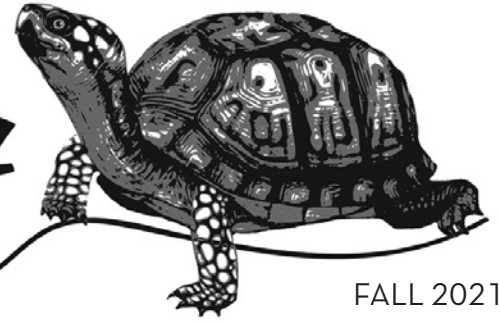


The Optimist



FALL 2021

INDIANHEAD LEHIGH NEIGHBORHOOD ASSOCIATION NEWSLETTER

Neighbors Seek a Harmonious Balance With Winewood Development Plans

By Will Hanley

Indianhead Lehigh residents invest a lot of care in our neighborhood. We also have a tradition of civic engagement in the broader community. As a large, central neighborhood, we play an important role in pushing specific City of Tallahassee and Leon County agencies to develop the type of urban spaces we value. Neighbors who organize and speak up on planning issues of concern can advance these goals—as we did with the Magnolia multiuse trail in 2015. An emerging residential development on our border offers a fresh opportunity for us to advocate for the kind of city we'd like to see.

In 1971, the Winewood Company began work on a planned community on 287 acres of pasture land east of Indianhead Acres—land on which some neighborhood residents remember playing as children. The project included what is now the Hilaman Golf Course and the apartments (now called Whispering Pines) that run along its west side, as well as the office complex situated between Blair Stone Road and Wahalaw Nene. It was marketed as a high-class, gated development. The landscaping around the lake in the office park won local awards, and the site hosted weddings and puppet shows. As part of the package, the city built Blair Stone Road, joining it to Paul Russell, where it now meets Orange Avenue.

The Winewood office complex was leased by the Department of Justice, and state workers were attracted to Indianhead residences because of the walkable commute. In 1975, Winewood added the six-story building that today houses the Florida Department of Environmental Protection. By 1981, Winewood had sold the golf course to the city, and the apartments found other owners. The eight southern buildings of the office complex retained the Winewood name. They housed various state departments, most recently the Department of Children and Families (DCF). Since DCF chose to leave these premises in 2019, Winewood's 350,000 square feet have been vacant.

In April 2021, a buyer came forward with a proposal to convert the office buildings into high-density apartments.

In This Issue

- Winewood Project
- News & Notes
- Fruit Trees for IHLA
- Good in the 'Hood
- Re-nativizing the Nenes
- Composting Benefits
- Hartsfield Corner
- Neighbor to Neighbor
- Local Development
- Home Maintenance



Details on pg. 4

Winewood Development Plans (cont.)



The outlined area in this diagram shows the proximity of the Winewood complex to Indianhead Acres homes on the east sides of Wahalaw Court and Wahalaw Nene.

Courtesy of Leon County Property Appraiser

He requested a variance from the City of Tallahassee to increase the maximum density from 360 apartments to 425. The City Commission agreed, with the stated aim of expanding affordable housing in Tallahassee.

The man behind the plan is a New York developer named Ed Ticheli. In 2019, he began to convert a prominent disused downtown building in Birmingham, Alabama, into so-called “workforce housing.” The template features relatively small apartments (as small as 300 square feet) at relatively low rents (starting at \$650 per month and averaging just under \$1,000). That high-profile Birmingham project, which garnered considerable support in the form of tax incentives, came in for criticism when its rents proved beyond reach for many of the low-income, center city residents it purported to serve. (See detailed reporting in Allan Holmes, “Trump’s tax break promised housing opportunity. The ‘forgotten’ are still waiting,” *The Center for Public Integrity* (February 27, 2020), <https://publicintegrity.org/inequality-poverty-opportunity/taxes/trumps-tax-cuts/opportunity-zonebirmingham-alabama-trump-tax/>).

Unlike in Birmingham, Ticheli seems not to have received public financial incentives for his Tallahassee project.

The City agreed to adjust density thresholds, and Ticheli agreed to offer a certain share of the Winewood property apartments at rents targeted to the “Area Median Income.” Under the proposal, the footprints of the seven buildings will not change. The work will take place inside, with only one building renovated at a time. The sale of the Winewood property to Ticheli, which was slated to take place this summer, has not yet been finalized.

Residents on the east side of Wahalaw Nene, whose backyards abut the site, have met several times since April to discuss the Winewood development. One initial concern was the condition of the fifteen-foot green buffer and fence established in 1972, which is in need of renewal to improve privacy between the properties. As we have learned more about the project, some of us have developed additional interests. We want to ensure that the development is carefully integrated, and not hasty infill. For example, we would like the developer to calm traffic by gating the service road that runs along the west side of the property. We would like to see that road converted into a pedestrian path, which ultimately could connect with our neighborhood. This path would serve as an additional buffer, helping to ensure tree health and reduce noise. We also want to see safety improvements



Aerial photos taken in 1970 (l) and 1976 (r) illustrate the development of the Winewood complex. *Courtesy of Florida Department of Transportation*

to this stretch of Blair Stone Road, which carries 19,500 vehicles per day—a greater traffic volume than Orange Avenue. Among other things, we plan to advocate for safer access to bus stops by improving crossings and sidewalks.

