

# Sunset Hills Newsletter

Great Neighbors Make Great Neighborhoods

*February 2023*

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## A Letter from the President

written by Scott Michaels

**T**he Holidays are over and I want to thank everyone in the neighborhood for all their efforts supporting the Lighted Christmas Balls (LCB). This is the annual gift we give to the City of Greensboro and it means so much to so many for so many different reasons. So many people were involved in making this season a success that I'm not going to name names for fear of leaving someone out. I can easily think of dozens of neighbors who worked diligently behind the scenes to make this annual event a success.

People love the spirit these balls create. I had an Open House at one of my listings during Running of the Balls this year. My guestimate is about 200 people came

through to enjoy hot cider, snacks and warm up a bit. Everyone was talking about what a wonderful, beautiful neighborhood this is and how much they appreciate the Lighted Christmas Balls. They also commented on the generosity of the neighborhood with the efforts to collect food for the foodbanks.

Moving forward, we just finished our first Sunset Hills Neighborhood Association Board meeting of the New Year. The Board had a lot to discuss and we have decided to make some exciting changes in recognition of the importance of the Lighted Christmas Balls.

A new Board Position was approved for a Coordinator of the Lighted Christmas Balls activities. John Kelly has agreed to fill this position. Hopefully, this new position/

# Sunset Hills Neighborhood Association Board of Directors

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Emily Nunn | emily.p.nunn@gmail.com

## Environmental Affairs

Erin Reis | erin.reis.1@gmail.com

## Event Coordinators

### Easter Egg Hunt

Cindy Ramsay | ramsayc01@gmail.com

### Halloween In the Park

Michael Driver | michael@yourhometriad.com

### Annual Pig Pickin

Jennifer Edwards | veronicalucks@gmail.com

### New Neighbor Coordinator

OPEN

### Coordinator of the Lighted Christmas Balls Activities

John Kelly | jkelly336@gmail.com

## Garden Club Representative

Michelle Togut | mbtogut@gmail.com

## Neighborhood Watch

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David Hammer | davidhammer1@gmail.com

## Transportation Committee Chair

Gerry Alfano | mtisdel@att.net (336-272-3512)

## Representative to the Neighborhood Congress

Mike Pendergraft and Gerry Alfano

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## Stay In The Loop

You can follow along with regular happenings, updates, and news by following us on our Facebook page and on our website.

You can also join our community email listserv by emailing Adam Graham-Squire at [adam.grahamsquire@gmail.com](mailto:adam.grahamsquire@gmail.com)

Please note that only current members who have paid their annual dues may send non-emergency messages to the community listserv.

[www.sunsethillsneighborhood.org](http://www.sunsethillsneighborhood.org)  
[www.facebook.com/SunsetHillsGSO](https://www.facebook.com/SunsetHillsGSO)

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committee will make for an even smoother process next year. It will create one point of contact as well as a budget line from the SHNA to streamline the process of handling the decorations in both parks. John has been the de facto point of contact for several years; this just makes it official.

John will also be working closely with our Environmental Affairs Committee to continue to make the improvements to make LCB season more environmentally friendly.

We also had some exciting news from Duke Energy. They are planning to move some of the electric lines in our neighborhood underground. This should both reduce power outages and improve the ability to restore power more quickly during outages. I'm anxious to see how this turns out and I hope it will lead to more such projects in our

neighborhood.

As we kickoff the New Year, I look forward to us all working together to make our neighborhood even better. The Board and the SHNA Committees are energized and working to evaluate past annual events and plan new ones. The New Neighbor Coordinators are working on creating Welcome Packages for new neighbors. The Environmental Affairs Committee continues their great work. We are working to revitalize the Historian's role to preserve our history. And we always welcome anyone who wants to join one of the committees. Just reach out to anyone on the Board.

I'm so glad to be part of the best neighborhood with the best neighbors in Greensboro. Here's to a great 2023! ●



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# Heat Pumps

## Saving Money and Helping the Environment

written by Mark Stepnowski

In October, I replaced my classic boiler and radiators with a new heat pump - you should as well. Architectural Salvage was happy to take my old radiators, and a few days later, my contractor had a new heating and cooling system running. If, like me, you've been heating your home with natural gas, especially a radiator, it's time to consider switching to a heat pump.

Heat pumps are modest upgrades to air conditioning systems that reverse the flow of the refrigerant to move heat from outside your home to the inside, the opposite of the way they work in the summer. If you've heard horror stories from years past, consider how much technology has changed over the past few years, and know that they've become very common in Canada, New England, and other areas with much colder climates than ours.

