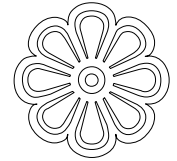




SOUTHWEST GARDEN NEIGHBORHOOD ASSOCIATION



Spring

Communicator

Vol. 25, Issue 2

April 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

SWGNA MEMBERSHIP MEETING Awards & Board Elections

Monday — April 28 — 7 p.m.
Shaw VPA Elementary / CEC
In the Gym, Macklind & Columbia

Every April, half of the neighborhood association board is elected by paid members. Current paid members and board members are listed on the back page. This year, SWGNA's President, 2nd Vice President, Recording Secretary, Treasurer and one Member-At-Large are up for election. All current officeholders except President Sandra Grbac are seeking re-election. At the time of this publication, Phil Green, current 3rd VP, was the only candidate nominated to succeed Sandy.

In addition to association board elections, we will recognize our newly elected 10th ward alderman, Joe Vollmer, who serves neighborhood blocks about St. Aloysius and Sublette Park.

A representative of the City Counselor's office will address concerns over the closing of the Truman Restorative Center at 5700 Arsenal.

Via awards, SWGNA will formally recognize area businesses and leaders for their continued support of Southwest Garden.

Finally, we will conclude by recognizing Sandra Grbac and her accomplishments as SWGNA President for the past ten years.

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SWG PROPERTY OWNERS Insurance and Rehab Ideas

Wednesday — May 14 — 7 p.m.
Missouri Botanical Garden
Ridgeway Center, 4300 Shaw

Michael G. Sperl of his own insurance agency will share tips to save on your insurance premiums.

Area firms will show off their latest products and services as ideas for painting, roofing and rehab projects.

Gardenside District President John Nash will share how hired off-duty police have been patrolling area streets and alleys since March 10th. Please share your safety concerns.

Also hear how internet listings have worked to rent area apartments. Learn how you can list your own.

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

UPCOMING MEETINGS

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

SWGNA BOARD OF DIRECTORS: (monthly)
(2nd or 4th Mondays, 7pm at 4950 Southwest Ave.)
April 14, May 12, June 30 and July 14, 2003

SWG PROPERTY OWNERS: (quarterly)
(2nd Wednesdays, 7pm at the MBG Ridgeway Ctr.)
May 14 and August 13, 2003

SWN HOUSING CORPORATION: (monthly)
(1st Wednesdays, 6:30pm at 4950 Southwest Ave.)
April 2, May 7, June 4 and July 2, 2003

GARDENSIDE SPECIAL TAX DISTRICT: (monthly)
(3rd Mondays, 6:30pm at 4950 Southwest Ave.)
April 21, May 19, June 16 and July 21, 2003

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



A Special Message from Sandra Grbac,
SWGNA President, 1993-2003

Dear Southwest Garden Residents & Businesses,

As I recently drove around our neighborhood in full bloom, I observed our residents working about in their yards, taking pride in where they live. Truly, this is one of the finest neighborhoods of St. Louis. I am proud to live here, where I was born and raised. For the past ten years, I have been honored to serve as your president. A very fulfilling time in my life, my presidency has shown me what a neighborhood can accomplish through effective organization.

Recalling our recent accomplishments, I'm reminded of a quote that appeared in our July 1998 newsletter:

"We all need reminders of where we were in our lives and how far we have come in reaching goals we may have thought were unattainable and milestones which we once thought were out of our grasp. Many of these goals and milestones have occurred."

Indeed, many goals and milestones have occurred. Through the collaboration and dedication of our residents, City and federal officials seized and transferred deed to SWGNA a drug house on Kingshighway. We then revamped and resold the home to a new family. SWGNA acquired our current neighborhood office at 4950 Southwest, where a new community room was recently dedicated. We organized protests and petitions stopping a jail from locating at State Hospital. We obtained grants for a police substation. And today, we continue to hold many fundraisers, from annual home tours to *Swing with SWGNA*, and support our various programs from housing resources and public safety efforts to beautification projects and neighborhood marketing.

I am thankful to everyone who has helped in our numerous undertakings. I especially want to thank my fellow neighbors on Botanical. Always working diligently for the neighborhood, this dedicated group of volunteers helps mail the newsletter, complete beautification projects and hosts police officers and firefighters at its block parties. A special thank you also to all my board members, who have helped us make for successful improvements to our neighborhood.