Recently, the Indianhead Lehigh Neighborhood Association formed a committee of Wahalaw residents to follow the Winewood development. Members of the committee are pursuing conversations with the developer and elected officials. We want to see affordable housing developments knitted into the existing fabric of our city in a way that will enrich the lives of our entire community.

Interested individuals can join a meeting and walking tour organized by the Wahalaw neighbors on Sunday, November 7. We will gather in front of 1913 Wahalaw Court at 4:00 p.m. For more information about the meeting, contact me at whanley@pm.me.

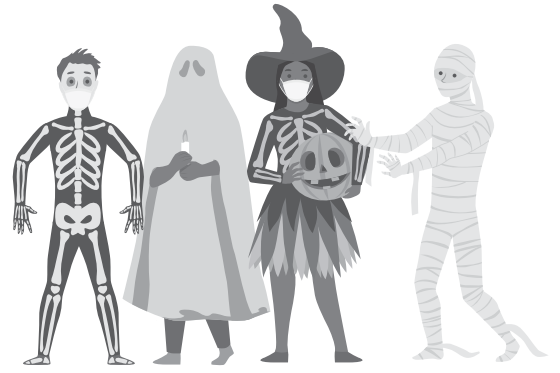


IHLA residents would like to see this existing service road on the west edge of Winewood converted into a pedestrian path. *Courtesy of Will Hanley*

Nene Halloween is Baaaaaack!

Saturday, October 30 • 4:30 to 7:30 p.m. • Optimist Park

Calling all ghouls and goblins big and small to the Indianhead Lehigh Neighborhood Halloween Party! Show off your creative and creepy costumes while grooving to hair-raising music by Tao Jones and the Ontological Elephants. Artisan-made prizes will be given for best costumes in five categories: *Teeniest Nenelander*, *Nene Family/Group*, *Most Creative*, *Best Dressed Pet*, and *Most Recycled Content*.



For safety's sake, there won't be a potluck meal or cauldrons of bubbling pumpkin soup. However, you certainly can bring your own snacks and beverages, and don't forget your lawn chairs and blankets to help you enjoy time outdoors with your neighbors. Volunteers are needed before, during, and after the event to decorate, coordinate, and clean up. If you're willing to add your spooktacular talents and time, contact Charity Myers at thecreativepool@gmail.com.

Safety for All Seasons

By David July

As summer fades into autumn, more of us will be walking, running, and biking in our beautiful neighborhood. With increased traffic and earlier sunsets on the way, now is the perfect time for a refresher on safety. Remember, safety is everyone's responsibility. Visit AlertTodayFlorida.com for pedestrian, bicyclist, and motorist safety tips and educational materials.

Pedestrians. Most of our neighborhood streets do not have sidewalks. When on these roadways, always walk along the left shoulder facing oncoming traffic. This important safety measure allows pedestrians to see and avoid vehicles, lets motorists visually acknowledge pedestrians, and is Florida law. Pedestrians should stay visible by wearing bright or reflective colors and always be aware of their surroundings.

Bicyclists. Bicycles are treated like motor vehicles, so bicyclists must obey all traffic laws and signs. Likewise, motorists are required to give at least three feet of clearance when passing bicyclists. Forty percent of bicyclist fatalities are related to traumatic brain injuries, so always wear a properly fitted helmet regardless of age. Only ride if your equipment is in good working order and be sure to have a headlamp, taillight, and reflectors if riding between sunset and sunrise.

Motorists. Drivers must always focus on the road and avoid all distractions. If you need to call or text, first pull over and stop in a safe area. By driving defensively and with full attention, tragic accidents are more easily avoided. Motorists also can prevent unfortunate roadkill incidents in our community by slowing down and watching for wildlife and pets. Have a designated driver or call a taxi, but never drive when impaired by alcohol or other drugs.

Join Neighbors at the Annual Meeting

Thursday, November 4 • 7:00 p.m. • Optimist Park or Zoom

Indianhead Lehigh Neighborhood Association bylaws require the Board of Directors to meet at least quarterly and to call at least one general membership meeting annually. Residents can attend board meetings, but their opportunity to fill board vacancies and vote on important initiatives occurs at the Annual Meeting. Covid and weather permitting, this year's gathering will be held outdoors at Optimist Park. If this isn't feasible, a Zoom link will be made available through numerous media.

The IHLNA board currently has three vacancies. Anyone who has paid the annual dues may self-nominate or be nominated by a board member. To learn about board participation, which involves a renewable, two-year term of office, or to propose a topic for the meeting agenda, contact the neighborhood association board at indianheadlehighna@gmail.com.

City Grant Program May Fund Fruit Trees for IHLA Public Areas

By John Tomasino

Every year, the City of Tallahassee Neighborhood Affairs Division funds the Vibrant Neighborhoods Grant Program. The Indianhead Lehigh Neighborhood Association board of directors is exploring applying for a grant to plant various fruit trees in some of our public spaces. The grants can be used for such projects as neighborhood beautification, community gardens, and, if our grant is approved, fruit trees!

Marie-Claire Leman and I are spearheading this project, and Marney Richards is assisting because she has much-needed gardening experience. Most important, the co-owners of Just Fruits and Exotics nursery live in our neighborhood and already have agreed to donate not only some trees, but also their invaluable expertise.

