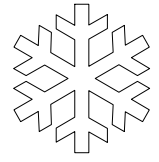




# SOUTHWEST GARDEN



Winter

## Communicator

Vol. 25, Issue 1

January 2003

### A Quarterly Publication of the Southwest Garden Neighborhood Association

The "Communicator" is a free publication published by the Southwest Neighborhood Improvement Assoc. dba Southwest Garden Neighborhood Association, 4950 Southwest Ave., St. Louis, MO 63110. SWNIA (dba SWGNA) is a 501-C-3 non-profit organization whose goal is to improve the Southwest Garden Neighborhood.

#### SWGNA MEMBERSHIP MEETING Changes to Expect in 2003

**Monday — January 27 — 7 p.m.**  
**Missouri Botanical Garden**  
**Ridgeway Center, 4300 Shaw**  
**Beaumont Room**

SWGNA Director Brian Horton will give an overview of 2003 objectives for neighborhood improvement.

MO Botanical Garden Deputy Director Jonathan Kleinbard will share recent and expected area improvements.

Nominations will be taken for the Board of Directors to be elected April 2003 (see page 3 for details). 10th Ward aldermanic candidates may be present.

Police Officer Denise Strittmatter, Neighborhood Officer for the 3rd District portion of Southwest Garden (east of S. Kings-highway) will address recent vandalism near the Missouri Botanical Garden between Thanksgiving and Christmas of 2002.

In the event of inclement weather (it's been a snowy winter thus far), please call the neighborhood office at 772-6082 to hear a message detailing any cancellations.

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#### SWG PROPERTY OWNERS

##### Marketing Area Apartments On-Line

**Wednesday — February 12 — 7 p.m.**  
**Missouri Botanical Garden**  
**Ridgeway Center, 4300 Shaw**

Neighborhood Director Brian Horton will share recent improvements to the neighborhood website to market area apartments (see page 2).

Tenant Angel Gant will be recognized for outstanding interior decorating of her apartment. As usual, display boards will be about the room to view before and after the meeting.

Police Officer Denise Strittmatter will address recent vandalism and theft in the area.

If you know of recent improvements to be recognized, please call Floyd Wright at 771-3271.

#### UPCOMING MEETINGS

**SWGNA GENERAL MEMBERSHIP:** (quarterly)  
January 27, 2003, 7 pm, MO Botanical Garden  
April 28, 2003, 7pm, Shaw VPA School/CEC

**SWGNA BOARD OF DIRECTORS:** (monthly)  
(Mondays, 7pm at 4950 Southwest Ave.)  
January 13, February 24, and March 24, 2003

**SWG PROPERTY OWNERS:** (quarterly)  
(Wednesdays, 7pm at the Garden)  
February 12 and May 14, 2003

**SWN HOUSING CORPORATION:** (monthly)  
(1st Wednesdays, 6:30pm at 4950 Southwest Ave.)  
January 8, February 5, and March 5, 2003

**GARDENSIDE SPECIAL TAX DISTRICT:** (monthly)  
(4th Tuesdays, 6:30pm at 4950 Southwest Ave.)  
January 14, February 25, and March 25, 2003

Check out meetings (agenda, location, etc.) at:  
[stlouis.missouri.org/southwestgarden/assocs.htm](http://stlouis.missouri.org/southwestgarden/assocs.htm)



## Updated Details About Neighborhood Development

### Family Dollar to Reuse Former National

Family Dollar will occupy the southern portion of the former National grocery store at Southwest and Macklind Avenues. Nationally, Family Dollar operates 4,100-plus relatively small, self-service stores. Unlike some “dollar stores,” not everything at Family Dollar is priced at one dollar. Family Dollar offers a range of quality, low-price basic merchandise for family and home needs. The remaining parts of the former National will be developed into another retail anchor at the northern end as well as a potential, small space between the two anchors. A planned Save-A-Lot grocery store fell through in late October 2002 after lease negotiations failed between the site’s owner, broker and Save-A-Lot, Inc.

