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○ ISSUE 1 | ○ VOL 1 | ○ April 2012

Fairmeadows *focus*

KEEPING FAIRMEADOWS FAMILIES UP TO DATE AND INVOLVED

*My hopes with the publishing of this neighborhood newsletter, is to make **this** our Fairmeadows neighborhood Forum where as neighbors we can develop friendships. Getting back to a time when we knew our neighbors as well as our family, making our community more enjoyable.*

About the White Oak Dairy

With the help of Shelia Bumgarner, a Librarian for the Charlotte Mecklenburg Public Library I have found out that The White Oak Dairy entrance was located off Sharon Road located on land that is now the neighborhood of Fairmeadows. It was owned and operated by Joseph "Joe" Arthur Black. Another member of the Black family, W. Frank Black owned, Springside Dairy, it was operated from 1910-1957 and was located on Fairview Road across from South Park Mall. I will be doing further research to see what its land holdings it encompassed.

Joseph "Joe" Arthur Black was born in Mecklenburg County on 26 November 1881 to Joseph Robert Black (1855-1947) and Ellen Catherine Nicholson Black (1855-1928) of Chesterfield, SC. According to his death certificate, he died on the 18 May 1952. He and his wife, Lula Baker Black resided on Park Road, his occupation is listed as a retired farmer and dairyman. In his will he stated it was his desire that the family would keep the dairy farm intact.

JR Black married Ellen Catherine Nicholson on the 16 August 1873. They had 11 children, and were living on Plaza Road in 1947 when he died. His occupation is listed as a dairyman and farmer. They were members of Mulberry Presbyterian Church.

Joseph Robert Black was the son of Joseph B Black 1814 – 1880 and Jane Adlie Query 1816 – 1894 or Jennie Quinn, depending on the source.

If you have any other information on the farm please let me know and I will post in another issue of this newsletter. Please send any information you think may be pertinent to me at:

phil.eisenhauer1@gmail.com



Charlotte Named Fastest-Growing Urban Area by U.S. Census Bureau Published

Monday, March 26, 2012
By U.S. Census Bureau

The nation's urban population increased by 12.1 percent from 2000 to 2010, outpacing the nation's overall growth rate of 9.7 percent for the same period, according to the U.S. Census Bureau. The Census Bureau released the new list of urban areas this week based on 2010 Census results.

Urban areas — defined as densely developed residential, commercial and other nonresidential areas — now account for 80.7 percent of the U.S. population, up from 79.0 percent in 2000. Although the rural population — the population in any areas outside of those classified as "urban" — grew by a modest amount from 2000 to 2010, it continued to decline as a percentage of the national population.

Among urbanized areas with populations of 1 million or more, the Charlotte, N.C.-S.C., area grew at the fastest rate, increasing by 64.6 percent, followed by the Austin, Texas, area, at 51.1 percent, and Las Vegas-Henderson, Nev., at 43.5 percent. The Charlotte and Austin areas also had the highest rates of land area change, increasing by 70.5 percent and 64.4 percent, respectively.

Quick Tip:

Harris Teeter

Rotisserie chicken

Special most Sundays

\$5.99

You can't buy an uncooked bird for

that, and it's

delicious!

SPRING IS HERE!



From the looks of all the new plantings Owners are ready for spring and welcome the warm weather we are having. Hope all your plantings thrive in the coming months.



Mortgage Rates

Mortgage rates jumped above 5% for the first time since April 2009 in January. While rates dipped back to just below 5%, they are expected to continue an upward trend throughout the year. As overall economic recovery remains on track, rates will likely rise to keep inflation in check. Buyers wanting to capture the savings in monthly

Type	Rate
30 year fixed	4.87
15 year fixed	4.15
5/1 ARM	3.23
Historical Average	8.9%

Source: Freddie Mac

payments that a historically low interest rate affords are expected to take advantage of excellent buying conditions.



Real Estate News

Gradual progress in the housing market continues at a steady pace without government support. The market has shown remarkable improvement from the initial drop after the expiration of the home buyer tax credit this past July. Although higher-than-normal distressed sales skew the overall picture of home prices downward, inventory continues to shrink and sales continue to rise. The rock-bottom interest rates of 2010 are likely to trend upward. As economists anticipate rates at or above 6% by the end of 2012, buyers are moving off the sidelines and into the market.