Marie-Claire, Marney, and I enjoyed a bike ride around the neighborhood, scouting for potential planting spots. After we created a list of possibilities, Marie-Claire met with Just Fruits co-owner Marlee Robinson, who confirmed that we had selected viable locations. Our five potential locations include an area near the service road leading to the electrical substation, along a portion of Ostin Nene, at the grassy area near the Little Free Library at Optimist Park, along the wooden fence line at Optimist Park, and at the very end of Nancy Drive.

Part of the grant application includes demonstrating that the neighborhood supports the endeavor. To gauge interest in this project, a short poll was distributed via the email distribution list and Facebook. More than 100 people responded to the poll, with more than 70 percent indicating strong support.

In addition to gauging support, the poll also asked whether the poll-taker was interested in adopting a tree. Because most of the trees will be planted far from water sources, it will be very important for the trees to be looked after and initially watered several times a week. More than thirty people expressed interest in adopting a tree to take care of watering and other needs.

The next step is to meet with city officials to see whether they agree with the selected tree locations. After we seek (and hopefully gain) their support, we will



Among the fruit tree species that are candidates for this project are Jiro Persimmon (*Diospyros virginiana*), Owari Satsuma (*Citrus unshiu 'owari'*), and White Mulberry (*Morus macroura*).

Courtesy of Just Fruits and Exotics nursery

complete and submit the grant application. If the grant is approved, our group will meet again with Marlee and her husband Jamake to discuss which fruit trees would be good candidates, especially because of the unique requirements for these trees. We hope to plant and nurture fruit trees that are known to produce fruit in our area, don't require lots of maintenance and upkeep, and will thrive with our seasonal weather conditions.

If the city funds this grant as we hope, within a couple of years, our neighbors will benefit from bountiful, free fruits, and our local pollinator population will get a little boost as well.

For additional information, contact John Tomasino at johntomasino@mac.com.

Doing Good in the 'Hood and Beyond

By Carol Bryant-Martin

The Indianhead Lehigh neighborhood is a unique and welcoming place in Tallahassee, where residents are engaged with each other and feel a true sense of community. Folks are always “out and about”—walking dogs, gardening, hiking trails, and (until Covid) enjoying events at Optimist Park. Moreover, residents don't think twice about extending a hand and volunteering for a range of charitable causes. If you have time on your hands and want to help others, check out the options listed below. Likewise, some of the following groups have resources that may be helpful to you.



Neighbor to Neighbor in the Nenes (N3)

Indianhead Lehigh residents are familiar with N3, a nonprofit that helps elders sixty-five years and older to reside at home as long as possible. Volunteers assist with chores, shopping, yard work, transportation, and some personal needs, and particularly important, they provide regular communication. To learn more about N3 initiatives, see page 13 of this newsletter. For details about volunteering contact Betsy Tabac: (850) 901-7818; president@aginginneneland.org.

Hartsfield Elementary School

Our local public school receives a high level of engagement and support from Indianhead Lehigh residents. The neighborhood allocated a grant from the South City Foundation, and neighbors doubled it through matching contributions to help with the creation of a dedicated room for parental engagement. Other past and current projects have included a peace mural, mentoring, gardening projects, and direct financial contributions to the school based on the proceeds of the annual Nene Fest 5K race. Contact Marie-Claire Leman: (850) 728-7514; marieclaireleman@gmail.com.



Pas de Vie Ballet

Pas de Vie, which means “step of life,” is a 501(c)(3) organization dedicated to teaching classical ballet techniques to youths and adults from beginner to advanced levels. Its annual performances of *The Nutcracker* have thrilled local audiences for years.



In-person classes resumed in August, with training for females and males every weekday except Sunday. Volunteers interested in sewing costumes and helping with community outreach and fundraising are welcome. Contact Nene residents Charles Hagan and Natalia Botha: (850) 765-1935; info@pasdevieballet.com.

Mission San Luis

Administered by the Florida Department of State, Division of Historical Resources, Mission San Luis is an archaeological site and living history museum that interprets a 17th-century Spanish and Apalachee Indian community with exhibits, reconstructed buildings, activities, and reenactors in period dress. Volunteer opportunities range from one-day to long-term assignments in such areas as historic cooking, archery, crafts, parking, and hospitality. Contact Nene resident and CSO Development Director Carol Bryant-Martin: (850) 245-6449; carol.bryant-martin@dos.myflorida.com.



Scouting—Suwannee River Area Council

From kindergarten to college, boys and girls interested in volunteerism, service projects, environmental stewardship, outdoor skills, and adventure can find Cub Scout packs (elementary), Scouts BSA troops (middle and high), and Venturing crews (ages 14 to 20) at www.BeAScout.org. Cub Scout Pack 10 is active in southeastern Tallahassee and can be contacted through Nene resident Doug Martin: (850) 212-7447; martin.douglas.w@gmail.com.



Waves Grief Support and Healing Transformation Center

After overcoming her own personal loss, Nene resident Denise Dannels founded Waves Grief Support and Healing Transformation in 2017. As a peer, one-to-one resource, she provides free grief support in a private or public setting of the recipient's choice. Dannels offers a variety of alternatives for healing that include yoga, Reiki, massages, and meditation. Weekly sessions, which are free of charge, usually extend from one to three hours. Contact Denise Dannels: (440) 488-0073; denise.dannels@gmail.com.