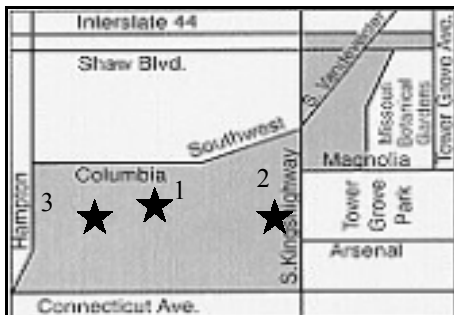
### Epworth to Occupy Holy Innocents School

Epworth Family and Children’s Services of Webster Groves will lease Holy Innocents School for use as a daytime therapeutic school for adolescents with behavioral needs. The neighborhood association worked with Pastor Grady, Alderman Conway and Captain Oldani to ensure that Epworth can safely manage a treatment satellite with residences in such close proximity. Epworth’s occupancy permit is conditioned on their meeting mutually agreed management criteria. Area residents are encouraged to see building improvements and learn about facility operations before the school opens late January. An open house is scheduled for January 16, from 8am to 6pm.

### YWCA Proposal Dead for St. Al’s School

Following an emotional November 4th town-hall meeting, YWCA officially decided November 12, 2002, to abandon its plans for a Head Start child care center for South City low-income children at St. Aloysius Gonzaga School. The main concerns leading to the impasse on neighborhood support were traffic congestion, parking constraints and scheduling conflicts with parishioner activities.

- 1-Family Dollar
- 2-Epworth
- 3-St. Al’s School



## SWG’s *Expanding* Website: [stlouis.missouri.org/ southwestgarden](http://stlouis.missouri.org/southwestgarden)

More information has been made available on the web at the neighborhood’s regularly maintained new website at [stlouis.missouri.org/southwestgarden](http://stlouis.missouri.org/southwestgarden).

Now, apartment seekers across St. Louis to moving households anywhere in the U.S. can view sample exteriors, interiors and floor plans of our neighborhood’s apartments. Web visitors can get the virtual tour either by going directly to the apartments link on our website or by searching for such key words as “St. Louis” and “apartment living.”

Once intrigued by these helpful visuals, web surfers can check out our neighborhood further by clicking on area history, institutions, demography, resources and location.

Area residents, firsthand connoisseurs of Southwest Garden, are encouraged to tour the ever-expanding website and e-mail feedback by clicking the mailbox icon on the bottom of any web page.

E-mail us at:  
[swgarden@stlouis.missouri.org](mailto:swgarden@stlouis.missouri.org)

Visit us on-line at:  
<http://stlouis.missouri.org/southwestgarden>



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# KEEP OUR COMMUNITY CLEAN



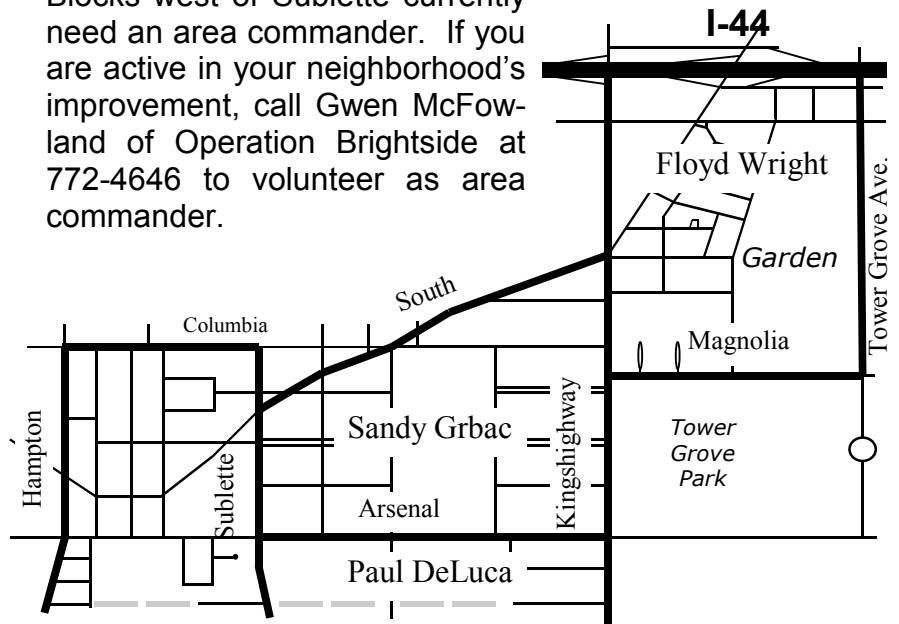
## Operation Brightside Project Blitz 2003 Volunteers Needed to Help Clean Up Area Blocks

Every year, volunteers help clean up our neighborhood's streets and public areas as part of Operation Brightside's Blitz. This year, clean-up blitzes are planned for Saturday, March 29, for areas east of South Kingshighway and Saturday, April 26, for areas west of South Kingshighway.

