



# Westmorland

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SERVING THE WESTMORLAND NEIGHBORHOOD COMMUNITY SINCE 1941

## Get Ready for the Westmorland Halloween Parade and Party!



Submitted by Claire Gervais

Mark your calendar for the annual Westmorland Halloween Parade and Party on Sunday, Oct. 30. Young and old will gather, in costume, at Westmorland Park at 4 pm. Our own Westmorland Walking Band will lead the parade up Holly Avenue to Queen of Peace Church. In the lower-level auditorium, we'll enjoy live entertainment and homemade goodies. I am looking for someone to collaborate on planning this event this year and to take it over next year since my child will be going off middle school. Also, I need volunteers to bring treats. Please email me (Claire Gervais) at [cmgerva@gmail.com](mailto:cmgerva@gmail.com) or call 233-8455. Thanks!



## WNA Golf Benefit Coming Soon



Registrations close on Sept. 14 for the 3rd Annual WNA Golf Outing Benefit at Glenway to be held on Saturday, Sept. 17. The golf format is a 9-hole best ball scramble. Rates are \$32 for adult greens fees and lunch, \$25 for youth (Brat and Burger Buffet). A lunch only option is \$14 per adult; \$10 for kids under 12 and rates do not include drinks. Details and the registration form can be found on page 4 and on our website at [westmorland-neighborhood.net](http://westmorland-neighborhood.net).

## Exciting Member Drive Forms Inside!

Submitted by Dave Blouin



This issue of the Courier contains an insert with the 2011-12 Membership Drive Form with a Health Fund Drive form attached to it. Please return your form promptly to your Block Captain. Your WNA membership dues help fund all the activities that help make Westmorland the best neighborhood in Madison. These activities include the 4th of July celebration, Santa Visits, the Halloween Party, Wine and Cheese Social, and the fine work by all our committees. Contributions to the annual Health Fund Drive and the Sequoya Branch Library Endowment Fund are all tax-deductible. Please give generously to help these great projects!

Volume LXX  
Issue 5

September 2011

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Westmorland has a neighborhood-only e-mail listserv for occasional messages. To join, send a blank email to: [Westmorland\\_News-subscribe@yahoogroups.com](mailto:Westmorland_News-subscribe@yahoogroups.com)

### SAVE THE DATE

September 17  
3rd Annual  
Westmorland Golf  
and Social Outing

October 7  
Membership and  
Health Drive Forms  
Due to Your Block  
Captain

October 30  
Halloween Parade  
and Party

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# President's Message

Hi everyone, this is my first column as President of the Westmorland Neighborhood Association. I want to begin by telling you a little about me. My partner, Joe Kaufman, and I have lived in the neighborhood for over eight years. I am a lawyer here in Madison. My partner stays at home with our young son, Max, and our old boxer, Hurlie. Over the years you may have met us at the Earth Day celebration, the wine and cheese tasting, helping with Santa visits. I joined the WNA Board a couple of years ago because I wanted to do my part to keep Westmorland special.

One of the ways Westmorland stays special is through the work of many amazing neighbors who volunteer their time to help with neighborhood activities. One shining example is Jan Murphy, who has done a fabulous job organizing our 4th of July celebration for several years now. This year was Jan's final year organizing the celebration and, it coincided with the neighborhood's 70th Anniversary. Jan outdid herself, even bringing back one of our long-time neighbors' fondest memories: the beer tent. One behalf of the neighborhood, I want to thank Jan for all her hard work. I also want to thank our former-President, Dave Blouin, who has agreed to take over for Jan. Dave has some big shoes to fill. I know he'll do a great job.

Dave and Jan are great examples of how our volunteers keep our neighborhood great. However, we need more volunteers to help out. We need folks who are willing to help us implement our newly adopted neighborhood plan, plan social events, and volunteer at those events. If you are interested in helping, please contact me, or indicate your willingness on your membership form. My contact information is on the last page of the Courier.

I close with two reminders. First, we are entering our annual membership drive. You are receiving your forms with this edition of the Courier. Please complete them and return them to your Block Captain by October 7. Second, our third annual Golf and Social Outing is scheduled for September 17 at 10 am at Glenway. It is not too late to sign up. We'd love to see you there. Even if you don't golf, like me, please feel free to join us for lunch and fun starting at noon. You will find a registration form in this edition.



Jan Murphy gives her farewell wave at the July 4 Event. Thanks Jan!

# Fourth of July-Our Neighborhood's 70th-2011

## Wrap Up Submitted by Jan Murphy

Wasn't July 4 just a perfect day?

Temperatures were warm but not hot, humidity was barely registering, there was a slight breeze coming through the park, and nothing-nothing-went awry. I can't remember when things went so smoothly, and I've been working on the July 4 committee for over a decade.