Pace Center for Girls, Leon

Established in 1994, Pace Leon has provided more than 1,000 at-risk teen girls a path to a better future through free, year-round education, counseling, and advocacy. Nene dweller Sarah Sturgis, who served as the local social service manager for fourteen years, says the center welcomes donations of school supplies or personal hygiene products. To learn about involvement as a volunteer, contact Kathleen Hampton: (850) 241-0241; kathleen.hampton@pacecenter.org.



Tallahassee Genealogical Society

According to Nene resident Robin Collins, there are many benefits in joining TGS, which encourages the study of family histories and the preservation of related records, memorabilia, and knowledge. To raise awareness about the nonprofit, society members organized a Family Heritage Expo at the Leroy Collins Main Public Library and displayed such ancestral relics as family bibles and quilts passed down for generations, heirloom paintings, and recipes for special dishes. Beginner research classes will be offered virtually soon. Contact Robin Collins, the vice-president of programs: (850) 566-7303; publicity@talgensoc.com.



Tallahassee Civic Chorale

Membership in the Tallahassee Civic Chorale, a nonprofit, non-auditioned, mixed choir, is open to all community members. Prior to the pandemic, the group provided "Sing Out" mini-concerts at nursing homes and festivals to help others with emotional, physical, and mental challenges. Two recent concerts, including "Peace from Within" and "Out of Darkness," were performed virtually this year. Both can be viewed free of charge on YouTube. To join the Chorale: (850) 942-1893; sing@civicchorale.org.



Whether you want to post a curb alert on the IHLNA Facebook page, donate or take a book at the Little Free Library in Optimist Park, or need a shoulder to cry on, in Indianhead Lehigh, we got you covered.



**COUNSELING &
PSYCHOTHERAPY**
for
Adults, Adolescents, Children

1113 S. Magnolia Drive
850-778-1642
www.ensopsych.com

MELISSA FARLEY

850-591-9590

HAIR STYLIST



RESPECT YOUR NEIGHBORS

When you see people on the street walking, jogging, and biking—**SLOW DOWN** and give them space.



REMEMBER:
Pedestrians and
cyclists have a right
to be there too.

**Be kind. Be respectful.
Be neighborly.**

Re-nativizing the Neighborhood

By Gordon Magill

When developers John and Irene Stead and builder George Koucky laid out Indianhead Acres in the mid-1950s, they thoughtfully left many of the existing trees. More than sixty years later, the Indianhead Lehigh Acres (IHLA) neighborhood remains an unusually natural area, with 80% tree cover according to local aerial studies. These mature, mostly native trees shade our homes and yards, conserve moisture, and allow our creek system to provide clean water for wildlife. We have populations of songbirds, woodpeckers, and raptors; small mammals and reptiles, including our iconic but threatened box turtles; and a small wetland bog that supports plants, reeds, and even beavers. We started out on the right foot, but what now?

What is a “sustainable” neighborhood, environmentally?

A sign at Optimist Park identifies IHLA as Tallahassee’s 2018 “Sustainable Neighborhood of the Year,” but what does “sustainable” really mean? According to *Our Common Future*, also called the Brundtland Report (1987), sustainable is a condition of development “that meets the needs of the present without compromising the ability of future generations to meet their own needs.” So we need to ask: in terms of the “natural neighborhood world” in which we live, how do we measure IHLA’s “sustainability?” Are we sustaining our plant and animal communities, so they will continue to find sustenance, mate, raise and feed offspring, and germinate and grow? Or are we a “habitat sink?”

A “habitat sink” is any place that looks inviting to wildlife, where they can colonize and reproduce, but that actually lacks the food resources needed to raise their young. A habitat sink draws wildlife from more productive environments to supply the new residents. Suburbia, with its vast acreage of ornamental plants and lawns, functions mostly as a habitat sink.

A study published in 2018 by the Smithsonian Conservation Biology Institute showed that Carolina chickadees living in neighborhoods with high non-native vegetation did not have sufficient, proper food resources to ensure breeding success and population growth. A clutch of four baby birds needs about 6,200 to 9,100 caterpillars to grow to the point of fledging—that is, being able to fly and forage. Research scientists determined that a sustainable habitat required “at least 70% native plants, preferably more or up to 100% native plants.” A suburban area with less than 70% native foliage would not have enough caterpillars and other larvae to sustain



Native songbirds need thousands of insect larvae to feed chicks in the spring. *Courtesy of the University of Delaware Department of Entomology and Wildlife Ecology*



A gray haristreak butterfly and sweat bee, both native species, share nectar and pollen from a native bear’s foot flower in a local garden. *Courtesy of Fran Cutrell Rutkovsky*

viable populations of songbirds or other wildlife, and was thus a “habitat sink.”

I suspect that most Nene yards do not have 70% or more native plant and tree biomass to produce the native insects that draw and sustain vibrant songbird populations. What we have instead are dozens of invasive plants growing unchecked because homeowners don’t know they are aliens. On my own lot, I’ve identified nandina, coral ardesia, crape myrtle, mimosa, camellias, Asian azalea, boxwood, cast iron plant, tung oil tree, kudzu, and carpets of small-flowered spiderwort—none of which are native species. If my lot is any example, we are a habitat sink, despite all of our greenery.

Why are native plants vital to wildlife?