A good sign for long-term market stability is that the median down payment on conventional mortgages has risen to 22%, up from 4% in 2006 and slightly above the 20% standard in the 1990s. This may keep buyers looking in slightly lower price ranges, but it is a good sign of future sustainability for homeowners and banks alike. There are still ample opportunities for those who would like down payments below 20%, including some conventional mortgages and those backed by the Federal Housing Administration, Veterans Affairs, and the Department of Agriculture's Rural Development loans.

As the economy improves, stimulus efforts by the government and the Federal Reserve Board will gradually wind down, which typically means rising interest rates. Meanwhile, buyers continue to benefit from historically favorable buying conditions and sellers are encouraged by increased market stability.

Real Renewal

If you're like most people, your home is one of, if not THE largest investment you'll ever make. Maintaining your home is key to protecting its value. With Spring upon us, there's no better time to put a little sweat equity into your home!

This list is a great start to getting your home in great shape, now, and when you're ready to sell!

- Remove and donate unwanted items, reorganize and clean closets, attic, basement and garage
- Power wash exterior walls, porch floors, deck, patio, driveway and sidewalks
- Clean outdoor furniture, umbrellas and outdoor light fixtures
- Clean out gutters
- Clean out refrigerator and freezer, making sure to vacuum the grill and coil
- Remove lint from the hose attached to back of clothes dryer
- Vacuum baseboards, walls and ceilings, wipe down walls
- Steam clean carpets and area rugs and upholstery
- Reseal natural stone surfaces (travertine, etc)
- Reseal and repair grout in bathtubs and showers
- Clean window treatments, dust and clean blinds and shutters
- Remove items from all shelves, dust and clean
- Oil hinges

If you need help with any of these projects, give me a call and I'll be happy to provide you with a great list of people to call!



We've all heard him, we all known he's a top predator in the neighborhood. But did you know Mr. Owl will sit still for flash photos at 5:30 am.



Thank you for your support

FOR MORE INFORMATION

Phil Eisenhauer
Keller Williams Ballantyne Area Market Center
3430 Torrington Way, Suite101
Charlotte, NC 28277
Cell 704-907-0495
Web sites:
<http://phileisenhauer.kwrealty.com/>
<http://sellmomshome.com>

FAIRMEADOWS PROPERTIES

THE HOMES LISTED BELOW WERE ACTIVE LISTINGS AS OF 3/29/2012



MLS #: 2068112 **LP:** \$359,000

Days on Market: 30+

[3219 Pendleton AVE](#)

Charlotte NC, 28210

Total HLA: 1800 - 2200 **Year Built:** 1958, 2 Parking Spaces **Exterior Construction:** Brick Veneer Full
Approx. Acres: 0.43 **Elementary:** Sharon **Middle:** Alexander Graham **High:** Myers Park
Bedrooms: 4 **Baths:** 2/0 **Type:** Ranch

DIRECTIONS: South on Sharon Road (R) onto Eastburn, (R) onto Sunnybrook, (L) onto Pendleton. Property is located on the Right.



MLS #: 2061067 **LP:** \$355,000

Days on Market: 70+

[3718 Stokes AVE](#)

Charlotte NC, 28210

Total HLA: 1700 - 2100 **Year Built:** 1971, 2 Parking Spaces **Exterior Construction:** Hardboard Siding
Approx. Acres: 0.32 **Elementary:** Selwyn **Middle:** Alexander Graham **High:** Myers Park
Bedrooms: 4 **Baths:** 2/1 **Type:** 2 Story

DIRECTIONS: From Southpark on Sharon, right on Eastburn, left on Anchor, left on Stokes, house on left



Single Family **COND Due Diligence Process / PENDING**

MLS #: 2027069 **LP:** \$369,000

Days on Market: 280+

[3332 Eastburn RD](#)

Charlotte NC, 28210

Total HLA: 2100 - 2500 **Year Built:** 1958, 2 Car Carport, Attached, Side Load **Exterior Construction:** Brick Veneer Full **Approx. Acres:** 0.402 **Elementary:** Sharon **Middle:** Alexander Graham **High:** Myers Park
Bedrooms: 4 **Baths:** 2/0 **Type:** Ranch

DIRECTIONS: South on Sharon Road past Fairview Rd. & Southpark, turn right approximately .5 mile on Eastburn Rd., 6th house on left