Your neighbors spent the morning hours setting up chairs, tables, and kids' games, as well as decorating the park. While we worked, Pat Huyett provided us with coffee and donuts in the big tent to keep us all going. Tom Martinelli set up his most amazing historical displays-golf history, an aerial view of early Westmorland, and all the bound Couriers, to name a few-and this year we had our newly printed Westmorland history book as well. There were flags on all the tents, looking very much like red, white, and blue sprinkles on the ten-top icing.

The fire truck was back this year, and did I notice a police car as well?

As always, Mary Young's crew organized the parade crowd at Queen of Peace, and Larry Martin was there to sell game tickets as everyone started to assemble. At 10:30, Mary sent the boy scouts and girl scouts behind the fire truck, and the paraders in their finest red, white, and blue made their July 4 parade run!

As the parade ended at the park entrance, Boy Scout Troup 15 of Queen of Peace and Girl Scout Troop 2168 were ready to raise the flag. We all sang the Star Spangled Banner with our Westmorland Walking Band accompanying, led by Julie Verban. Once the flag was raised, the band continued playing as people ran, skipped, tumbled, and screamed their way to the kids' games tent and the Cakewalk tent.

The games ran seamlessly because Dave Blouin made sure things were ready to go, such as the new bounce house-the King Castle. Like last year, we didn't blow any circuits when we plugged in the bounce house, Pizza Extreme, and the band, thanks again to the careful set up by Jack Steinberg. Good thing too, as Pizza Extreme kept the ice cream cold at the shelter over the night, as well as supplied us with over 430 brats, dozens of pizza, waters, and sodas again this year.

There was face painting just down the walk from the bounce house, and Joe and Mary Murphy were close by, blowing up lots of helium balloons and tying the ribbons to wrists. Lochlan Masters created his balloon art tailored to the request of each person waiting on his long line. I found out you can make a balloon animal that rides on your shoulders after seeing several perched on boys and girls walking by-amazing!

There was a line at the Cakewalk tent even before it opened, and neighbors outdid themselves this year with the homemade treats-seriously! I had a hard time looking but not touching. With lots to choose from,

people took their time selecting their favorite treat-and how could we not enjoy ourselves with Chris Gunst's enthusiastic calling?

We hit a bonanza on bands this year. Julie Verban put together a big band jazz band that played first. With only a few rehearsals under their belts, they literally blew us away! We all knew that our Walking Band was talented, but who knew they could play jazz so well!?! I'm looking forward to hearing more jazz from them!

After a brief intermission, the second band started-VO5 came back for an encore performance after their 2009 rave reviews. As the lead VO5 singer said, "we're a dance band," and Westmorlanders took them at their word. I saw all ages rocking out to dances from ABBA to Beatles and back again. I have to say that the band outdid themselves in terms of clothes to match the day-I had no idea they made red, white, and blue lamé, did you?

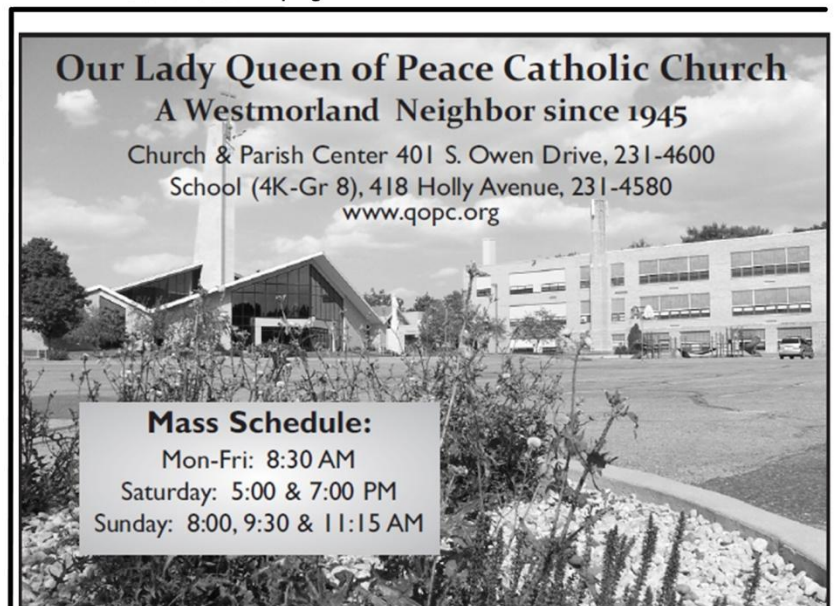
Now for some big thanks.

*Thank you volunteers! You are what keep this event thriving after 70 years!* July 4 doesn't happen without your energy, talent, and good humor. This event is great because of the many volunteers who take part in running the activities.

I *always* miss some people when I thank people who helped, and I sometimes spell names incorrectly. I use the list of volunteers that I have in hand at the start of July 4, but by the end of the day, there are always dozens of people that pitch in that I don't know about. For all of you unsung heroes, thank you!