### Environmental Benefits

High school chemistry says that burning natural gas produces carbon dioxide and water, but there are imperfections in the process that lead to the production of other chemicals, including carbon monoxide and nitrous oxides. Academic research has found [significant links](#) between natural gas use in homes for cooking and heating and health conditions like asthma in children. By switching

away from the natural gas, I know that I'm taking steps to improve the health of everyone who visits or lives in my house.

### Saving Money

This past fall, congress passed a law called the "Inflation Reduction Act". As of January 1st, everyone who installs a heat pump is entitled to a tax credit of \$2000 dollars. Later this year, rebates of up to \$8000 will be available to families that qualify as moderate or low income; Rewiring America has a wonderful calculator that has more details on what you are eligible for. Depending on the system you buy, Duke Energy also offers rebates.

Since installing the new heat pump, I've cut the energy required to heat my house by a factor of two or more - doing so has cut my carbon footprint, and also saved me about at least \$100 per month during the winter. My house is more comfortable, too: the new system's thermostat turns the heat on before I get home after work, and then turns it off again in the morning when I leave.

I strongly encourage everyone in Sunset Hills to get a heat pump when you next need to change out your heat system or AC. If you've got questions, come find me hanging out on Tremont Drive. ●



# Greensboro Solar Power Now Coalition

Reported by Carole Lindsey-Potter from information on their webpage and comments by Margaret Rowlett

**G**reensboro Solar Power Now Coalition is a group of local volunteers from several environmental groups, including Environmental Stewardship Greensboro, Emerging Ecology, the Sierra Club, and Greensboro Earth Quakers. Currently we are asking the Board of Education to commit to transition the Guilford County Schools (GCS) to 100% clean energy by 2050.

With this policy goal, the Board can make a substantive, beneficial impact on the climate crisis and promote the importance of clean energy and sustainability in the education environment. This will also provide support for the STEAM-based curriculum at both the primary and secondary levels and create healthy school environments.

By way of background, in 2005, the school board passed a policy about energy usage that is really great. The problem is that GCS hasn't been following the 2005 policy and the related procedures for many years now. The school board's Policy Committee has been going through all the old policies to update them. We hope that they will look at the attached policy and procedures documents soon. We would like the Board to make sure that the Policy Committee puts the 2005 energy policies at the top of their agenda and then updates them with a clear commitment to getting to 100% clean energy by 2050 and to meeting LEED silver standards in all building projects.

The Coalition is looking for people who will sign up to make public comments to the Board of Education at one of their monthly meetings. To sign up for the public comments time, email [boardclerk@gcsnc.com](mailto:boardclerk@gcsnc.com) with "Public Comments on [meeting date]" in your reference line. The Board used to require people to email them by 12 noon the day before; that is still what is on their website (<https://www.gcsnc.com/Page/1811>). However, they have changed their policies now so that you have to send your email as soon as possible after 8:00 am on the day before they meet. If you don't hear anything within a short time after sending your email, call the Board clerk, Dr. Funderburk, at 336-370-2361, and ask if she received it.

Board meetings are generally held on the second Tuesday of each month at 6 p.m. in the Board Room located at 712 N. Eugene St., Greensboro

It's also super helpful if people can send in written public comments to the school board for their meetings as well; the written comments appear in the agenda packet as long as they are emailed to [boardclerk@gcsnc.com](mailto:boardclerk@gcsnc.com) with "Public Comments on [meeting date]" in the reference line by 12 noon the day before the meeting. If someone wants to help with our effort but they are not able to speak in person at a board meeting, sending in a written comment is also very powerful.

If you have any interest in serving on the Greensboro Solar Power Now Coalition leadership team, please contact Margaret Rowlett, [margaretrowlett@gmail.com](mailto:margaretrowlett@gmail.com). The Coalition meets monthly and works to advance two clean energy campaigns; one is with GCS, and the other is with the City of Greensboro. ●

More information can be found here:

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## The Guitar Resettlement Project

*Written by Kristy Jackson*

To date, The Guitar Resettlement Project has given away 20 guitars to refugees from other countries (Afghanistan and the Democratic Republic of the Congo) who have resettled in the Triad.

Is there a member of a refugee family you know or are supporting who might be interested in learning to play guitar?

Feel free to call me at (615)244-6893 and leave me a message on Triad Musicians MatterVoice Mail. •

More information can be found at  
[www.triadmusiciansmatter.org](http://www.triadmusiciansmatter.org).

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# Christmas Balls and 'Shine the Light on Hunger' Recap

Written by Anne and Jonathan Smith

As the end of January quickly approaches, we wanted to give a report on the annual neighborhood Lighted Christmas Balls and Shine the Light on Hunger efforts.