The map below denotes your area commander. Area commanders act as captains for organizing and coordinating teams of volunteers and their clean-up efforts. For March 29, Floyd Wright (771-3271) is area commander for blocks located east of South Kingshighway.

For April 26, there are multiple area commanders. Sandy Grbac (771-8672) is area commander for blocks from Sublette to South Kingshighway and Southwest to Arsenal. Blocks south of Arsenal and east of Sublette are commanded by Paul DeLuca (832-3292).

Blocks west of Sublette currently need an area commander. If you are active in your neighborhood's improvement, call Gwen McFowland of Operation Brightside at 772-4646 to volunteer as area commander.



### HELPFUL NUMBERS For Your Reference

#### SOUTHWEST GARDEN

Neighborhood Association, President Sandra Grbac 771-8672  
 Property Owners Association, Pres. Floyd Wright 771-3271  
 Improvement Association, Exec. Dir. Brian Horton 772-6082

#### CITY SERVICES

Citizen Service Bureau (to request a City service) 622-4800  
 Neighborhood Stabilization Officer Laurie Graves 772-3481  
 8th Ward, Alderman Stephen Conway 773-5576  
 10th Ward, Alderman Craig Schmid 771-5576 or 589-6816  
 24th Ward, Alderman Tom Bauer 481-2886

#### POLICE

*(2nd Dist-W of Kingshighway, 3rd Dist-E of Kingshighway)*  
 2nd District Public Affairs Officer Kevin Androff 444-0168  
 2nd District Problem Properties Officer Paul Zwick 444-0177  
 3rd District Public Affairs Officer Tim Kehm 444-0169  
 3rd District Prob. Prop. Officer Tom McLaughlin 444-0100  
 Non-Emergency Requests for Police Response 231-1212  
 Suspected Gang/Drug Activity (anonymous) 241-COPS

### Nominations for Officers April 2003 Board Elections

As it happens every April, half of the Southwest Garden Neighborhood Association (SWGNA) Board of Directors is up for election by association membership.

Nominations will be entertained at the January 27th general membership meeting. Those offices up for election in April 2003 are the following:

- President
- 2nd Vice President
- Recording Secretary
- Treasurer
- Member-at-Large

If you work hard at maintaining your neighborhood, consider running.



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## Neighborhood Office Expansion Completed

### Open House & Dedication in Honor of Southwest Bank, Feb. 24th

The end of 2002 saw the completion of added space for Southwest Garden Neighborhood Association (SWGNA). The building at 4950 Southwest Avenue had previously been renovated only in the front, a large unfinished garage remaining in the rear. Today, this space is an expanded kitchen, meeting and storage rooms. Through the hard work of those listed below, the space has turned a modest neighborhood office into a community center for many to enjoy.

The extensive remodeling was made possible through the leadership of Jack Stelzer as Project Manager. Under Stelzer's leadership, many subcontractors completed work below cost. Those fully or partially donating labor or materials to the construction included Leonard Madalon (plumbing), Tony Ranzini (carpet), John Frisella and Ron Linder (electric), and Jim Garegnani, Angelo Ranzini, Angelo Ranzini Jr. and Rob Stelzer (carpentry/subcontracting).

The added space will enable the neighborhood office to house a police substation, board meetings, affiliate organizations' meetings, and a resource center for homebuyers, existing owners (home repair) and area landlords.

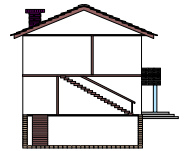
Southwest Bank generously contributed \$5,000 towards the project's completion. Honoring Southwest Bank, SWGNA will formally dedicate the new space in honor of Southwest Bank's generous support. The event is scheduled for Monday, February 24, at 7pm.

Everyone is invited to the open house beginning at 7pm. Mayor Francis Slay and area Aldermen Stephen Conway, Craig Schmid and Tom Bauer will help officiate ceremonies, including a ribbon-cutting by the Mayor. Ed Berra, Lisa Stewart, Elizabeth Wright and Andrew Baur of Southwest Bank will be present to accept an award. Refreshments will be provided.



