 840 Dickinson. If you would like to join the committee or have a housing complaint in your neighborhood, please attend the meeting.

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VECA HISTORY

In it's earliest days, the VECA Neighborhood was the hunting ground for the Chickasaw Indians. In 1818 the tribe ceded its land to the U. S. government. Speculators had previously bought some tracts pending such settlement with the Indians. These land grants were honored by the federal government

Owners of this land included early members of many currently familiar families: Judge John Overton, Andrew Jackson, James Winchester, R.C. Brinkley, Robert B. Snowden and John Boyard. Treadwell, Galloway, Boyle and Ferguson are other well known families who owned some of the VECA area property. The part of their holdings that correspond almost identically with VECA's current boundaries were sold to several different people in this century. In 1901 the Overton Park acreage was sold to the Park Commission. One section had been sold in 1859 to Hiram Vollentine. The subdivision he developed was west of our neighborhood, but he left the legacy of his name to the school, street, and neighborhood itself. The land north of Vollintine was subdivided and went through many hands. In 1877 twenty acres were sold to and farmed by the Terry family. The Terry's operated a successful dairy farm. He and others in the family gradually bought land south of Vollintine, which they divided into ten acre farms. Several dairy farms were established there. This successful community outside of the Memphis city limits was known as Terrytown.

A man named John Crump (no relation to E.H. Crump) and his sons moved to Memphis from Mississippi. He settled near Jackson, then called Old Raleigh Rd., opening a general store there. Some other businesses soon followed. Will and Claude Crump became cotton factors as well. In 1910 they divided their partnership and both moved from Terrytown. However, they also became real estate developers in partnership with Judge F.M. Guthrie and F.E. P. Daniel. They cut through Crump Ave., named after the family, and built the first homes in the area.

Terrytown began to break up when the Crump brothers moved away. By 1918, developers were buying Terrytown land. However, the Terry family owned property in the VECA area for almost 100 years. Charles Braham, married to Ethel Terry in cooperation with Harry Delugach developed two subdivisions. Colonial Place was developed in 1926, and Terry Circle in 1940. Delugach Park, surrounded by University Circle, carries his name. Some of the Barham property was sold for Vollentine School and park around 1930. In 1971, Mrs. Barnham put on the market the last of the family's homes at 1634 Vollintine.

An earlier settlement east of Terrytown was Springdale. It was first important as station on the Memphis Ohio Railroad. In the 1850's Springdale was along way from Memphis and by 1857 there were 2 trips a day to Memphis. The Line was later absorbed by the L & N line. Their first train came to Memphis April 1, 1861. Springdale was an important stop on the line. The tracks ran through our neighborhood until recent years.

VECA was a rural, county area. The city began to move out in 1899 when the area south of Vollintine was annexed by the City. The City's eastern boundary was then May (University), and was extended to Trezevant in 1909. The area north of Vollintine was annexed into the City in 1929. What is now VECA was a part of Memphis.

Next issue the history will continue. If you would like to add some family history or know a good story about our community please contact us.

St. Therese Little Flower Catholic Community Jackson at Belvedere

Sunday Eucharists

8:00 a.m., 10:30 a.m., 5:30 p.m.

Saturday Vigil Mass - 4:30 p.m.

Fr. Bob Ewing, Pastor

276-1412



"All Are Welcome"

RHODES SCIENCE INITIATIVE

by Dotty Sachritz

Rhodes college launched a \$3.5 million campaign last Spring to improve science facilities. The school already has an outstanding reputation for the quality of its curriculum. Approximately one-fifth of the students have majored in the sciences during recent years. However, equipment is limited, old, dated, and

sometimes missing. Inadequate supplies severely hamper students' interest in this important field. These needs reflect the recent report of the National Science Foundation which cited a lack of modern scientific equipment as a cause for decline in the number of science and mathematics students in college and in the number of superior faculty members in the sciences.