For 200 years, imported trees and plants from Asia, Africa, and Europe have been marketed to American landscapers and gardeners, including Thomas Jefferson and George Washington. They have been pitched as being beautiful, easily maintained, and insect-proof. In



The invasive Tahitian bridal veil from Central and South America flourishes along IHLA's stream banks and roadsides. *Courtesy of Gordon Magill*

fact, the investment in planting alien foliage has led to a decline in insects and their songbird predators. Most imported plants are inedible to nearly all North American caterpillars, beetles, moths, butterflies, and species of birds and mammals. Most native insects cannot adapt to the leaves on non-native ornamentals. And, although many songbirds feed on seed and suet left by humans in the fall and winter, most North American songbirds cannot raise and fledge young birds in the spring without thousands of caterpillars to feed them.

In 2014, the US Department of Agriculture reported that more than 40 million acres of ornamental grass covers the nation's lawns, golf courses, and parks—about the same acreage as all of New England. Lawns planted with turf grasses fed with chemical fertilizers release high levels of carbon and nitrous oxide, and they lack the sustenance needed by most insects, birds, and small mammals. During short walks around the IHLA neighborhood, I counted more than 150 areas of lawn greater than 50% of the lot size, and most were not under cover of large trees or shrubs. Unfortunately, many life science experts agree that cultivating neatly trimmed and well-fed lawns has created enormous sterile environments over much of the eastern US.

How can we “re-nativize” our home environment?

Despite this dour assessment, simple and successful ways exist to create a native plant environment that nurtures thousands of beneficial insects and songbirds. An example is provided at the West Indianhead Drive home of neighbors Angel and Tom Eason, who have well-

nativized their front- and backyards. They improved their landscaping by removing alien ornamentals and planting lots of native herbaceous perennials and shrubs. They left some old trees for woodpeckers and owls, greatly reduced their lawn size, and established perennial beds with paths. When I visited them, butterflies were drifting from flower to flower, and family members said abundant insects were eating plant leaves and making cocoons.

By not mowing the edges of my own small lawn for two years, and by spreading leaves, pine needles, and mulch, I've found small native plants such as Indian pink, white indigo, red salvia, Southern shield ferns, and beautyberry sprouting and growing. Saplings I did not cut back turned out to be swamp chestnut oak, black walnut, hackberry, and other native species.

Suggestions for “re-nativizing” our Nene yards and gardens

- Reduce turf expanse in home landscapes. Devote an edge or border, about six to ten feet wide, around your lawn and spread lawn clippings, leaves, pine needles, small branches and twigs, and other organic material.
- Allow leaves of native trees, especially oaks, to compost on the ground, under trees, and on garden and lawn edges. Many species of caterpillars pupate in the soil and need leaf litter protection to become adult butterflies and moths.
- Rather than sending compostable plant material to the county solid waste depot, compost and use it as mulch under trees and shrubs to enrich soil organisms.
- Mow and fertilize lawns less often. Allowing grass to grow longer helps the soil to aerate, retain moisture, and rebuild. Use decomposed lawn clippings to fertilize the lawn.
- Plant large native trees on open lawn areas, in groups of three or small, well-spaced “groves.” Fill in with understory native trees, shrubs, herbaceous plants, and ground covers. Create a natural insect oasis!
- Turn off outside lights at night, especially in spring and summer, and pull shades or curtains over windows. Use yellow LED bulbs in outside lights to reduce the number of moths that are attracted to and die from exhaustion flying around artificial lights.

Re-nativizing the Neighborhood (cont.)



- Leave old wood, branches, or tree trunks on the ground to decompose and provide shelter for native bees, wasps, beetles, worms, ants, and other beneficial insects.

IHLA residents can do a lot to improve the natural state of the neighborhood. By gradually replacing alien plant and lawn varieties with native species, we can and eventually will transform our “micro-ecology” in ways that are amazing and beneficial.

For a list of related resources, contact the author at tallyman01@comcast.net.



A new home in Tallahassee has abundant lawn but no bird-friendly native planting.

Courtesy of propertyshark.com

This IHLA garden features native plants and shrubs rather than ornamentals and lawn. *Courtesy of Gordon Magill*



Compost vs. Landfill: A Sustainable Solution

By Marney Richards and Connie Bersok

Global climate is changing dramatically, and we certainly can see the impacts in Florida and along the Gulf Coast. The problem is huge, and many factors contribute to the increase in greenhouse gases that have caused the planet's climate to alter so quickly. It's easy to think that all the solutions should come from government and big business, but there's also a significant role for people to play. As individuals, households, and communities, we can take steps to make substantial change.

One area where we can have a major impact is food. Wasted food contributes a surprising amount to greenhouse gas emissions. In the United States, most of the food waste happens at the household level. Buying more than we can use and tossing food into trash destined for the landfill creates a huge waste problem. The Leon County Office of Sustainability estimates that 30,000 tons of food go to the landfill each year—an average of 200 pounds per person. Food decomposing anaerobically (without air) in the landfill creates methane, a potent greenhouse gas. Garbage disposals aren't a solution because food-laden effluent ends up in, and overtaxes, the local water (sewage) treatment system.

We can reduce our food waste by making a commitment to planning, shopping, and cooking with this goal in mind. One step is to check online for the actual shelf life of foods, with the understanding that the "sell by" date is not the same as the date by which food is bad or unsafe to eat. For example, eggs can be okay to eat for three to five weeks after the "sell by" date if properly stored; pasta and low-acid canned foods such as green beans keep up to five years!