Sincerely,

Sandra K. Grbac



Development Briefs

Association Adopts Plan for Long-Vacant Corner

At its March board meeting, SWGNA formally adopted a preferred land use plan for the vacant corner of South Kingshighway and Shenandoah. Backed by resident input and recent surveys, landscaped parking for an existing area institution is now formally the preferred use. If parking for Operation Brightside, a linear park would front Kingshighway. Other preferred uses include professional offices (doctor, lawyer, architect, etc.). Those proposals not resembling these primary preferences will be scrutinized under the highest degree for quality site design, traffic mitigation and conditions.

An Improved Intersection and Neighborhood Gateway

The intersection of Shaw and Vandeventer continues to undergo its major facelift. With underground infrastructural improvements nearing completion, the more visible phases are set to begin, including new signals and curbing. A left-turn lane will be added to southbound Vandeventer for turning onto Shaw and a new right turn yield lane added to westbound Shaw for turning onto Vandeventer. These additions will ease Garden traffic traveling to and from the I-44 interchange. Redevelopment of the northern corners includes landscaped parking for Garden patrons on the northeast corner and a park-and-ride transit center on the northwest corner. Adding to this new gateway, a strip of cobblestone-pavers will slow motorists on Shaw and a new monument will stand proudly in Castleman Circle.

"The Communicator" is funded by members dues and a HUD Community Development Block Grant via the St. Louis Community Development Agency.

Printing is donated by **Plus Communications.**

**HOME IMPROVEMENT
& GARDEN TOUR**
Sunday, June 1, 2003
Noon to 4 p.m.

\$6 in advance, \$8 day of tour
 Tours start at 4950 Southwest Ave.

Another Great Home Tour Scheduled

Sunday, June 1st, Noon to 4pm

The secret is out—St. Louis is improving and Southwest Garden shows it! We invite you to see the dramatic renaissance about us by participating in our annual neighborhood home improvement and garden tour June 1st.

This year's tour offers the added sneak peak at the homes within Tower Grove Park. Tour numerous residences throughout Southwest Garden ranging in architectural style, size and stage of renovation. Take a Sunday afternoon to be amazed by transformed living spaces and gardens.

Tickets are \$6.00 per person in advance or \$8 at the door. A mail-in advance purchase form is provided below.

Number of Tickets: _____ Enclosed is a check for: _____
 Name: _____
 Address: _____
 Telephone: _____
 Make checks payable to "SWGNA"
 Mailing Address: 4950 Southwest Ave. St. Louis, MO 63110
 Telephone: 314-772-6082
 e-mail: swgarden@stlouis.missouri.org

Cut and mail in this form to reserve your tour tickets!



HELPFUL NUMBERS For Your Reference

SOUTHWEST GARDEN

Neighborhood Association, Exec. Dir. Brian Horton 772-6082
 Property Owners Association, Pres. Floyd Wright 771-3271
 Gardenside Subdivision SBD, Pres. John Nash 664-8177

CITY SERVICES

Citizen Service Bureau (to request a City service) 622-4800
 Neighborhood Stabilization Officer Laurie Graves 772-3481
 Refuse Div. (bulk pick-up, bins and dumpsters) 353-8877
 8th Ward, Alderman Stephen Conway 773-5576
 10th Ward, Alderman-Elect Joe Vollmer 772-4489
 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

Operation Brightside's 2003 Project Blitz Saturday, April 26

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

Area commanders help organize teams of volunteers. For April 26th, teams will target the area bounded by Kingshighway, Arsenal, Sublette and Southwest. If interested in helping clean up Southwest Garden, you can call Sandra Grbac at 771-8672 by April 19th to volunteer for your block.

Anheuser-Busch co-sponsors this annual event by providing numerous large, tough trash bags for volunteer litter pick-up crews. Teams work late morning and/or early afternoon on targeted areas for clean-up.

Low-Mod Home Repair Assistance Available

If you own your home but have difficulty in obtaining loans or paying for much needed repairs, you may qualify for targeted home repair assistance.

In order to qualify, you must earn less than the limits shown in the table at right and be current on your homeowner's insurance and MSD sewer bill. If awarded a loan (forgivable after five years residency), repairs will be subsidized by 75% of the total costs to a maximum of \$10,000.