July 4th volunteers-Over 50 of your neighbors volunteered, some of who have come back time and time again): Karen Beck, Ben Blotz, Charlotte Blotz, John Blotz, Ellie Bohm, Tom Bohm, Eric Bunders, Cam Carlson, Kate Carlson, Chip Carter, Mojo Carter, Sandy Cesnik, Amy Daley, Andy Daley,

*Continued on page 6...*



**Our Lady Queen of Peace Catholic Church**  
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School (4K-Gr 8), 418 Holly Avenue, 231-4580  
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**Mass Schedule:**  
Mon-Fri: 8:30 AM  
Saturday: 5:00 & 7:00 PM  
Sunday: 8:00, 9:30 & 11:15 AM

# 3rd Annual WNA Golf Benefit at Glenway

WHERE: Glenway Golf Course  
WHEN: Saturday, September 17, 2010, 10:00 a.m.  
FORMAT: 9-hole Best Ball Scramble, 4 person teams\*  
FEES: \$32 per person (Youth: \$25), includes greens fees, and lunch.  
Individual registrations are welcome. Teams will be assembled if you don't have a foursome. Lunch-only option is \$14 per adult, \$10 per child under 12, rates do not include drinks. Please register even if you are opting for lunch only so we know how much food to order.

CURRENT SPONSORS INCLUDE:, **BUDD'S AUTO REPAIR, CHOCOLATE SHOPPE ICE CREAM, GLASS NICKEL PIZZA, GLENWAY GOLF COURSE, LUIGI'S, VILLAGE BAR, WESTMORLAND NEIGHBORHOOD ASSOCIATION.**

**Hole and Prize Sponsors are still needed - Call Dave @ 233-8455. Fees and sponsorships benefit the Westmorland Neighborhood Association's programs.**

If you're registering by email, you may pay your fees at the outing. Or register by mailing this form to: WNA Golf Benefit, 3918 Paunack Ave, Madison, WI 53711 or email to: burroak15@charter.net Make checks out to: WNA. *Thank you!*

\*We will form 4-person teams unless you request or list your team members. Tee times begin at 10 AM - please arrive 1/2 hour before your tee time so we can organize teams and tee times. Times will be assigned after the 9/14 registration deadline. Late or day-of registrations will be assigned available times.

-----  
**3<sup>rd</sup> Annual WNA Golf REGISTRATION Form due by Wed. Sept. 14, 2011.**

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

Address: \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Optional: List your team Members OR additional lunch only attendees:

1. \_\_\_\_\_ 2. \_\_\_\_\_

3. \_\_\_\_\_ 4. \_\_\_\_\_

Payment Enclosed: \$ \_\_\_\_\_ Check here if paying at the event: \_\_\_\_\_

Email your registration info and pay at the event to: burroak15@charter.net or mail this form to: WNA Golf Outing, 3918 Paunack Ave, Madison, WI 53711. Make checks out to: WNA.



## YIKES! It's HOT!

Submitted by Bonnie McMullin-Lawton for the Westmorland Greenspace Crew

The remarkable heat and humidity this summer was challenging for the Tuesday evening work parties. We were forced to cancel several of them but we did manage to do some weeding of the shrub areas near the tennis courts as well as the Tokay prairie and driveway areas by early August. Hopefully, the end of summer will bring cooler temperatures more conducive to gardening and we will continue with grooming of Westmorland Park garden areas including some shrub plantings that have not yet arrived. Tuesdays, 6:30-8pm. Email [tagatzcreek@att.net](mailto:tagatzcreek@att.net) for location.

You may have noticed that the Glenway bikepath native area is beginning to look much greener this year. Although we will need to continue to fight off invasive plants such as garlic mustard, dame's rocket and thistle, we hope that the amount of native plants that are succeeding will provide good fuel for prairie burns which will improve this site each year.

### Toepfer Avenue Resurfacing and Rain Garden Information

Subject to city budget planning, Toepfer Avenue is scheduled for some major street work in 2012 possibly including infrastructure work. This may provide an opportunity for residents along Toepfer Avenue to receive funding assistance with the establishment of terrace rain gardens. If you have an interest in establishing a rain garden on your Toepfer Avenue terrace, check out the City's website: <http://www.cityofmadison.com/engineering/stormwater> and click on "Terrace Rain Garden Program".

And if you need additional information about creating a rain garden, regardless of whether involves funding assistance, here is one of my favorite websites. <http://sueellingson.com/raingardens/> Sue was instrumental in establishing the rain gardens in the Vilas neighborhood which have received wide-spread attention.

## Fall is coming! Love Your Lakes; Don't Leaf Them



Whatever is in the street in our neighborhood may end up in Lake Wingra. You can help keep our lakes beautiful by keeping the street in front of your house free of leaves and debris. Have a neighbor who can't keep up with it? Give them a hand.