Even with the best planning and checking, we'll always have food scraps, especially with a diet that includes lots of fresh veggies and fruits. Done correctly, composting will convert food scraps and plant materials into a mixture that enriches soil without producing methane. In March 2021, Leon County launched a sale of backyard compost bins. It was so successful, local officials have made it a permanent program. For details about the county's composting initiatives, go to <https://cms.leoncountyfl.gov/growinggreen/Green-Topics/Composting-Initiatives>.



Food scraps decomposing in a landfill produce methane, a greenhouse gas more potent than carbon dioxide.

Source: *PhotosforClass.com*



Nutrient-rich compost improves soil quality and supports healthy plant growth.

Source: *PhotosforClass.com*

Perhaps you purchased a bin recently. Composting can be a little daunting when starting out. Concerns about animals, bugs, and odor often come up in the discussion. There are a few basic "dos and don'ts" to composting that will help you avoid problems and produce rich compost to add to gardens. The UF/IFAS Leon Extension Office periodically offers composting workshops and provides information on its website, <https://sfyl.ifas.ufl.edu/leon/>.

Making change can be difficult, but it's good to know there are simple things we can do to help make our neighborhood and community more resilient and sustainable. Is there an interest in the neighborhood in sustainable individual and community composting, or even worm composting (vermiculture)? Whether you are new to composting or have years of experience to share, if you'd like to meet to talk about neighborhood possibilities, please contact Marney Richards at marneyrichards370@gmail.com.

Hartsfield Resource Center: A Place to Build Community

By Marie-Claire Leman

The last eighteen months have been particularly challenging when it comes to community engagement. On both personal and public levels, the ability to plan and organize gatherings has been limited, and with families necessarily retreating to smaller social circles, the sense of community has been affected.

Like any other public school, Hartsfield Elementary relies on the support and contributions of parents and neighbors to fill needs that exceed its allotted education budget. Perhaps more important, the school relies on members of the community to support initiatives, volunteer for events, and mentor students. So as we try to return to community life, the timing couldn't be better for the inauguration of Hartsfield's new Family Resource Center (FRC)—a place for parents to access resources, work with their children, attend workshops, and meet with other parents to plan activities for the students. However, it's not just a space for parents; community members also will be invited to participate and contribute to the offerings of the center or lend a hand by volunteering at the school.

While the Leon County school district took care of the structural renovation and creation of the room, Hartsfield is relying on the community to help raise funds for the furnishings, technology, and a small operating budget to keep the resource center well stocked. The South City Foundation (SCF) contributed \$7,500 directly to the project. In addition, the Indianhead Lehigh, Woodland Drives, and Myers Parks neighborhoods all donated their \$1,000 SCF engagement grant to Hartsfield for the FRC project in 2020, and Indianhead Lehigh did the same in 2021. By using the grants for this project, we hope to engage neighbors and inspire contributions to match these donations, as an expression of support for the school and its community.

The results of the Indianhead Lehigh Hartsfield Connection survey we circulated this summer were so encouraging! Clearly, Hartsfield is on the mind and in the hearts of many neighbors. We met our \$2,000 goal through pledges, and Hartsfield already has received \$1,550 of these promised dollars.

We also were able to reach a few neighbors who are particularly interested in getting involved at the school.



Principal Rhonda Flanagan (fifth from left), Dr. Iris Wilson, South City Foundation board member (second from right), and Christic Henry, Hartsfield School Advisory Council chair (first on left) received grant contributions presented by representatives of the Indianhead Lehigh, Myers Park, and Woodland Drives neighborhood associations. The neighbors got a sneak peek at the nearly completed Family Resource Center and were thanked with gift bags and heartfelt words of gratitude. *Courtesy of Mary Jo Peltier*

Covid has halted our efforts to recruit and welcome new volunteers; elementary schools are closed to the public for the first nine weeks this year due to the increased vulnerability of students under the age of twelve. However, this gives us more time to plan for public involvement as we move forward.

Every neighbor has a different talent to contribute, which was made clear by the survey. Beyond financial pledges, neighbors expressed an interest in volunteering, donating school supplies, and being kept apprised of other ways their support will be needed in the future.

The Family Resource Center unveiling has been postponed until it is safe to invite the community to the school. We hope that many neighbors will take the opportunity to visit the school at that time and learn about the innovative programs being developed for students, parents, and our entire community.

N3 Reaches a Milestone With Staff Hiring Plans

By Betsy Tabac

Last year, board members of Neighbor to Neighbor in the Nenes (N3) set a goal to have enough money by summer 2021 to hire the organization's first paid staff person to work part-time. We raised and saved money all year, wrote the job description, and now are actively recruiting for an Executive Administrator. We are looking for someone with high-level experience managing a nonprofit who can help build the capacity of N3 to last well into the future. Information about the position, including responsibilities, hours and pay, and application process, is available at [aginginneneland.org/Job Description](http://aginginneneland.org/Job%20Description). We invite neighbors to share the position announcement with qualified individuals.

We Can't Wait . . . To Do Laundry?