Currently, the City's Community Development Administration (10th & 24th wards), Beyond Housing/Neighborhood Housing Services (8th Ward, see below right) and the Urban League (city-wide) administer similar programs with these same qualifications. To get started or learn more, call SWGNA at 772-6082.

Income Limits for Participating Households in Low- to Moderate-Income Home Repair Programs

Household Size	Maximum Income
1	\$34,400
2	\$39,300
3	\$44,200
4	\$49,100
5	\$53,050
6	\$57,000
7	\$60,900
8	\$64,850

Middle-Income Home Rehab Loans

Four local banks (UMB Bank, First Bank, US Bank and Commerce Bank), in partnership with the Missouri Housing Development Commission (MHDC), St. Louis City and the Regional Housing and Community Development Alliance (RHCD), are offering a **below-market interest rate home improvement loan** up to \$25,000 to encourage area homeowners to make repairs and improvements that will benefit them and their neighborhood.

Eligible households are those earning less than \$79,200 a year residing in area owner-occupied, single- or two-family residences. Applicants must have good credit history, be able to pay low monthly payments yet not be eligible for refinancing. Projects must not yet be started and priority is given to repairs correcting building code violations and safety concerns. Amenity items such as swimming pools or complete room additions are excluded.

To apply call UMB Bank (621-1000), First Bank (592-8000), US Bank (418-2504) or Commerce Bank (746-8787). Documents needed at the time of application are borrowers' most recent pay stubs and tax returns, a copy of most recent real estate tax receipt, copy of general warranty deed, proof of homeowners insurance and copies of contractors' bids for repairs and improvements.

Possible Contacts for Major Rehab Loans

For loans exceeding \$25,000 via an equity line, refinancing or a loan like above, one requires *specialty lending*. Rehab loans are specialty loans that many mortgagors don't offer. To reach a rehab specialist, consider calling:

- Diane Young, Loanscapes, 776-6100
- Craig Schreiwer, Allegiant Bank, 587-7708
- Jim Seitz, Lindell Bank & Trust, 645-7700 ext. 3840

NEW Home Repair Program

In the 8th Ward (generally east of Macklind), the new Strategic Home Repair Program (SHRP) helps low and moderate-income residents make needed repairs to owner-occupied one- to four-family properties.


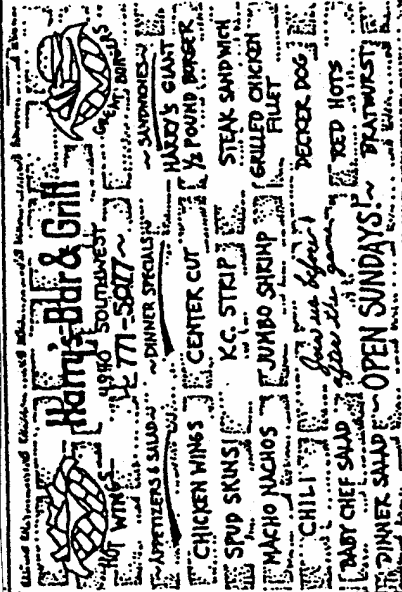


Eligible households are those falling into the income restrictions in the above table, residing two years at owned property in the 8th ward and have a responsible credit history. With a forgivable loan, there are no monthly payments and the loan closes after five years of owning the property.

Eligible exterior repairs financed by SHRP include porch, painting, roof, guttering, concrete, fences, tuckpointing, sewer lateral, water main break, garage repair or demo and other code violations. Interior repairs are limited to furnace, vent stack, electrical, water line and sewer line.

To inquire about how to apply and what documentation of your income, ownership and credit are needed, you may call SWGNA at 772-6082. Though the neighborhood office is your informational resource, you will need to schedule an appointment with a Beyond Housing/NHS Loan Counselor to apply for the 8th Ward SHRP Loan Program.

To make an appointment for your application interview, call 533-0600, ext. 125 and ask for LaDonna. Appointments are available 9am to 4pm, Monday through Friday. Documents are needed to process an application. Call 772-6082 about needed documentation.

Support the businesses that support Southwest Garden Neighborhood.