One of the beauties of autumn is the coloring of the leaves and one of the chores of autumn is keeping up with the falling leaves. In urban areas, it is very important to 'corral' our leaves so that they don't discharge into our lakes. Leaves contain nutrients that feed algae, turning our lakes green in summer. Even if the leaves don't move, rain water carries nutrients from the leaves to the stormwater drains creating a 'nutrient tea' for algae.

Raking leaves into the street is prohibited and can result in a fine.

What are your options?

*Continued on page 10...*

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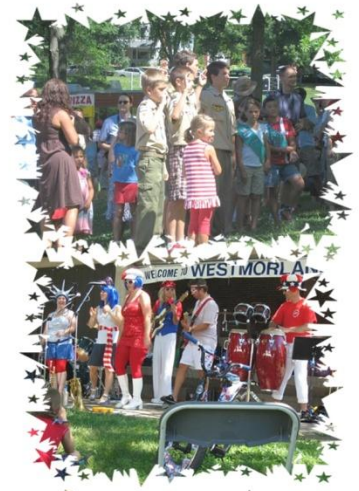
Matthew Daley, Michael Daley, Tim Daley, Kristin Davis, Richard Dugan, Theresa Elliott, Hana El-Nossery, Mona Flanigan, Rob Flanigan, Will Flanigan, Mary Ellen Gabriel, Rick Gabriel, Chris Gunst, Sophia Gunst, Theo Gunst, Eileen Hannigan, Thomas Dolan, Betsy Hauser, Barry & Diane Hess, Sydney Higgins, Thomas Higgins, Julie Horst, Pat Huyett, Lucas Imboden, Mike Imboden, Sam Imboden, Charles James, Kurt Kaczmarek, Marie Kaczmarek, Elizabeth Lavine, Leif Lavine, Jack Lawton, Mary Beth Lewison, Erik Lindberg-Wysocki, Thyra Lindberg-Wysocki, Larry Martin, Tom Martinelli, Craig Martyn, Bonnie McMullin-Lawton, Kurt Meyer, Joe & Mary Murphy, Leah Neuendorf, Rheta Neuendorf, Scott Olsen, Mary Alderson Quinn, Laurie Ranney, Jack Reddan, MaryJo Richards, Christen Ring, Joe Ring, Natalie Ring, Rebecca Ring, Emma Roszkowski, Beth Rothermel, Pete Sammataro, Jackson Schoer, Alan Sidelle, Lily Sidelle, Deborah Spry, Jack Steinberg, Carrie Sullivan, Chris Tall, Brian Tennant, Evelyn Tennant, Lisa Tennant, Maria Tennant, Julie Verban, Nick Verban, Jen Woolson, Lucy Woolson, Phoebe Woolson, Laura Young, Mary Young, and Kevin Zimmerman.

**July 4th committee-Dave Blouin, Jan Murphy, and the WNA Board**

**Our wonderful Westmorland Walking Band-Lead by Julie Verban, including the founding members Kurt Meyer, Claire Gervais, Rebecca Smith, and Dave Verban, as well as a host of very talented band members.**

*Special thanks* to Pete Sammataro for being our photographer!

Swan song: This was my last year as the July 4 coordinator. *It's been a pleasure working with every one of you over the years.* I can't tell you how much your help and encouragement has meant to the success of our celebration. Dave Blouin will be taking over as the July 4 coordinator-a familiar face and someone who has been helping me coordinate the event for years as a neighbor and as your past WNA president. I know he can expect the same level of spirit and care that you all have shown me. Plus, he'd love for someone to help out with the children's games this year, as he'll be rather busy planning the event. Thank you everyone-Westmorland really is A Great Place to Live!



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# The Tillotsons: An Early Westmorland Farming Family

Submitted by Tom Martinelli, Westmorland

History Committee

The story of the Tillotson family in Westmorland began in Yorkshire, England in the early 1800's. Joseph Tillotson was born in Leeds, West Yorkshire, England on April 10, 1819. He married Alice Waite in 1842. Alice was born on July 5, 1920 in Low Mill, North Yorkshire, England. They immigrated to the United States in 1848.

Joseph and Alice's son, Frederick G. Tillotson (b: 11/15/1859; d: 11/26/1943), married Sarah Amelia Piper (b: 12/02/1860; d: 12/08/1943) from the large Piper family, owners of much of the land in the Midvale Heights area, on April 24, 1888.

Sarah was deeded a 39 acre parcel of land in 1890 that her father, Benjamin Piper and his brother, William, had purchased in 1885 from a John Bentz. The farmland was bounded by a dirt road that would become Tokay Road (nee Tokay Blvd) on the north, and another dirt road, Piper Road, (nee Odana Road) on the south. The parcel was bisected by the newly constructed Illinois Central Railroad tracks (the current Southwest Recreational Path) in 1887.

The farm house for the property, located at 3902 Odana Road, was a log structure built in 1890. The house was added on to and remodeled numerous times. The original log walls have been covered over by exterior wood siding and interior plaster board and the house still stands today.