From 1996 – 2007, the LCBs were just chicken wire and lights. But when neighbor Marlene Pratto suggested pairing the lights with a neighborhood food drive, the LCBs went viral. In 2012, a friend who is a GSO Fireman invited us to lunch to hear his dream of having a nighttime run under the LCBs, we were initially hesitant and said, if you can make it work, we will give it our blessing. And Nick and his wife Kristen did just that.

The run has been enormously successful, thanks to Nick, his Running with Horses (RWH) team, the City of Greensboro, the Police Department, EMS, and countless volunteers. The run had 3,800 registered participants and probably 2,000 more who weren't registered and jumped in without knowing it was a charity event. The double-lane drive-thru race packet pickup was brilliant and looked like the model for future years.

John Kelly and his crew ensured Sunset Hills Park was breathtaking and likely the most photographed place in the Triad. They even took the lights across W. Market Street to South Park.

The environmental committee prioritized keeping dead Christmas light strings out of our landfills. They staged collection boxes in Sunset Hills with attractive, informative signs, making it easier to recycle dead lights than to throw them away. Then they faithfully lugged piles of dead lights to the correct recycling spots. Thanks, Erin and crew. In 2022 combined efforts raised \$109,309.73 in cash, including \$80,000 from ROTB; "TEXT-TO-GIVE" signs brought in \$4,044. Generous folks from Greensboro and beyond dropped off 16,957 pounds of food. The food and money combined will provide 773,644 meals for hungry persons.

Since 2007 the neighborhood effort has raised \$788,494.79 including \$606,001 from ROTB 2012-2022 and 176,508 pounds of food, which became 5,616,196 meals for hungry persons.

Yes, you read that right, that's five million, six hundred thousand healthy meals.

We are profoundly grateful to so many. You, who lit up the park, hung up balls or lights in your yard, or helped someone else with theirs, taught someone to make an LCB.

You, who donated your time, food, or money, rounded up hundreds of cardboard boxes to box up the food for transport to food banks, cleared out the food hut and trailer every night, and unloaded 8 1/2 tons of food onto food bank loading docks.

You, who managed, volunteered, ran, or walked in the Running of the Balls and recycled non-working lights.

You are the Lighted Christmas Balls; chicken wire and lights are just the props. You spread joy and helped to shorten the line of hungry people. ●



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# The Developer and A Vision

## Sunset Hills History Series: Part I

written by Benjamin Briggs, Executive Director of Preservation Greensboro Incorporated

*Sunset Hills features charming architecture, gracious yards, stream-side parklands, and shaded sidewalks that are collectively considered a treasure for Greensboro. As one of our state's great Jazz Age communities – and with designation on the National Register Historic District in Guilford County since 2013, Sunset Hills enjoys wide recognition. This is the first of a four-part series about the history of Sunset Hills written by Preservation Greensboro's Executive Director, Benjamin Briggs in celebration of the neighborhood's centennial!*

**T**he timeline for Sunset Hills began in 1922, when developer Arthur Kirby Moore acquired two tracts of land. The first tract, containing 212-acres of old-growth woodland known as the Holden Tract, was formerly owned by Col. James T. Morehead, a nephew of Greensboro's Governor Morehead. The second tract included 136 acres of pastureland known as the Benbow Farm. The combined parcel encompassed rolling terrain west of Greensboro that extended from Walker Avenue to the North Buffalo Creek.

Moore was born on a farm in Wayne County, NC in 1886. A Quaker, he came to Greensboro as a student at Guilford College. After graduating, he worked in Wilmington for three years before returning to Greensboro in 1914, taking

a position as manager of the real estate division of Guilford Insurance and Realty Company. In 1915 he married Blanche Dawson from nearby Friendship and herself a Quaker and graduate of Greensboro College. His career was launched when he sold fifteen houses his first year in the Fisher Park neighborhood. Success prompted Moore to look for new opportunities to sell additional lots and houses. His next project was revamping a subdivision that had languished after being platted in 1891. He acquired unsold parcels and rechristened the old subdivision "Westerwood."

In order to prepare for the launch of Sunset Hills, Moore orchestrated a public relations campaign by announcing a contest to select the name of the new community. In May 1924, an announcement was made in the Daily News that J. B. Stroud and S. A. Hodgkin made the winning suggestion for