<p>(314) 778-5773</p> <p>We Rent It</p> <p>2616 Brannon Ave St. Louis, MO 63139</p> <p>Tools, Concrete & Equipment</p> <p>Patrick Wampler</p> <p>(314) 664-RENT Store (7368)</p> <p>President</p>	<p>Sure Shot</p>  <p>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>Harry's Bar & Grill 4940 Southwest St. Louis, MO 63110 77-5817</p> <p>APPETIZERS & SALADS • DINNER SPECIALS</p> <p>CHICKEN WINGS • CENTER CUT • HAZY'S GIANT 1/2 POUND BURGER</p> <p>STUP SKINS • K.C. STRIP • STEAK SANDWICH</p> <p>MACHO NACHOS • JUMBO SHRIMP • GRILLED CHICKEN FILET</p> <p>CHILI • (Give us a hand) • BECKER DOG</p> <p>BABY CHIEF SALAD • (Give us a hand) • RED HOTS</p> <p>DINNER SALAD • OPEN SUNDAYS! • BRATISLAVA</p>
<p>BAKEMARK</p> <p>2701 Hereford St. Louis, MO 63139</p> <p><i>is pleased to support the Southwest Garden Neighborhood</i></p>	<p>ST. ROCH SCHOOL 6040 Waterman 314-721-2595</p> <p>Pre-School Currently Enrolling Ages 3, 4, & 5 year olds-Full/Half days Kindergarten through Grade 8</p> <p>Accredited by the Missouri Chapter of the National Federation of Nonpublic Schools Before/Extended Day Care Junior High Accelerated Math Junior High Spanish Classes Fine Arts, Computer Program and School Band</p>	<p>SOUTHWEST COIN LAUNDRY</p> <p>5351 Southwest Ave St. Louis, MO 63139 314-773-9100</p> <p>"On the Hill for over 25 years"</p> <p>buy a wash; get one free toploaders only one coupon per visit</p>
<p>Express Valet, Inc. Complete Dry Cleaning and Laundry Services</p> <p>Michael Mueller 2501 S. Kingshighway St. Louis, MO 63110</p> <p>(314) 776-7734 (314) 776-5562-fax</p> 	<p>Free Appetizer</p> <p>Valid for one coupon per table. * Not valid with any other offers or discounts.</p>  <p>Try our \$4.99 lunch specials.</p> <p>SKETCHERS EATERY</p> <p>Steaks Seafood Pasta Sandwiches 727 N. First St. St. Louis, Mo. 63102 On Laclede's Landing Open 7 Days a week!</p> <p>Phone: (314) 241-2220</p>	<p>THE TROPHY ROOM</p> <p>5099 ARSENAL 644-4810</p> <p>CORNER of ARSENAL at BRANNON</p> <p>HOURS: 6:00 A.M. - 1:30 A.M.</p>



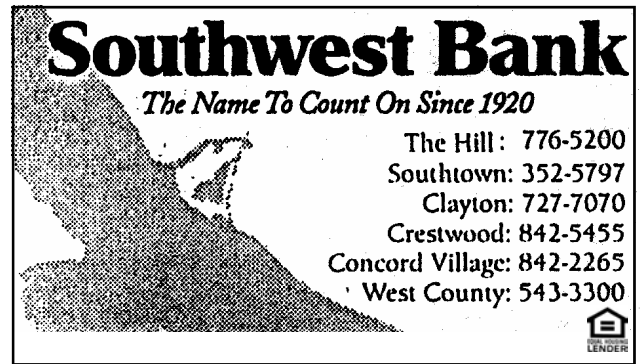
Business Owner: You too can be recognized for your support of SWGNA. Call 772-6082 for more information.

Exterior Inspections Scheduled for 8th Ward

Every year, drive-by inspections look for major exterior building violations in one-third of the 8th ward. This year is Southwest Garden's turn.

Properties located between Macklind and Tower Grove Avenues will be drive-by inspected for blatantly visible exterior repairs. For a list of possible citations, see the exterior guidelines below for the more stringent housing conservation inspections that are completed at the time of a sale or a site-specific request.

Those owners cited yet not financially able to make repairs may wish to turn to page 5 to learn about available home repair resources.



SWGNA highly recognizes Southwest Bank as a friend and benefactor of neighborhood improvement efforts. SWGNA recently recognized Southwest Bank for its generous contribution towards the completion of our new community room.