## SOUTHWEST GARDEN HOME IMPROVEMENT TOUR

### June 2003



*This summer, showcase your home, apartment or garden!*

Southwest Garden Neighborhood Association would like to showcase improvements to your home, apartment or garden. The tour builds curiosity about our older residences and community, offering us an incredible opportunity to showcase city living and attract new residents to our area. The tour date is planned for a weekend in June 2003.

What renovation project would you like to show off? The criteria is simple:

**Building Criteria:**

- a) architecture unique to builder or era (either original, restored or new);
- b) unusually creative and effective remodeling for more livable solutions;
- c) urban or trendy appeal (quality design, unique materials or décor); or
- d) restoration to original (woodwork, art glass, tile, etc.)

**Host Criteria:**

- a) commitment to be on tour; and
- b) commitment to welcome visitors and share project details

Want to be involved but aren't ready to include your place on the tour? Your time and talent as a volunteer for any task (obtaining business sponsors, designing the tour booklet, taking photos, or helping as a guide) are vital to the tour's success, plus you are invited to the preview party!

Call the SWG office at 772-6082 to volunteer and for information about the 2003 tour.

# Support the businesses that support Southwest Garden Neighborhood.

<p>(314) 772-3773 FAX</p> <p><b>WE RENT IT</b> 2616 BRANSON AVE ST. LOUIS, MO 63139</p> <p><b>TOOLS, CONCRETE &amp; EQUIPMENT</b></p> <p>PATRICK WAMPLER</p> <p>PRESIDENT</p>	<p><b>Sure Shot</b> Pest Control</p> <p>4944 Southwest Avenue St. Louis, MO 63110</p> <p>776-PEST 776-KILL</p> <p><i>...Your Best Shot is Sure Shot...</i></p>	<p><b>Harry's Bar and Grill</b> 4940 Southwest 771-5077</p> <p><b>HOT WINGS</b> APPETIZERS &amp; SALADS CHICKEN WINGS SPUD SKINS MACHO NACHOS CHILI BABY CHEF SALAD DINNER SALAD</p> <p><b>DINNER SPECIALS</b> CENTER CUT K.C. STRIP JUMBO SHRIMP</p> <p><i>Join us before &amp; after the game-</i></p> <p><b>SANDWICHES</b> HARRY'S GIANT 1/2-POUND BURGER STEAK SANDWICH GRILLED CHICKEN FILLET</p> <p><b>BURGERS</b> DECKER DOG RED HOTS BRATWURST</p>
<p><b>BakeMark</b></p> <p>2701 Hereford St. Louis, MO 63139</p> <p><i>is pleased to support the</i></p>	<p><b>ST. ROCH SCHOOL</b> 6040 Waterman 314-721-2595</p> <p>Pre-School Currently Enrolling Ages 3, 4, &amp; 5 year olds-Full/Half days Kindergarten through Grade 8</p> <p>Accredited by the Missouri Chapter of the National Federation of Nonpublic Schools</p> <p>Before/Extended Day Care Junior High Accelerated Math Junior High Spanish Classes Fine Arts, Computer Program and School Band</p>	<p><b>SOUTHWEST COIN LAUNDRY</b> 5351 Southwest Ave St. Louis, MO 63139 314-773-9100</p> <p><b>"On the Hill for over 25 years"</b> <b>buy a wash; get one free</b> toploaders only one coupon per visit</p>
<p><b>Southwest Bank</b> <i>The Name To Count On Since 1920</i></p> <p>The Hill: 776-5200 Southtown: 352-5797 Clayton: 727-7070 Crestwood: 842-5455 Concord Village: 842-2265 West County: 543-3300</p> <p>Member FDIC EQUAL HOUSING LENDER</p>	<p><b>Free Appetizer</b> Valid for one coupon per table. * Not valid with any other offers or discounts. * Not available for carry-out.</p> <p><b>SKETCHERS</b> Steaks Seafood Pasta Sandwiches 3315 Watson Road St. Louis, Mo. 63139 Corner of Watson &amp; Fyler Open 7 Days a week!</p> <p>Phone: (314) 646-7731</p> <p>Try our \$4.99 lunch specials.</p>	<p><b>THE TROPHY ROOM</b> 5099 ARSENAL CORNER of ARSENAL at BRANSON NON 644-4810</p>

**Business Owner:** You too can be recognized for your support of SWGNA. Call 772-6082 for more information.





# Gardenside Subdivision Special Business District

ENACTED DISTRICT  
BOUNDARIES



Visit us on-line at:  
<http://stlouis.missouri.org/southwestgarden/gardenside.htm>

Now that you have paid your property tax bill or seen it paid by your mortgage lender, you might want to know where that additional tax of 85 cents per \$1,000 of assessed value is going.