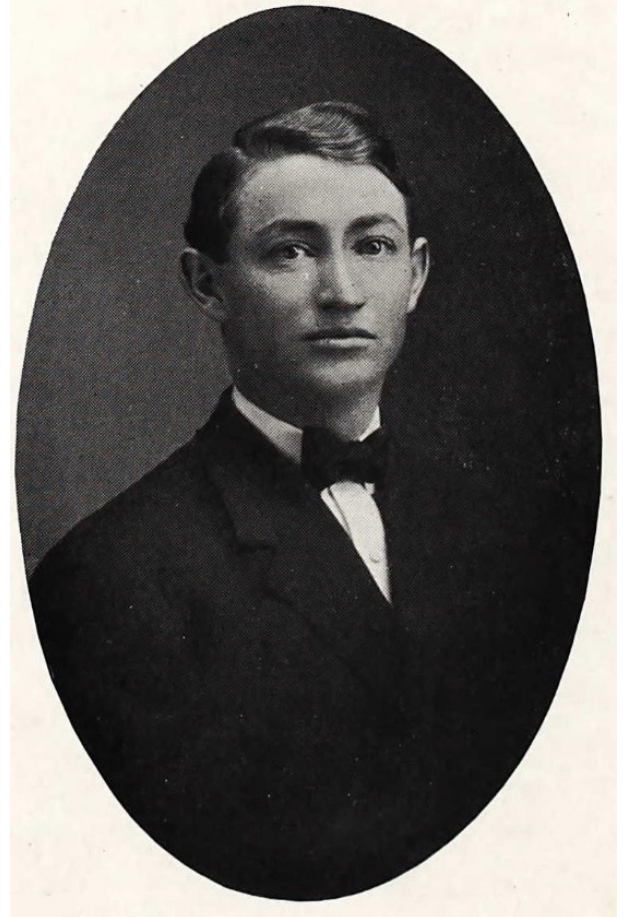
“Sunset Hills.” Additional contests held to name the streets resulted in free news coverage to steal attention from rival subdivisions such as College Park, Hamilton Lakes, Irving Park, and Lindley Park.

Sunset Hills had a unique location in Greensboro – centered in line with the westward extension of Market Street – the city’s primary east-west thoroughfare. Moore hired civil engineer Grady L. Bain to design the West Market Street extension in the form of a grand parkway nearly 100 feet wide to serve as a signature for the new neighborhood.

A total of ten acres was devoted to the median of the landscaped avenue that features the largest lots in the neighborhood. Here, Greensboro had a chance to show off its wealth and success to rival cities with a parade of impressive residences along a wide boulevard into the city center.

In contrast to the man-made east-west axis of West Market Street, “Sunset Park” provided a natural north-south axis for recreational space for the neighborhood. The streamside setting of the park was in keeping with established suburban development patterns in Greensboro, and Moore generously set aside 15-acres of land that featured wading pools, sand boxes and swing sets for children. Beyond the parkway and park, the remaining quarters of the neighborhood were laid off on a casual grid pattern that maximized efficient rectangular lots. ●

Stay tuned for Part II of the History Series in the next issue!



*Photo of Arthur Kirby Moore*



# 3 Best Practices for Selling Your House This Year

contributed by Leslie Stainback

A new year brings with it new opportunities in the housing market! If you are juggling a mix of excitement over your next home and a sense of attachment to your current one, a great way to ease some of those emotions and ensure you're feeling confident in your decision is to keep these three best practices in mind.

## 1. Price Your Home Right

As a seller, you'll want to recognize that the market has shifted and price your house appropriately. According to Greg McBride of Bankrate, "This isn't the housing market of April or May, so buyer traffic could be substantially slower, but appropriately priced homes are still selling quickly." If you price your house too high, you run the risk of deterring buyers but going too low leaves money on the table. An experienced real estate agent can help determine the right asking price.

## 2. Keep Your Emotions in Check

Homeowners are living in their houses longer. According to the National Association of Realtors (NAR), since 1985 the average time a homeowner has owned their home has increased from five to ten years. One side effect of

staying in your home for so long is developing an emotional attachment. For some homeowners, this makes it even harder to negotiate and separate the emotional value of the home from fair market price. That's why you need a real estate professional to help you with the negotiations along the way.

## 3. Stage Your Home Properly

While you may love your decor, not all buyers will. That's why it's so important to make sure you focus on your home's first impression so it appeals to as many buyers as possible. Meredith Parsons of Embelish Home Staging advises using staging to showcase your house in its best possible light. "Users have a hard time seeing all your home has to offer when they can't get past furniture placement, clutter and outdated items. With staging you are selling a feeling and the possibility of what their home could look like." Buyers want to envision themselves in the space so it truly feels like it could be their own. A real estate professional can help you with tips to get your house ready to sell.