HOUSING CONSERVATION DISTRICT EXTERIOR INSPECTION GUIDELINES

Southwest Garden is fully covered by Housing Conservation Districts. Such designation requires both interior and exterior inspections whenever a change of ownership occurs with a property. However, exterior inspections can occur simply by citizen or aldermanic request. The following guidelines are shared to help you keep your home in-shape for your own household as well as future generations.

Exterior Violations — Property and Accessory Structures:

- Fences which are in a state of total disrepair (collapsed or severely deteriorated)
- Presence of wrecked, dilapidated, derelict, inoperable, unlicensed, illegal motor vehicles (Exception: vehicles stored within a fully enclosed building)
- Open storage of junk or storage
- Premises is littered with rubbish/trash/garbage/debris and/or an uncontrolled growth of grass/weeds
- Accessory structures (garage/carport/shed) are structurally unsound, partially collapsed or in a state of significant disrepair or deterioration

Exterior Violations — Exterior of Residential Structure:

- Exterior stairways, deck, porches and balconies are structurally unsound and/or in a state of significant disrepair or deterioration
- Exterior walls (including parapets) are bulged, shifted or leaning
- Windows, glazed exterior doors, transoms and sidelights are broken, missing, have holes or have multiple cracks.

For additional questions or information, call the Housing Conservation District office at 622-3352.

Helpful Reminders for Parking and Trash

General Parking Regulations

On-street parking is not allowed...

- Within 10 feet of a US mail box
- Within 15 feet of a fire hydrant
- Within 30 feet of a crosswalk
- Within 30 feet of the approach to any traffic signal, stop or yield sign
- Within five feet of the rounding of a driveway, alley or private street
- When curb is painted yellow or red
- When vehicle is marked for-sale
- When vehicle is being repaired except in emergency situations.

Rollout Cart Dumpsters

Where a residence has no abutting alley, the owner is provided a rollout cart. Your trash cart is to be placed in the street the night before trash pickup and promptly removed from the street by 11:00pm of the same day after being emptied by City Refuse.

Bulk Trash Pick-Up

The side of your dumpster or rollout cart should have a schedule indicating a monthly day for bulk pick-up on your block. If not, call Refuse at 353-8877. Refrigerator doors must be removed. Items should be placed in the alley (at curb if no alley) not until the evening prior to scheduled pick-up. Very large and heavy items should be delivered to the Gasconade facility east of I-55.

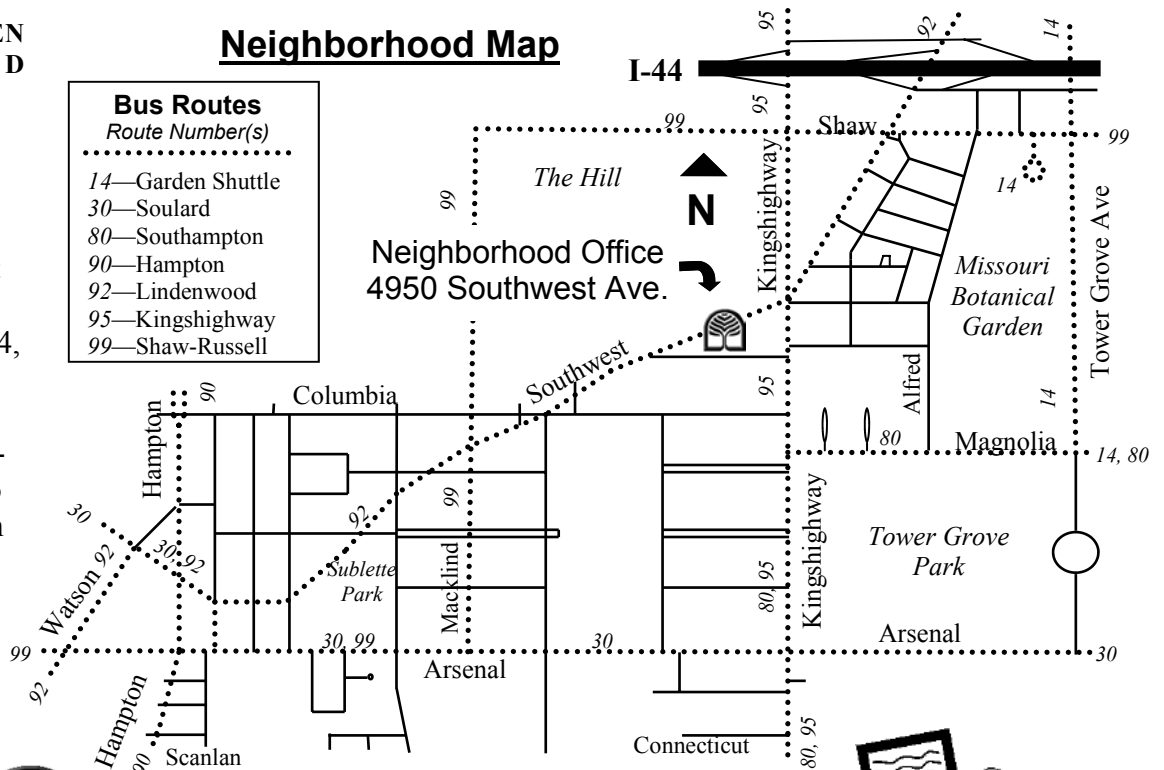
SOUTHWEST GARDEN NEIGHBORHOOD BOUNDARIES:

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

Bus Routes
Route Number(s)
14—Garden Shuttle
30—Soulard
80—Southampton
90—Hampton
92—Lindenwood
95—Kingshighway
99—Shaw-Russell



E-mail us at: swgarden@stlouis.missouri.org
 Visit us on-line at: stlouis.missouri.org/southwestgarden



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 (for landlords & business owners).

You may bring this form with you to the next quarterly general membership meeting, drop off (Mon-Fri, 9-5) 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.

SWGNA 2003 Membership Roster

The following are SWGNA's paid members as of March 28, 2003 who have voting privileges at the April 28, 2003 election.

Ted Allen Michelle Amendariz Barb Anderson C. Antenola Mrs. Aubuchon Stephen Axelrod Mike & Mary Ballas Andrew Balsarotti Eddie & Joan Barmer Cathy Bauer Barbara Beck Rich Bellistri Flora Bertani Constance Biedenstein David Binaei Blue Ridge Heating Robert Bowen Charles & Marilyn Bradburn Calvin Brown Tina Bruce Mike & Kathy Buckley Bob & Bernie Buscher John & Margaret Cassani Eula Chiodini Audrey Coco M. L. Cummings	Samuel DeBoise Mary Lou Diener Rita Duran & Wendy Torri Henry Edwards Emil E. Schmidt Auto Service Richard Emory Richard Fair & Jerry Willis Carl & Betty Ferrario Joe Ferrario Janice Finley Ross Finley Mrs. Fintrup Reno Garavaglia Gilio & Susan Gherardini Robert Godefroid Laurie Graves George & Sandy Grbac Phil & Carrie Green Frances Greene Dolores Guetersloh Charles & Jennifer Guidici Connie Hawley Norm & Michelle Heitman Josephine Holland Charles Hopkins Bob & Mary Huber	Paul Illert & Glen Bauer Chloe Johnson August Kasperek Terry & Katherine Kratky Michael Krevenas Dolores Kuhlman Judy Landrum Donald Lang Ken & Rosemary Lightfoot Ed & Kay Mantia Lorraine Marton Ron Matejka & Jackie Jones Patricia Matthews & Steven Kelley Lynn McQueary Bernice Mueller John Nash Ann Oliver Gloria Openlander John Openlander Betty Ostapowicz Angelo & Grace Ottolini Mary Ann Owens Martha Press Bob & Mary Preston The Rivas Family Judy Ronzio	St. Louis Psych. Rehab Center Jim & Rosemary Schriefer Gloria Shakelford David Shaw Tom Sicking Annette Simpson Southwest Bank of St. Louis Jack & Carol Stelzer Bill & Lorraine Stevens Tom & Chris Stoff Ben & Carol Stratton Catherine Grana Stuart David & Janice Tarantola Sandra Thomas Corwin & Eleanor Thompson Vivian Tinerva Anthony Tissi Henry Torretta Tower Grove Park Commission Trophy Room Adelaide Vogel Amy Whited Floyd Wright Janie Wright
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**SOUTHWEST GARDEN
NEIGHBORHOOD ASSOCIATION**

4950 Southwest Ave. St. Louis, MO 63110

Tel: 314-772-6082 E-mail: swgarden@stlouis.missouri.org

Web: stlouis.missouri.org/southwestgarden

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

Brian Horton.....Executive Director

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