By 1922, the farm land had been reduced to 13 acres on the west side of the railroad tracks after lands east of the tracks had been sold for development of lots and the construction of homes.

In 1931, the City of Madison annexed the developed plats in Westmorland and the Tillotson land. The Tillotsons petitioned the city to detach their land from the city agreeing that it had been annexed by mistake and should still be considered farm land. When others in Westmorland also petitioned to be disconnected from the city, the Madison common council ordered detachment of the properties of Westmorland from the city in January 1932 and re-annexation to the Town of Madison was then requested by the property owners.

The Tillotsons continued to farm their land into the 1940's. After Frederick and Sarah passed away in 1943, the thirteen acre parcel was inherited by their three



The Tillotson farm house at 3902 Odana Road adjacent to the current Southwest Commuter Path.

children, Frank (b: 09/13/1889; d: 11/20/1964), Jean (b: 12/10/1890; d: unknown), and Ruth (b: 10/14/1894; d: 1975).

By 1947, the city limits of Madison extended to the Illinois Central Railroad tracks on the east side of the parcel. When the Westmorland area was annexed to the City of Madison in April 1948, the Tillotsons decided that it was time to plat their farm land and have it sold off as residential lots. The original Tillotson plat was filed in December 1948. It consisted of 23 lots on the east and west side of the 600 block of Gately Terrace. The First Addition to

the Tillotson Plat filed in March 1950 consisted of 11 lots on the west side of the 600 block of Frederick Lane. The Second Addition to the Tillotson Plat filed in June 1950 consisted of 8 lots on the east side of Frederick Lane, 15 lots on Frederick Circle, 8 lots on the south side of the 4000 block of Tokay Street (nee Tokay Blvd), and an undeveloped area identified as "Tillotson Park dedicated to the public" that extended from Tokay Street to the railroad tracks. The City of Madison still maintains this area as a natural drainage way and green space.

A story was told at that time that the Tillotsons could see Lake Wingra and the State Capitol from the second floor of their farm house at 3902 Odana Road in the 1940's and thus they restricted any house built on their developed lands from having a second story so as not to block their view of the lake and the Capitol. Of course, the growth of trees along the railroad tracks soon blocked the view that they had hoped to preserve.

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fit 2 eat



food 2 go

Page 8 **A Backyard Carnival!**

Submitted by Dinean Thelan



A ten-year-old girl with summertime on her hands, a steady flow of creative projects in her head, and a heart toward helping others in need resulted in a backyard carnival on Gately Terrace on July 6. Kids from along the block and beyond flocked to Alanna Olsen's front yard at 6 p. m. to purchase tickets for plucking rubber ducks from a pond, fishing for tattoos from behind curtain-covered tree fort, and tossing water balloons with a partner. Group games included dizzy bat, treasure hunts, a dress-up relay and a three-legged race. Scott and Michelle Olsen served up root beer floats to the awaiting carnival-goers and their parents as the youngsters traded in tickets for prizes at the table in the front yard.

We knew Alanna had been planning and preparing for her backyard carnival for two weeks. What I didn't realize until I crossed the street to check in on my own kids, who had eagerly gathered up quarters for buying tickets, was that Alanna donated her profits to Neighborhood House Community Center on Mills Street. The center, begun in 1916, supports thousands of Madison residents each year through youth and senior programs, an emergency food pantry, facility usage, information and referrals. The Olsens have become familiar with this service organization in part by attending Neighborhood House's family meal and movie nights. By the looks of the toy cash register, drawer overflowing with quarters as I took my two-year-old daughter by the hand to walk her home, the Gately Terrace backyard carnival resulted in an admirable contribution to Neighborhood House.

To be sure, Alanna had a lot of help from her parents and older sister Trina, and neighborhood friends Emma Larson, Emma Omohundro, Claudia Thomson and Molly Kuhn. From the colorful signage to the potted flowers that decorated the ticket table, she had anticipated, planned, and prepared, and seemed to have a whole lot of fun in the process. Most admirably, she passed a good chunk of two summertime weeks doing something to reach out beyond herself, and it sure touches my heart knowing some kids in our neighborhood would choose to spend their time and energy in that way.

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## Preservation Jen

Dear Jen,  
 My house is in dire need of a fresh coat of paint.  
 While I want to paint my house a new color, I  
 wasn't sure if certain colors may work better for my  
 1955 ranch? Any suggestions?  
 -Color Blind

Dear Color Blind,

Choosing paint colors for older homes is sometimes controversial and often confusing. Fortunately there is a wide range of historically appropriate colors that allows home owners to express individuality while being fair to the age and style of the house. While Westmorland's older homes, colonial revivals and tudor revivals, built between 1915 and 1930, were probably painted with lighter, airy colors such as whites, creams and even grays, mid-century houses were painted with more saturated, brighter colors such as greens and yellows. Other house styles such as Prairie School and International Styles were painted to emphasize the structure and materials, usually with earthy browns, greens, tans, or dull reds. If you have brick or stone at your home's exterior, this should also be considered when choosing a color. Keep in mind, historically all wood was painted therefore using a clear stain on any part of your house or front door would not be historically appropriate. Latex paint or solid-body stain will maintain your home's historic appearance. My best advice for you would be to determine the age and style of your home and then use your imagination to choose colors that you feel are appropriate for your house. Paint the house you want to live in!