## Bottom Line

If you're considering selling your house, connecting with the right professionals will help you navigate through the process while prioritizing these best practices. ●

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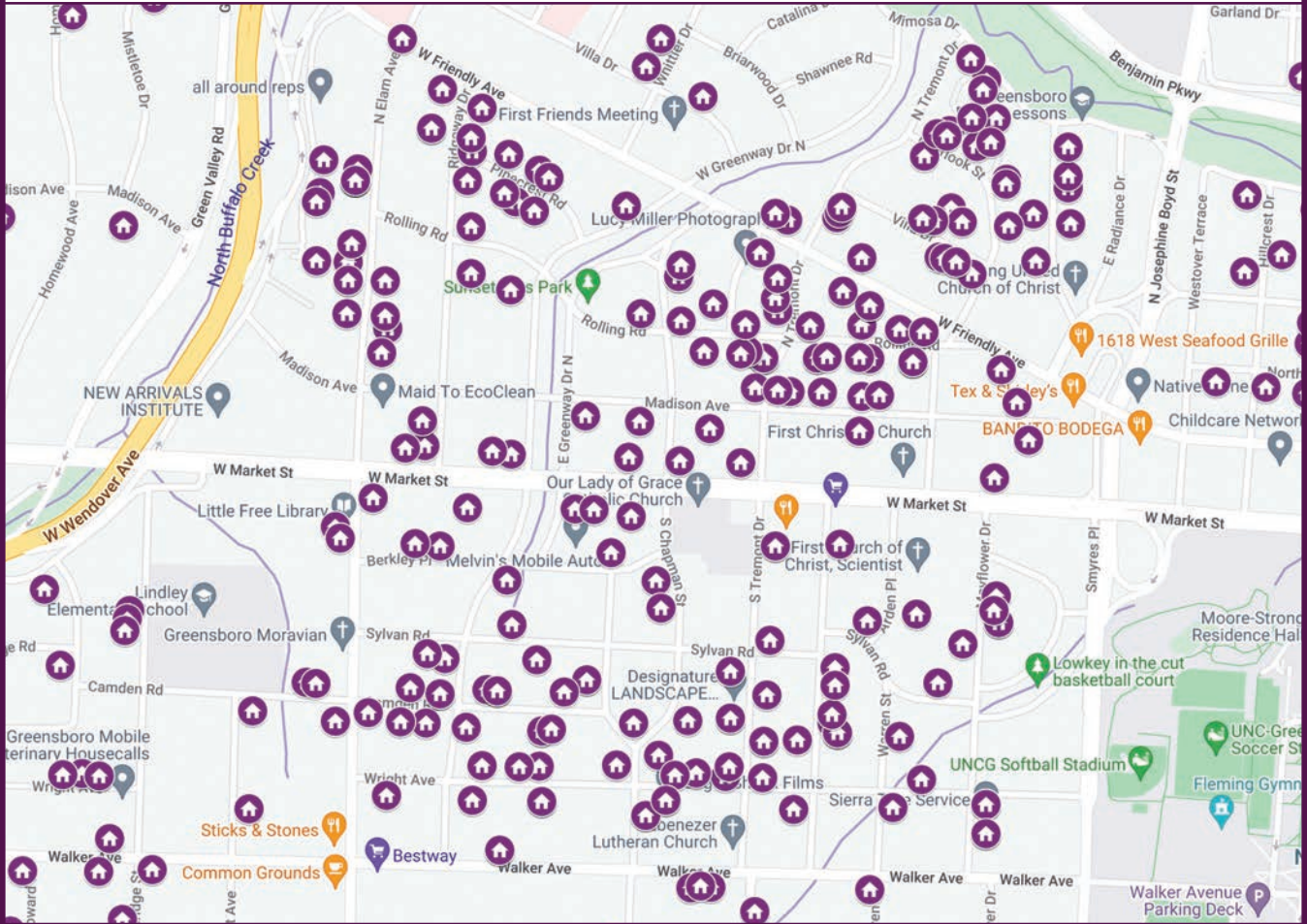
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# National Register Status: All Carrot, No Stick