Rhodes is attempting to address the problem with this major funds raising effort. The drive has received a gift of \$200,000 from the W.M. Kleck Foundation and challenge grants of \$550,000 and \$750,000 from the Plough and Kresge Foundations, respectively. Together, these grants are contingent on Rhodes' raising \$750,000 in current gifts and pledges and \$1.5 million in endowment funds. With these commitments plus some earlier corporate gifts on hand, \$2 million of the \$3.5 million Science Initiative Campaign are in hand. Rhodes now needs to raise 1.5 million additional dollars by September, 1990. Two outstanding alumni, Paul Mostert, a math professor at the University of Kansas and Robert MacQueen, an astrophysicist at the National Center for Atmospheric Research in Boulder, Colorado lead the campaign

HOME IMPROVEMENTS

Improvements to your home may consist of additions, repair of property damage, or simple maintenance. The cost may be small or as high as the cost of a new car. No matter how small or large the scope of your improvements are, you can protect yourself against possible arbitration or litigation, and undesirable completed projects by following a few guidelines.

1. Know exactly what you want. Plan your project in detail.
2. Solicit two or three bids from licensed contractors. These bids should be based on the same building specification, materials, labor and time needed to complete the project. Keep in mind that the lowest bid may not be the best bid. The lower cost may be the reflection of inferior building materials. Inferior products lend themselves to inferior finished projects. You might want to specify a cost-plus bid which would allow you to request copies of all invoices for materials and time logs of labor. A lump sum bid does not give you the option of reviewing material invoices.
3. **Do Not** sign a partial or blank contract. Fill in all blank spaces with zig zag vertical lines. If you have questions, ask before signing. The Better Business Bureau offers the following "Tips to Remember."

Make sure you consider the following Do's and Don'ts when initiating a home improvement project and selecting a contractor:

- **Do** verify the name, address, telephonenumber, credentials and references of the contractor. Make sure that he/she is licensed, insured, and /or bonded.
- **Do** obtain more than one bid for the home improvement project. Do some comparison shopping in choosing the contractor.
- **Do** check with the building and zoning authorities in your area to determine what permits you need to proceed with your project.
- **Do** include all the terms, conditions, warranties, and oral promises concerning the project in a written contract.
- **Don't** sign the agreement until you have completely read and understood all of the provisions.
- **Don't** submit to high pressure sales tactics by a contractor or sales representative.
- **Don't** sign a completion certificate for the job before it has been inspected and properly completed as agreed to in the contract.
- **Don't** pay for the entire job in advance or pay cash to the sales person or contractor.
- **Do** insert an arbitration clause in you contract, as a precaution, to resolve disputes and enforce your warranty without litigation.
- **Do** contact your local or state government consumer affairs office and/or local BBB, if you are unable to resolve a dispute with your contractor.

Also, when you sign a home improvement contract in your home and in the presence of a contractor, or contractor's representative, you have three business days in which to change your mind and cancel the contract. The contractor is required to tell you about your cancellation rights and provide you with any cancellation forms. If you cancel, it is recommended that a notice of cancellation be sent to the contractor by telegram or certified mail, return receipt requested.

For a large remodeling job that involves several subcontractors and a substantial financial commitment, you should protect yourself from liens against your home in the event the primary contractor does not pay the subcontractors or suppliers. You may do this by adding a release-of-lien clause to the contract

or by placing your payments in an escrow account until the work is completed.

Remember a claim for damage, non-performance, or price variance has to be legally justified by what is written into a contract, signed by both you and the contractor. Any modification to the contract at a later date should be initialed and dated by both of you.

Please call these professionals for your Real Estate needs:

DAVIES · SOWELL, INC.
R · E · A · L · T · O · R · S

Livy Sibley 278-5016
Linda Sowell 454-0540
Corinne Adrian 278-8840
Larry Alexander 323-1144

 MLS

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Annual VECA Dues

\$7.50

Make checks payable to VECA and send to:
VECA Treasurer - 705 N. Belvedere 38107

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