In accordance with Missouri Sunshine Law and the City Ordinance enabling the voter-adopted special tax district, the Gardenside Commission will hold a public hearing for the consideration of the 2003 budget.

To learn how your money is being spent and/or (tenants also) want to know how the district is functioning, you can go on-line to view the proposed budget (see website address to below left). You can also attend the upcoming public hearing. Public comment will be available at the hearing. Though not yet scheduled, the public hearing will be held on a weekday evening at 7pm at the Missouri Botanical Garden inside the Ridgeway Center in the Beaumont Room, most likely sometime in February.

Though a date had not yet been selected by the time of this publication, official notification of the public hearing will be published in a paper of general circulation such as the Southside Journal between 10 to 14 days prior to any hearing.

Regular meetings of the Commission are usually held the second or fourth Tuesday of every month at 6:30 pm at 4950 Southwest Avenue. Call 772-6082 for the latest meeting schedule. Notice of open meetings is also posted at 4950 Southwest and the Kingshighway Library at S. Vandeventer and Shenandoah Avenues.

## Area Volunteers **STILL** Needed As Neighborhood Watch Representatives

The main responsibility of new commissioners for the Gardenside tax district is to hold hired police officers accountable. To hold the tax district accountable to all residents, however, the district by-laws call for neighborhood watch representatives.

Representatives can be any area resident, owner or lessee of property within the district aged 18 and older. Representatives maintain anonymous communication with the commission to share any suspicious behavior or nuisance problems in the area.

To volunteer for watching your block, please call Brian Horton at 772-6082. Help us report problems so that added police can be targeted for crime prevention.

## Block Watch Alert

### Be on the Lookout for Vandalism and Theft

Areas about the Missouri Botanical Garden and South Kingshighway have seen a recent post-Thanksgiving wave of vandalism and theft, including car bashings, garage break-ins, stolen fixtures (i.e. art glass windows) and personal items.

Regardless of where you live, please remember to always secure your residence, garage and vehicle. Leave nothing of value visible from the exterior.

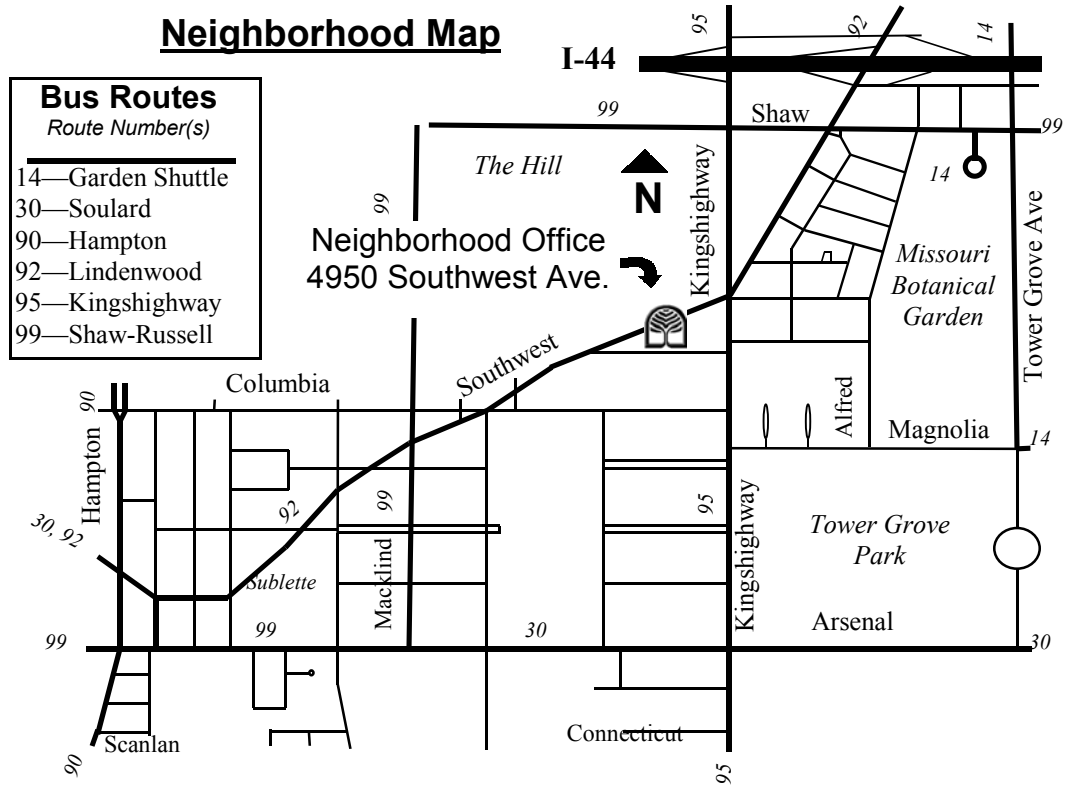
Be on the lookout for suspicious persons, such as those appearing to be casing a location, looking out for an accomplice or carrying objects of value.