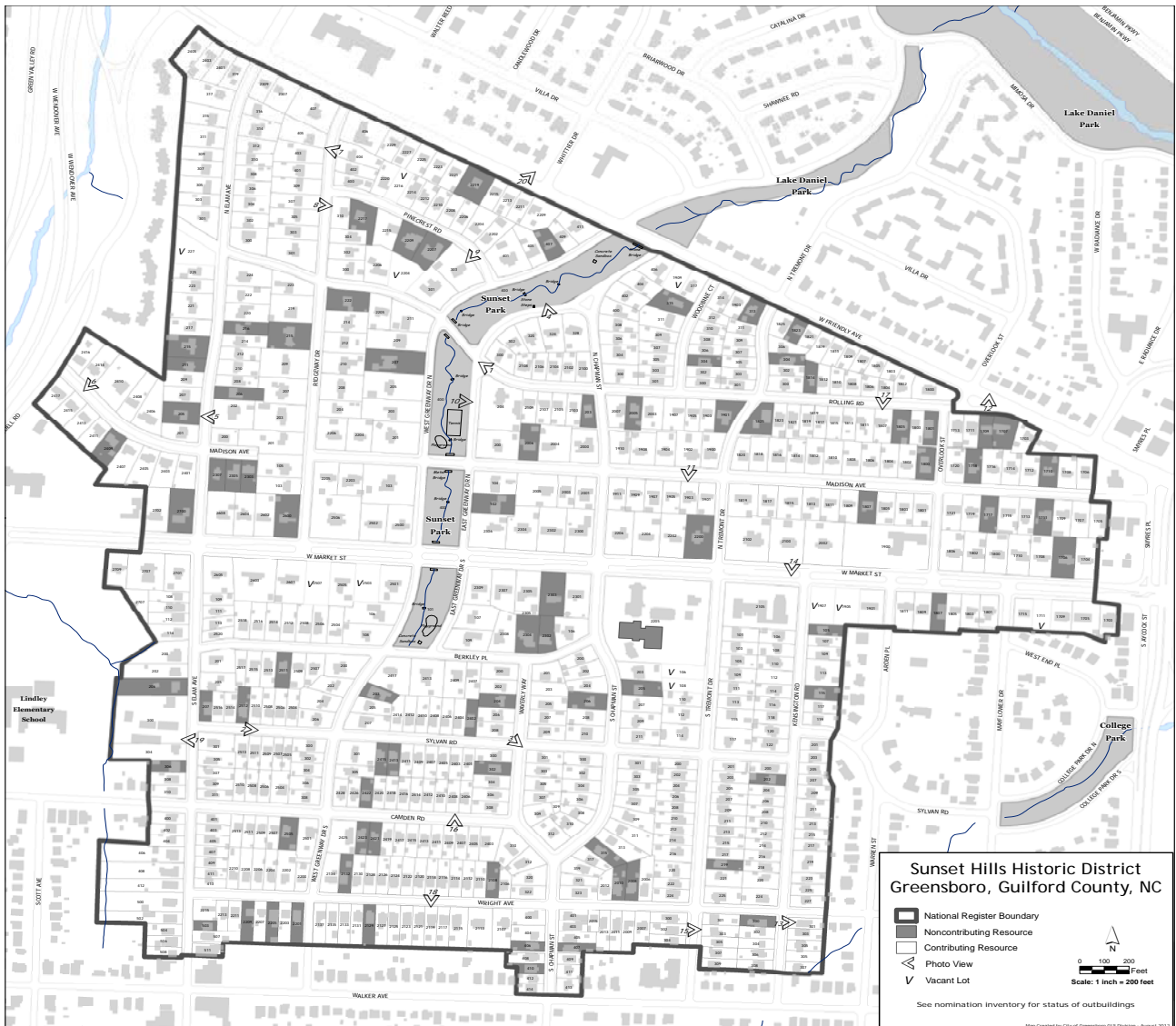
written by Benjamin Briggs, Executive Director of Preservation Greensboro Incorporated

In 2013, the Sunset Hills neighborhood replaced Fisher Park as the city's largest National Register Historic District in terms of acreage and its 720 structures. Filled with charming Period Revival-style cottages, grassy parks and curved drives, the neighborhood is increasingly recognized across the city as a historic resource rife with history.

The process of nomination will likely reveal associations with notable past citizens such as architect Lorenzo S. Winslow, developer A. K. Moore, and entrepreneur Paul C. Lindley.

The attractiveness of Sunset Hill's National Register

designation is its flexibility. Although property owners may still maintain (or destroy) their properties as they wish, incentives available in the form of tax credits reward those who strive to apply the Secretary of Interior's Standards to their restoration project. In doing so, residents receive a 15% income tax credit from the state if expenses exceed \$10,000. Commercial and rental properties (defined as "income-producing" by officials) can also earn 15% credits through state and 20% federal applications. Beyond financial benefits, the documentation of neighborhood history as part of the National Register nomination process is invaluable for neighborhood promotion and pride.