N3 coordinators and volunteers can't wait for the pandemic to be over, and we aren't the only ones who feel that way. We miss the social activities N3 helps to organize, the monthly educational programs at the community center, and the other ways in which we reach out to neighbors. However, pandemic or not, N3 has started a new laundry service because it can be provided with no risk to volunteers or recipients. For elders and caregivers who need help with this task, an N3 volunteer will come to the door, pick up the laundry that has been placed there, and return it clean and folded two days later. To request the service—or to be added to our email list so you receive other interesting updates—contact us at (850) 901-7818 or ageinplace@earthlink.net. Like all N3 programs, this service is provided free of charge.

Coming Your Way: A Survey

Have you finalized a list of what you'll be doing after the pandemic has subsided? Neighbor to Neighbor in the Nenes may have an option for you to consider.



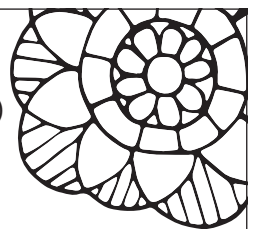
N3 volunteers are developing ideas about planned activities for seniors that are designed to keep one's mind active and social skills honed. They have developed a survey to determine whether folks would be interested in gathering regularly at Optimist Park to socialize and participate in games. They will distribute the one-page questionnaire by email before the end of the year. The list of proposed indoor activities includes board games, card games, and facilitated discussions. Depending on interest, senior-friendly outdoor activities could include bocce ball, shuffle board, pickle ball, or permanent game boards for chess. The survey invites respondents to make additional suggestions and includes questions about preferred days and times. It will be distributed to residents on the N3 email list; to be added to the list, contact ageinplace@earthlink.net. The results will be posted on the N3 website. If the survey indicates sufficient interest among Indianhead Lehigh seniors, plans to launch the activity program, implemented and managed by volunteers, will move forward.

Tomoko Baldrige
Certified Rolfer, LMT(MA91013)

Rolfing® Touch

Call or Text: 850-542-8480
tomoko@rolfingtouch.com
<https://rolfingtouch.com>

When the body gets working appropriately, the force of gravity can flow through. Then, spontaneously, the body heals itself. ~ Dr. Ida Rolf



Keeping an Eye on Change

By Ramona Abernathy-Paine

The public and neighbors do not receive notices about all types of impending development. When a property owner requests a change to existing zoning or ordinances that govern land use, a deviation, variance, or zoning change is requested. Notices of these change requests are sent to properties within 1,000 feet of the property requesting a change. These are the kind of actions that lead to the posting of signs on the property as well as notices being sent to surrounding properties. An explanation of these rules appears on the City of Tallahassee website at <https://talgov.com/Main/Home.aspx>. Follow the tabs to Services, Growth Management.

There also is an interactive map that gives additional information about properties requesting zoning changes, deviations, variances, and changes to the Tallahassee-Leon County Comprehensive Plan. This site also provides a place to request the receipt of announcements of meetings pertaining to the Growth Management Department. Subscribing here will bring you, via email, agendas of meetings of city agencies handling developments that may interest you. Overall, the website is very informative, but be prepared to hunt around for your desired details the first time you visit.

Magnolia Child Care Facility Expansion

Magnolia Pre-School has requested a deviation to the MultiModal Transportation (MMT) District rules governing building setback, the distance the face of a building is to be from the roadway. The property owners are asking to be allowed to build on the lot to their south where there is now a greenhouse. The greenhouse will be demolished to make way for the new building. They are asking for a deviation to be allowed to change the building setback from the 25 feet required in the MMT to 52 feet, allowing for a circular drive to be built for child drop-off and pick up. As proposed, the drive will come off of and return to Magnolia Drive. Neighbors in the Indianhead Lehigh, Woodland Drives, and Myers Park neighborhoods repeatedly have addressed Design Review Committee (DRC) reviews of the property. In each case, we have spoken in favor of the expansion but in strong opposition to the drop-off area coming off of Magnolia. Instead, we concur with the city's Design Works team suggestion of rotating the orientation of the new building to make use of the existing access from Chowkeebin Nene. The issue has been continued (i.e., postponed) repeatedly. It seems that the DRC shares the neighbors' concerns about children's safety and traffic congestion.

Generator at electrical facility site

City of Tallahassee Utilities plans to place a generator outside the existing fence around the power station on Chowkeebin Nene. Plans are in place to protect the live oak closest to the site, replant more trees nearby, and improve stormwater retention and flow by adding curbing and a holding pond. Project coordinators have worked with the Tallahassee Department of Parks, Recreation, and Neighborhood Affairs to insure safety to the environment and beaver pond. This agency maintains all landscaping and right of way along the greenway and creek.

Park Hoops

Development often prompts change, and a proposal being considered by the IHLNA board may lead to an addition at Optimist Park.



Fifteen years ago, one of the park's two basketball hoops was lowered, not only because the full-court use for games had generated some issues, but also to place a hoop within shooting range for kids. Since that time, public restrooms have been built, which has alleviated nearby neighbors' concerns about players relieving themselves outdoors. An outdoor shower also has been added, as well as two full-sized volleyball courts. In addition, the development in 2004 of the well-equipped Jack McLean Community Center on Paul Russell Road, a mere 1.2 miles from the Indianhead neighborhood, included four full-size basketball courts.