Jen

For additional reading on the subject:  
<http://www.thisoldhouse.com/toh/photos/0,,1205796,00.html>

[http://www.oldhousejournal.com/magazine/2001/march\\_april/exterior\\_paint/default.shtml](http://www.oldhousejournal.com/magazine/2001/march_april/exterior_paint/default.shtml)

Keep sending your questions to [jndavel@gmail.com](mailto:jndavel@gmail.com) Thanks!

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photo Zane Williams

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### Worship Schedule

**Saturdays 5:00 pm**

**Sundays 8:00 and 10:30 am**

(8:00 and 10:00 am – Memorial Day—Labor Day)

Staffed Nursery – 7:50–11:40 am

Learning Hour for children and adults

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Pastor Bruce Loewenhagen Pastor Katie Baardseth  
[www.midvalelutheran.org](http://www.midvalelutheran.org)

Midvale Community Lutheran Church is a community of  
 believers in Jesus Christ, called by the Holy Spirit to  
 PRAISE, LIVE and SHARE God's love.

# Love Your Lakes Continued

Leaf Pickup: <http://www.cityofmadison.com/streets/collectionLeaf.cfm>

- Place your leaves on the terrace between the street and sidewalk. Keep brush piles separate from leaf piles
- Cover leaf piles with a tarp to prevent blowing
- Or bag your leaves, preferably in recyclable leaf bags, but leave the bags open at the top and put nothing but leaves in them.

### Mowing or chopping leaves

You can mow your leaves and leave them in place; they break down and provide free fertilizer for your lawn.

### Compost your leaves

Composted leaves make a great fertilizer and a valuable mulch for gardens or around trees and shrubs.

### Naturalize

Reduce your turf grass and plant more of your yard with natural landscape using wildflowers and grasses native to Wisconsin. Use your leaves for mulching your native gardens. You'll reduce your fertilizer use as well as spend less time mowing and native plants can tolerate drought conditions that turfgrass can't. No more watering.

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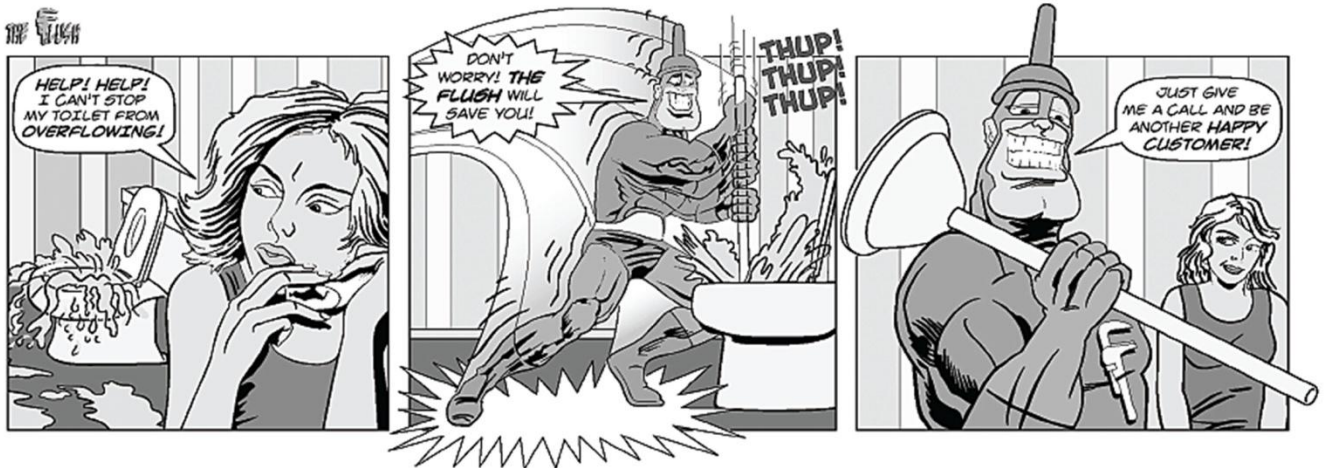
#### Contact:

Brett Larson 608.575.4123 [blarson@waterstonestudio.com](mailto:blarson@waterstonestudio.com)  
Mike Anderson 608.630.5480 [manderson@waterstonestudio.com](mailto:manderson@waterstonestudio.com)

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# Westmorland Real Estate Update

Compiled on 7/27/11 by Amy Onofrey, Coldwell Banker Success



## Home Sales - 2009, 2010 and 2011

Wow! Westmorland homes are selling extremely well this summer! I mentioned in the May report that if you are ready to sell your home, this is the time to do it as buyers are paying top dollar for homes here. Of the 11 sold as of today, 5 sold for MORE than the asking price. The data show sale to list price is 99.7% and average days on the market is only 29. Also, more homes are selling in the \$250,000-\$299,000 range. Many more homes currently have offers and are on track to close. These will be in the next report. Real estate is as local as it gets and Westmorland is where buyers want to be!