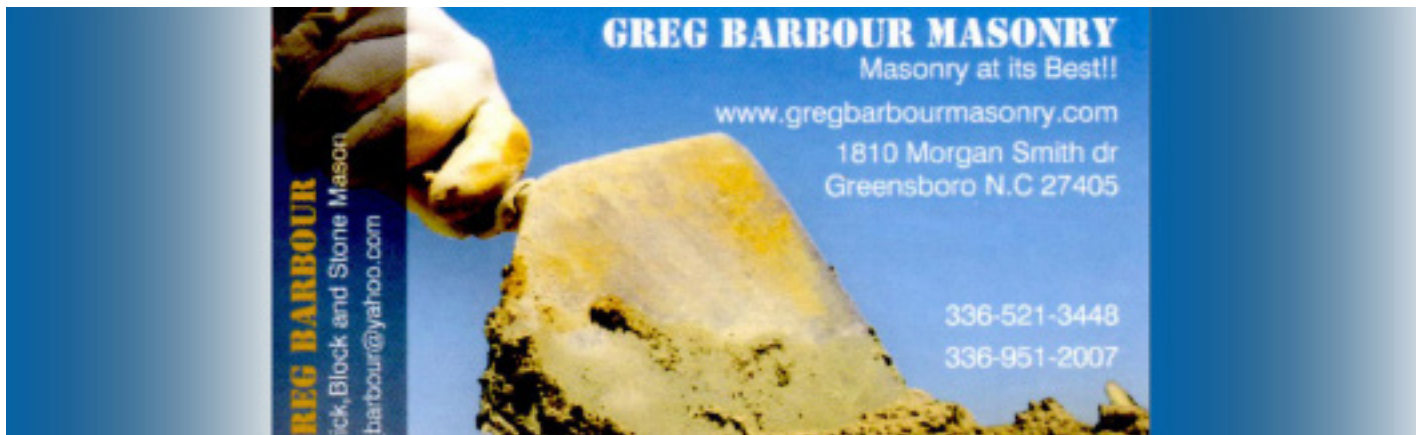
National Register Historic Districts are distinguished from locally governed overlay historic districts by tax credit opportunities and appearance standards. These key differences are often overlooked or misunderstood. National Register Historic Districts allow property owners the option of participating in the use of historic preservation tax credits through a process known as a Certified Restoration through the North Carolina State Historic Preservation Office in Raleigh. If there is no interest in tax credits, then no appearance standards are involved.

With renewed interest in stabilizing property values and

the tax base, interest in National Register Historic Districts is logical. Property owners may manage their individual holdings as they wish, however incentives are available for others who wish to invest with an eye to history. It is a win-win situation for stable and older neighborhoods. ●

The complete National Register nomination may be viewed here <http://www.hpo.ncdcr.gov/nr/GF8233.pdf>

More information on tax credits may be found here: <http://www.hpo.ncdcr.gov/tchome.htm>



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# Sunset Hills Environmental Affairs: 2022 in Review

Written by Erin Reis



**T**he Sunset Hills Environmental Affairs (SHEA) committee accomplished a lot in 2022, thanks to the steadfast leadership of Robin Davis, Cindy Ramsay, and Adam Graham-Squire, and a team of ready and willing volunteers! Here are some of the highlights:

- Worked in collaboration with the City of Greensboro, Sunset Hills Neighborhood Association, Greensboro Beautiful, the Sunset Hills Garden Club and several residents to hire Ripple Ecosolutions of Chapel Hill to remove invasive plants (and poison ivy!) from Sunset Hills Park last summer.
- Together with the Audubon Society, led a nature walk through the Park that had more than 70 participants!
- Planted 77 native plants in the Park – in an area around the tennis courts, and surrounding the new power outlet installation on the Berkley side of the Park – in early fall.
- Cindy Ramsay led an evening nature walk through the Park in late fall.
- Robin Davis had two new kiosks constructed for the Park, which will offer environmentally-focused books in a lending library and a bulletin board for neighborhood information. Look for them to be installed soon, one near the tennis courts and the other next to the playground South of Market!
- Composted all pumpkins from the neighborhood Pumpkin Wall, plus dozens of others from the neighborhood!
- Recycled more than 450 pounds of burned-out Christmas lights, preventing them from going to the landfill.
- Thanks to Adam Graham-Squire, sold LED light strands at cost at the Corner Farmer's Market and neighborhood Lighted Ball-Making Party, helping to make our holiday tradition more sustainable.
- Thanks to Nick Loflin and Running of the Balls, raised \$3,200 to purchase a carbon offset for the neighborhood's lighted balls as well as LED light strands for all replacement balls in the Park.
- Thanks to Insa Lawler, encouraged neighbors to participate in the Lights Out for Birds initiative.
- Conducted a few neighborhood trash clean-ups with the help of Neil Milroy, and two clean-ups of the stream south of Market!
- At the Corner Farmer's Market, distributed dozens of native milkweed seedlings and seeds to help make our neighborhood a habitat for endangered Monarch butterflies, hosted a native plant booth that resulted in one neighbor completely replacing their front lawn with native plants, and hosted a Meatless Monday table to share meatless farmer's market-to-table recipes.

We are grateful for all the neighborhood leaders and volunteers who helped make these accomplishments happen. There is more to come in 2023! Please email [environment.sunsethills.gso@gmail.com](mailto:environment.sunsethills.gso@gmail.com) to get involved! ●




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# Introducing the Sunset Hills Football Club!

by Drea Douglass & Melanie Jones

Announcing the founding of a new soccer team in Sunset Hills, the Foxes are a group of 2-3 year olds with parents eager to get them started with their first touches on the ball. Though they don't play other teams, they get together on Saturdays at the park to kick balls, knock over cones, giggle, and become distracted by the nearby playground within 20 minutes.