No matter how seemingly trivial the crime, always report it to the police. To file a police report after an incident, call 444-0110. Though an officer may not visit you, records help reveal patterns to be addressed by the police, neighborhood stabilization and the newly created Gardenside Special Tax District (for those east of Kingshighway).

**SOUTHWEST GARDEN NEIGHBORHOOD BOUNDARIES:**

Beginning at Hampton and Columbia, east on Columbia to Southwest Ave., east on Southwest to Kingshighway, north on Kingshighway to I-44, east on I-44 to Tower Grove Ave., south on Tower Grove to Magnolia, west on Magnolia to Kingshighway, south on Kingshighway to Connecticut, west on Connecticut-Scanlan to Hampton, north on Hampton to Columbia (point of beginning).

**Neighborhood Map**



**SOUTHWEST GARDEN NEIGHBORHOOD ASSOC. (SWGNA) MEMBERSHIP FORM — 2003**

2003 marks another year of working together for an improved neighborhood. Use the form below to mail in your **tax deductible** membership contribution for **2003**. Programs and volunteers beautify the community, improve public safety, fight crime, and keep you informed. Membership entitles you to voting rights general membership meetings: two votes per family membership; one vote each for individual, senior, or a business.

NAME: \_\_\_\_\_  
 BUSINESS: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 \_\_\_\_\_  
 PHONE: \_\_\_\_\_

**TYPE OF MEMBERSHIP (PLEASE CHECK ONE):**

FAMILY—\$12 BUSINESS—\$20  
 INDIVIDUAL OR SENIOR CITIZEN—\$6  
 RENEWAL NEW MEMBER

*An added donation to your membership is very appreciated and will be used to continue SWGNA programs and activities.*

**GENERAL FUND BUILDING FUND**

Please contact me about the NAP tax benefit for my contribution.

You may bring this form with you to the next general membership meeting or mail to:  
 Southwest Garden N. A.  
 4950 Southwest Ave.  
 St. Louis, MO 63110

SOUTHWEST GARDEN NEIGHBORHOOD ASSOC. MEMBERSHIP CARD 2003

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

Check #: \_\_\_\_\_ Cash Amount: \_\_\_\_\_ Date: \_\_\_\_\_

4950 Southwest Ave. St. Louis, MO 63110  
 314-772-6082  
 e-mail: swgarden@stlouis.missouri.org

Cut and save above card for your records.



SOUTHWEST GARDEN  
NEIGHBORHOOD ASSOCIATION

4950 Southwest Ave. St. Louis, MO 63110

Tel: 314-772-6082 E-mail: [swgarden@stlouis.missouri.org](mailto:swgarden@stlouis.missouri.org)

Web: [stlouis.missouri.org/southwestgarden](http://stlouis.missouri.org/southwestgarden)

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*Board of Directors*

*Sandra Grbac.....President*  
*Jack Stelzer.....1st Vice President*  
*Floyd Wright.....2nd Vice President*  
*Philip Green.....3rd Vice President*  
*Gloria Openlander.....Rec. Secretary*  
*Mary Ann Owens.....Corr. Secretary*  
*Barbara Beck.....Treasurer*  
*Ron Matjeka.....Member at Large*  
*Judy Ranzio.....Member at Large*

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*Brian Horton.....Executive Director*

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