Single Family **PENDING**

MLS #: 2065016 **LP:** \$220,000

Days on Market: 38

[3301 Eastburn RD](#)

Charlotte NC, 28210

Total HLA: 1400 - 1800 **Year Built:** 1961, 1 Car Carport, 2 Parking Spaces **Exterior Construction:** Brick Veneer Full **Approx. Acres:** 0.46 **Elementary:** Sharon **Middle:** Alexander Graham **High:** Myers Park

Bedrooms: 4 **Baths:** 2/0 **Type:** Ranch

DIRECTIONS: South on Sharon Rd. (R) on Eastburn Rd. Home on the right. **SOLD INFO: Pending:** 03/16/2012



Single Family **SOLD \$412,000**

LP: \$439,000

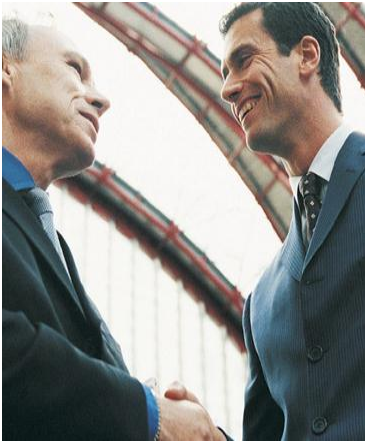
Days on Market: 155

[3127 Eastburn RD](#)

Charlotte NC, 28210

Total HLA: 2546 **Year Built:** 1958, 1 Car Carport, **Exterior Construction:** Brick Veneer Full
Approx. Acres: 0.43 **Elementary:** Sharon **Middle:** Alexander Graham **High:** Myers Park
Bedrooms: 3 **Baths:** 3/0 **Type:** Ranch

DIRECTIONS: Take Sharon Rd. heading South, cross Sharon View Rd. Take next RIGHT onto Eastburn. Cross over Anchor St., second house on right. **SOLD INFO: Sold:** 09/29/2011 **SP:** \$412,000



Local Business Spotlight

How can we do keep your investment at its best

By Ashley Hollingsworth

For over nine years, the name of Hollingsworth Roofing has been synonymous with quality workmanship and unparalleled customer service. We install every roof by hand. And we roof every house as if it was our own. We believe that it is important to understand that getting a new roof isn't just a matter of slapping up shingles. It is a capital investment in your home.

We are an Angie's List Super Service Award winner. The Super Service Award is the highest honor given to companies by Angie's List. It is only given to companies who have achieved and maintained a superior service rating throughout the past year. We have won the award every year we have been in business.

We also work in slate, metal (including copper and other expert detailing), low pitch and flat roof systems and tile.

We have complete insurance coverage (Workmen's Compensation/Employers Liability and General Liability). We are a licensed North Carolina General Contractor with the ability to pull permits at Building Standards. We are happy to offer a list of satisfied customers as references, and we are proud to offer our personal guarantee on our workmanship.

I hope you have enjoyed this first issue of Fairmeadows Focus. Please submit your ideas and articles to:
phil.eisenhauer1@gmail.com

SMARTER INVESTING:
Cost effective roof repairs



Hollingsworth Roofing, Inc.
A neighborhood contractor
Call Ashley Hollingsworth Or Craig Hollingsworth
704-567-2107 (phone)
704-567-2108 (Fax)

FREE ADVERTISING

Did you know Craig Hollingsworth lives within walking distance and will help you with all your Roofing needs.

If you are a Contractor/ Artist /Accountant/ Etc. and live in the Fairmeadows and would like to promote your business or services to your neighbors, Please email me for free advertising within the Fairmeadows Focus. Why not market directly to your neighbors? It's Free!



FAIRMEADOWS WATCH

Police Blotter:

Ever wonder how much or how little crime we have in our neighborhood? Now CMPD has an interactive map that shows how many incidents and calls for service have occurred in your neighborhood. The inserted link will take you directly there.

<http://maps.cmpd.org/cmpdnet/map.aspx>

You can also do a quick search within a radius from a given location at

<http://maps.cmpd.org/cmpdnet/quicksearch.aspx>

Both of these are pretty amazing technologies

CMPD is using to keep us informed and safe.

Please take a few moments to look at these links to stay informed.



Fairmeadows Focus

3011 Eastburn Road
Charlotte, NC 28210