Born out of the mind and will of new Sunset Hills resident Melanie Jones in mid-2022, the team formed up and had several fun practices this year, ending their 'season' when the weather turned cold and wet in November.

Please help us congratulate the following: Addison, Forbes,

Johan, Fox, Lukas, Sullivan, Violet, Sawyer, Mavi, Duke, Dean, Emma, Radie, Jack, Brooklyn and Nelson. These kids sure know how to have fun and burn off some energy!

As soccer lovers ourselves, we hope the early exposure to the beautiful game will spark a similar fire in the kids, and at the very least that they'll have fun with their friends and try something new. If you have a 2-3 year old who you think would be interested in playing with us feel free to reach out to Melanie Jones at [melaniejones1105@gmail.com](mailto:melaniejones1105@gmail.com) for information.

We plan to come back for another exciting season in the spring! Here's to keeping the Sunset Hills Football Club an ongoing tradition right here in this historic neighborhood. ●



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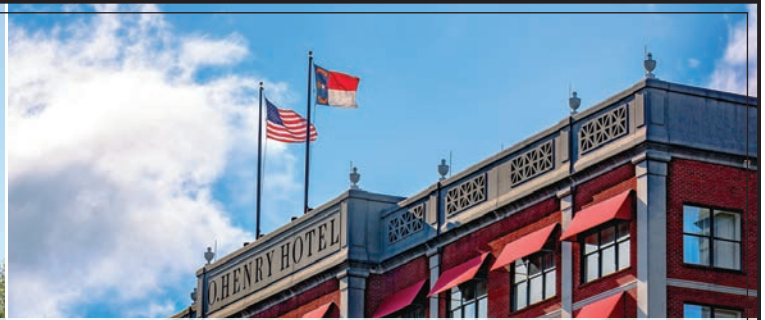
**Thank you Sunset Hills neighbors for your tireless support of Second Harvest Food Bank of Northwest NC's mission to bring food, good health, and opportunity...to our community.**

**To date, the annual Running of the Balls event has made possible the provision of nearly 5 million meals for neighbors in need. Simply incredible!**

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| -to Set "The Mood"    | -Charcuterie or Cheese Plate    |
| -Luxury Body Kit      | -Romantic Surprise              |
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Get out of a rut and into a groove!

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- Romantic Sweets or Cheese Plate
- Bottle of Bubbly or Still Wine
- Romantic Surprise or Getaway Travel Kit for Lovers
- Sexy Couples Game
- Breakfast in Bed
- Turndown Service to Set "The Mood"



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For help creating a one-of-a-kind getaway, whether sweet or spicy, email a Romance Advisor at [romance@qwrh.com](mailto:romance@qwrh.com).

*Note: Packages and offers have limited availability and rates vary.*

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Visit [greensborosymphony.org](http://greensborosymphony.org) for performance schedules.

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Photo by Georgiana Pearl



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\* Qualifying Cash is defined as new cash proceeds into the Banks in the last 30 calendar days, inclusive of deposits from external sources and proceeds from the sale of money market funds, mutual funds, fixed income, equities and all other securities, net of any cash outflows, in a client's brokerage account. Net proceeds from weekends and holidays will be included if they immediately precede the first day of the 30 day period.

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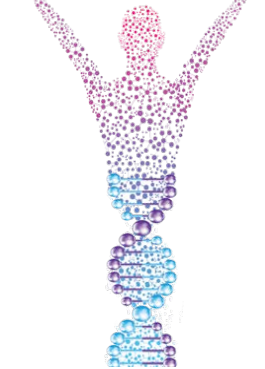


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*\* indicated contributions above the membership dues*

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Bob & Mary Kate Holden	Sinead O'Doherty*	

## Now Collecting 2023 Membership Dues

*Written by Elaine Bruneh*

**D**ues for 2023 are now being collected. Dues are \$10 per year. We operate on the calendar year, January through December.

Make checks payable to Sunset Hills Neighborhood Association or SHNA. You can drop it by my house at 2504 Sylvan Road. There is a red post box on the porch table, or through the slot in our door.

Mailing address is 2504 Sylvan Road Greensboro, NC 27403. Please list the names as how you want it to appear in our newsletter.

These funds support our events and activities within the neighborhood. Last year we funded removal of invasive plants in the parks, tree reforestation in yards, Easter and Halloween activities, signs for Leave the Leaves and more. It also allows you to post messages on the neighbor list service.

Thanks for all who pay dues and donations. ●



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