Midvale Heights, Sunset and Westmorland Solds	2009	2010	2011 Through 07/27
Number Sold	164	158	80
Avg List (asking) Price	\$248,493	\$258,805	263,475
Avg Sale Price	\$240,071	\$248,199	255,019
Sale Price / List Price	96.6%	96.0%	96.7%
Avg Days on the Market	57	61	65

Westmorland Solds	2009	2010	2011 Through 07/27
Number Sold	26	36	11
Avg List (asking) Price	\$248,738	\$253,095	262,009
Avg Sale Price	\$239,765	\$245,764	261,309
Sale Price / List Price	96.4%	97%	99.7
Avg Days on the Market	48	37	29

Westmorland # Sold by Price Range	2009	2010	2011 Through 07/27
Under \$199,999	3	4	1
\$200,000 to \$249,999	11	17	3
\$250,000 to \$299,999	10	12	6
\$300,000 to \$349,000	2	4	1
\$350,000 to \$399,999	0	0	0

## Market Absorption Trend - Buyers, Sellers or Balanced Market

One way to identify whether a location is in a buyers, sellers, or balanced market is determining how many months of home supply is on the market in a given time frame. This is an estimate of how many months it will take to sell current inventory assuming no new listings enter the market. Keep in mind that our market is seasonal, peaking in the spring and summer. Real estate professionals use these guidelines nationally: more than 6 months is a buyers market, less than 6 months is a sellers market, 6 months is a balanced market.

Midvale Heights, Sunset and Westmorland	12 Months 07/27/10 07/27/11	6 Months 01/27/11 07/27/11	3 Months 04/27/11 07/27/11
# Homes Sold in Past X Months	146	76	51
Avg # Homes Sold per Month	12	12.6	17
Current # Homes on the Market	89	89	89
Months of Supply on the Market	7.3	7	5.2

Source: South Central Wisconsin Multiple Listing Service. Residential home sales only; condos and income properties are excluded. The City of Madison Assessor's web site was also used for Westmorland home sales information.

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# Neighborhood News

Jessica Spots-Grabel and family welcome a beautiful new addition to their home: Violet Helen Grabel, born May 14, 2011, 6 lb. 5 oz. 18" long.

The Scribner family of 4221 Odana Rd welcomed a new baby on April 23, Alvah Henry Scribner.

Submit neighborhood news items to [bprkns@gmail.com](mailto:bprkns@gmail.com)

## Sequoia Library Events

Donuts with Dad

Sat, September 24 and Sat, October 22nd 10 am  
Saturday morning fun with stories, movies and snacks, especially for dads and their kids. \*Moms welcome, too. No registration

For a complete list of programs check out [www.tinyurl.com/sequoyaprograms](http://www.tinyurl.com/sequoyaprograms)

## Sustainability on Parade

Saturday, September 24

- 10:00 am tour the green features of Sequoya Library. (Please don't park in the library lot, we will be walking.)
- 10:30 am parade behind the FORWARD! Marching Band from the library to 626 Orchard Drive (and get a map of the homes/yards on display)
- 11:00 am to 1:00 pm tour the 5 yards or homes

Come meet your neighbors and have a good time!

This event is part of the 350.org global actions of Moving Planet on September 24. It is also sponsored by Transition Madison Area.

For questions or more information, contact Judy Skog at 273-4813 or by email at [TransitionMadisonArea1@gmail.com](mailto:TransitionMadisonArea1@gmail.com).

Submitted and invited by Midvale Heights Neighborhood Association.



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# Mt. Olive Redevelopment

Submitted by Emily Feinstein

You may have seen signs in the neighborhood or in neighborhoods across Mineral Point Road about a proposed redevelopment of Mt. Olive Lutheran Church. Mt. Olive's congregation moved into a different facility some time ago and has been trying to sell this site since that time. Apparently, they have approached the various other religious communities in the Madison area, but none are interested and/or able to buy the site.

Two different developers have proposed turning the site into senior housing and/or assisted living. The first developer was on an expedited timeline and quickly determined that the site was not appropriate, given that timeline. The second developer held a neighborhood meeting in May and proposed a facility offering some senior housing, assisted living, and a memory care unit. After holding an initial meeting, that developer also decided not to pursue redevelopment of this site. We are not aware of any current plans to redevelop this site.