Fast dribble forward to 2021. The IHLNA board is exploring an idea with Tallahassee parks and recreation staff to install a new 10' x 10' court with a lowered hoop, which would allow youngsters to begin honing their basketball skills. The existing court then could return to full-court use for adults and teens, with two regulation-height baskets. Board members plan to distribute a digital survey via Facebook and email to solicit feedback from neighbors. When the initiative is discussed at a future board meeting—likely in November, residents are encouraged to join the conversation. —KCS

Ignoring Home Repairs Can Be a Costly Choice

By Terry and Sharon Kant-Rauch

Deferred maintenance. Many homeowners are guilty of it. We ignore leaks, loose toilets, cracks in the walls, rotten deck boards, electric plugs that don't work, outdated air conditioners, peeling paint, broken window latches, moisture underneath the house.

The list goes on.

Sometimes we don't get things fixed because we don't have the money or the time to call a repair person. Other times we literally don't "see" the problem because we've lived with it for so long.

But deferring maintenance rarely pays off—that leak underneath the sink that could have been fixed early on has now rotted out the cabinet below it and the joist underneath the house. A \$90 fix becomes thousands.

The deferred problems become especially acute when you prepare to sell your home. As realtors, we see this all the time. You may think, particularly in this competitive housing market, that you can just sell your house "as is." But here's the catch: the Buyer won't be able to get home insurance unless the roof, plumbing, electrical system, and heating and air-conditioner are in good shape. These items are covered in a 4-Point Inspection that insurance companies require on most homes more than twenty years old.

If the Buyer can't get a clear 4-Point, the insurance company won't insure the house, and then the bank won't loan the Buyer the money to purchase it. It becomes a domino effect. Repair issues can kill a deal faster than anything else.

The Optimist FALL 2021

So, here's our recommendation: get a home inspection at least once every five years. It will cost about \$350-\$500, depending on the size of the house and whether you have a crawl space. Based on the outcome, decide which issues require immediate attention and plan to get these repairs done. Pay special attention to any foundation and roof problems.

We also recommend that you have your heating and air conditioner serviced regularly and that you consider getting a termite bond on your house. A termite inspector will let you know on a quarterly or yearly basis about any problems with bugs, wood rot, or fungus. Get treatment when needed.

If you're considering moving any time soon, get a home inspection months before you want to put the property on the market. That will allow you time to take care of any problems, particularly ones that would come up on a 4-Point Inspection.

Full disclosure: even though we know all of this, we deferred some issues underneath our house for several years. By the time we recently got them fixed, other ones had popped up. It would have been less expensive to have dealt with them before the price of lumber went through the roof. (Smile) So protect your largest investment! Be proactive. Don't defer.

Terry and Sharon Kant-Rauch are brokers/owners of Kant Realty of North Florida LLC and Indianhead residents for more than three decades.

Terry Anne Kant, Broker
(850) 567-3033 • terry@kanthomes.com

Sharon Kant-Rauch, Broker
rauchsh@aol.com • (850) 524-3033



(850) 567-3033 • kanthomes.com

Experienced & Compassionate



PET SITTING
Jenna Kant-Rauch

Call or text:
(850) 656-3033

Indianhead Lehigh Neighborhood Association

MISSION

To engage and represent the residents of Indianhead Lehigh while protecting and preserving the natural beauty and quality of life in the neighborhood.

Board of Directors

indianheadlehighna@gmail.com

ihlna.org

Ashley Arrington
ashleyarrington510@gmail.com

Katie Clark
kmclarkphotography@gmail.com

Melissa Farley
farleymelissa@me.com

Jason Khan-Hohensee
jason.h.hohensee@gmail.com

Marie-Claire Leman
marieclaireleman@gmail.com

Doug Martin
martin.douglas.w@gmail.com

Ceci Michelotti
cecilemich@gmail.com

Charity Myers
thecreativepool@gmail.com

Edward Reid
edward@paleo.org

KC Smith
kcsmith614@hotmail.com

Charlotte Stuart-Tilley
homeschool.charlotte@gmail.com

John Tomasino
johntomasino@mac.com

Spring and fall issues of *The Optimist* newsletter are produced by the Indianhead Lehigh Neighborhood Association. KC Smith, editor; Charity Myers, designer; Marie-Claire Leman and Shelly Hatton, editorial advisors; Sandy Neidert, distribution coordinator. Printed by Gandy Printers, Tallahassee.

Community coop Market

Your neighborhood co-op grocery

Valid through October 31, 2021

\$15 off
any purchase of \$50 or more



VA > F1V

No cash value. Offer applies before tax. Limit one discount per purchase. Not valid with others or discounts. Cannot be used to purchase gift cards or Membership. One coupon per person.

Community Co-op Market
1235 Apalachee Pkwy, Tallahassee, FL
Toll Free (866) 985-2667

Find the freshest produce, supplements and body care, prepared foods and more at the co-op! Our doors are wide open to everyone.



Frog REALTY

INDIANHEAD & NEARBY HOME LISTINGS

Address	Sold Price	# Sq/ft	Bed/Bath
1226 Circle Dr.	\$275,900	1804	3/2
2306 Ohbah Nene	\$250,000	1581	3/2
581 Oakland Ave.	\$235,000	1202	2/1
1518 Chowkeebbin Nene	\$185,000	1096	2/1
1126 Maple Dr.	\$320,000	2143	4/2
2421 Lola Dr. (SOLD)	\$216,000	1334	3/2

*Data from CTRTS, INC. MLS

Jacques Depart (850) 222-FROG (3764)