If any future plans come to our attention, the Board will use our recently adopted Neighborhood Plan as guidance for considering them. The Plan was adopted after much hard work from our planning and development committee, with input from our neighbors through public comment sessions. The Plan addresses a need for this type of development, recommending that we "[p]lan for the development of assisted living and nursing home facilities. This is particularly important because the neighborhoods' aging population and its desire to remain in the neighborhood may require expanded housing options." (p. 67 at H.3. The entire Plan is available at <http://www.cityofmadison.com/planning/ndp/documents/MidvaleWestmorlandNeighborhoodPlan1010s.pdf>). The Plan also provides specific guidance on urban design, streetscaping, and traffic issues that should be considered in any type of development. If you have any questions about this process or would like to join the planning and development committee, please contact Emily Feinstein at [emfeinstein@hotmail.com](mailto:emfeinstein@hotmail.com).



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# SW Bike Path Restoration Work

Submitted by Bonnie McMullin Lawton



The City has hired an eco-restoration contractor to work with City Engineering to map out invasive plant sites along the SW bike path, assist in eradication and encourage native plant growth in their place. Various neighborhood bike path and greenspace committees are also providing input. This work will begin this summer and continue seasonally for 2-3 years.

Information on this Invasive Plant Removal Project is publicly available on the City of Madison's website under "neighborhood projects" #6738.

If you have questions, please direct them to the project leader, Glenn Clark, at 266-4092, rather than to the work crews.

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# Calendar of Events In and Around Westmorland

Date	Event	Place/Time	Contact
Every 2 <sup>nd</sup> Tuesday	<b>WNA Board Meetings</b>	7:30-9:00 pm, location TBD.	Any Board Member
September 17	<b>WNA Golf Outing</b>	Glenway Golf Course, 10:00 am-12:00 pm	Dave Blouin 233-8455, burroak15@charter.net
October 7	<b>WNA Member Forms Due</b>	Your Block Captain	Block Captain
October 30	<b>Halloween Parade and Party</b>	Gather at Westmorland Park, 4 pm	Claire Gervais 233-8455, cmgerva@gmail.com

Please send calendar submissions to Barb Perkins, bprkns@gmail.com.

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Please direct newsletter editorial submissions to: *The Westmorland Courier*  
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Dave Blouin	Member	233-8455, <a href="mailto:burroak15@charter.net">burroak15@charter.net</a>

## Current Committee Chairs and Other Important Contacts

Advertising Manager	Dave Blouin <a href="mailto:burroak15@charter.net">burroak15@charter.net</a>	233-8455
Adult Social Events Coordinator	John Ashworth <a href="mailto:john@thefitnessnomad.com">john@thefitnessnomad.com</a>	442-9411
Block Captain Coordinator	Marla Rybowskiak <a href="mailto:marlarybowskiak@aol.com">marlarybowskiak@aol.com</a>	233-1510
Children's Social Events Coordinator	Vacant	
Combined Health Fund Drive	Richard Miller <a href="mailto:miller4110@tds.net">miller4110@tds.net</a>	238-2873
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Garage Sale Coordinator	Betsy Hauser <a href="mailto:betsyhauser2206@yahoo.com">betsyhauser2206@yahoo.com</a>	236-4211
Garden Tour Coordinator	Connie Zacharias <a href="mailto:czcacharias@yahoo.com">czcacharias@yahoo.com</a>	238-4109
Healthy Lawn Team Representative	Claire Gervais <a href="mailto:cmgerva@gmail.com">cmgerva@gmail.com</a>	233-8455
History Committee Co-Chairs	Tom Martinelli <a href="mailto:tmartinelli@tds.net">tmartinelli@tds.net</a> Ken Wiesner <a href="mailto:WiesnerK@msn.com">WiesnerK@msn.com</a>	233-2850 233-6423
July 4th Event	Jan Murphy <a href="mailto:murphy007@sbcglobal.net">murphy007@sbcglobal.net</a>	236-9209
New Neighbor Packets Coordinator	Becky Bishop Lien	231-5969
Westmorland Park and Greenspace Manager	Kris Schoenbrunn <a href="mailto:krischoenbrunn@me.com">krischoenbrunn@me.com</a>	233-4832
Planning & Development Committee Chair	Vacant	
Safety Committee Chair	Mike Bell <a href="mailto:michaelbell@wisc.edu">michaelbell@wisc.edu</a>	238-2223
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Web Site Editor	Elissa Pollack <a href="mailto:elissa@tds.net">elissa@tds.net</a>	238-2533
Westmorland Walking Band Director	Julie Verban <a href="mailto:madcityverban@tds.net">madcityverban@tds.net</a>	233-4675
Wine and Cheese Party Coordinator	Betsy Hauser <a href="mailto:betsyhauser2206@yahoo.com">betsyhauser2206@yahoo.com</a>	236-4211