



**Cain Road Area
Neighborhood Association**

Thank you, Neighbor!

This newsletter was walked to your door, thanks to a neighborhood volunteer.

While many of us have joined CRANA Nextdoor as a way to share and address concerns, some of us still like to read a neighborhood newsletter. This is for you!

CRANA Officers (2017)

President: Denise Pantelis

Vice-President: Cary Retlin

Treasurer: Simone Grant

Secretary: Richee Jesky

At large: Cindi Brigden, MaryBeth Cline, Mark Dahlen, Karl Kirker, Irene Lewis, Pam Smith

SAVE THE DATE!

CRANA Annual Meeting

Saturday, February 10th at NOON

at Pioneer Elementary School

Join your neighbors after the Thurston County Food Project at Pioneer Elementary School for the CRANA Annual Meeting and Officer Elections.

- Donate gently used blankets and bedding for Interfaith shelter
- Elect officers for the upcoming year (your \$5.00 annual dues must be paid to vote per by-laws)
- Hear from the City of Olympia about the proposed changes to single family neighborhoods under the Missing Middle Housing recommendations
- Tour the new mini building at Pioneer
- Enjoy pizza from Vic's and share your ideas for CRANA's 2018 goals.

CRANA Nextdoor. Are you in?

By Cary Retlin, CRANA Vice President and CRANA Nextdoor Lead

Nextdoor was highlighted often on TV during the Texas Floods because it allowed residents and first responders to know who needed help. The map function was more useful in the Texas Nextdoor neighborhoods which tend to be very large. Unfortunately, the intense heat of the Sonoma fires destroyed cell phone towers and Nextdoor wasn't used much. In an emergency, even if the voice service from cell towers does not work, text messages may get through because it is on a different communication system. To send/receive text messages through Nextdoor, your mobile phone number needs to be entered in the Settings/Mobile Alerts section. Nextdoor is now used by 52% of CRANA's 839 households.

English Ivy Takes Over Trees in CRANA

By Karl Kirker, CRANA Board Member

Did you know that noxious weeds threaten public health, the environment, wildlife habitat, native plants, agriculture areas, and recreational areas in Thurston County? English Ivy is everywhere and spreading, and it will outgrow and choke out native forests, because not much is being done about it.

Homeowners often wonder if English Ivy can harm trees. The fact is yes! Any vigorous vine can hurt a tree because the leaves of the vine can damage a tree's protective bark and block sunlight used by the tree's leaves in photosynthesis. The added weight from the vine is an unnecessary burden on any tree with stability issues.

The Thurston County Noxious Weed Control office monitors 40 species of "noxious" weeds. In addition, they monitor "special concern" weeds, known for their aggressive and invasive natures, including: **Evergreen Blackberry** (*Rubus laciniatus*), **Himalayan Blackberry** (*Rubus armeniacus*), **Scotch Broom** (*Cytisus scoparius*), and the invasive cultivars of **English Ivy**: *Hibernica* (*Hedera hibernica*), *Baltica* (*Hedera helix*), *Pittsburg* (*Hedera helix*) and *Star* (*Hedera helix*).

If English Ivy is already climbing on a tree and you wish to remove it, be careful. Do not just rip the vines off, which could hurt the tree's bark. Instead, cut each vine where you find it, at the base of the tree, where it begins its ascent. Cut off from the earth, the part of the vine left anchored in the tree bark will eventually wither and die. English Ivy that has been removed manually can be piled up and left to dry out or covered to speed up the decomposition process.

In our own CRANA neighborhood it seems like just about everywhere you look, a Fir tree or a Maple tree is being overgrown and covered by English Ivy. **You can help**, keep an eye out for these troublesome weeds; Evergreen and Himalayan Blackberry, Scotch Broom, and English Ivy, and remove them! Save our trees for future generations.

The CRANA Real Estate Outlook

By Simone Grant, CRANA Treasurer and Realtor

Real estate in CRANA continues to sell at a good clip. The October average home sale price in the MLS "Olympia South" region, which encompasses CRANA, was \$326,193. That's up from the January 2017 average of \$256,764. That's a huge difference in less than one year! Although the prices are high, the days on the market are averaging higher as well. June had houses flying off the shelf in a five-day average. The trend seems to be buyers are taking a longer look at the market and holding out for either a good deal or exactly what they want. Houses sat for an October average of 23 days. **Home sellers**-Make sure your home is ready to sell. Think about completing a pre-inspection and fix needed items prior to putting your home on the market. **Homebuyers**-Find a reputable lender that has a good, local track record and get pre-approved prior to making an offer.

In the Wake of a Disaster

Denise Pantelis, CRANA President

This year's hurricane and wildfire seasons were devastating to neighborhoods in Texas, Florida, Puerto Rico, and California. It made me think of how a disaster here (from a tree falling on a house, a protracted power outage, or worse) places new meaning on relationships between neighbors. As with folks impacted by flood waters and fire, suddenly we can feel both vulnerable and yet so willing to do whatever we can to help. It was heartwarming to watch neighbors helping neighbors and the resilience displayed by so many who had literally lost everything they owned. In the aftermath of a neighborhood disaster, it's the folks next door we may need to turn to in offering or receiving assistance. After the 2001 earthquake, a program was developed in Seattle called Map Your Neighborhood (MYN) that helps neighbors in groups of 10 to 12 households develop a plan of action designed to help neighbors take care of their needs as emergency responders are likely to be called into action elsewhere. To date, 2 groups of neighbors in CRANA have held MYN meetings. Contact us at CRANAoly@gmail.com if you'd like help organizing an MYN meeting with your neighbors.

Muddled by Missing Middle Housing?

By: Denise Pantelis

All of CRANA is zoned for single family residential housing at 4 to 8 homes per acre (SFR 4-8) including townhouses such as the Chalet Townhomes on Cain Road. There is only one 5-acre parcel in CRANA on the corner of Cain and 22nd which is zoned for 6 to 12 homes per acre (SFR 6-12) and thus allows for the development of duplexes (those already existing in CRANA are grandfathered). What the City has been looking at is ways to modify the zoning codes so that a greater variety of housing types can be included in the low-density neighborhoods coded as SFR 4-8 and SFR 6-12. These additional housing types could include triplexes, four-plexes, cottage housing, and courtyard apartments. There are also modifications pertaining to accessory dwelling units (ADUs) under consideration. All changes will require formal action by the City Council. The current timeline anticipates hearing and adoption proceedings this spring. Zoning pertaining to tiny homes is largely under state authority.

What impact could these changes have on CRANA? Probably minimal considering that **nearly** all of the buildable acreage in CRANA has been developed. There are a few parcels on Boulevard that builders have proposed preliminary plans for single-family home development, but at the very upper limits of existing density (i.e., 12 units per acre). What CRANA could also experience is the addition of ADUs to existing homes. By definition, an ADU has kitchen and bathroom facilities and can be internal to a home (such as a remodeled basement), added on to a home, or built as a detached structure (backyard cottage). Many homeowners have considered an ADU as a way to house family members (aging parents or fledgling children), or for rental income. While the impact of an ADU can be relatively minimal (and you may be surprised to learn some neighbors already have built one), the ADU inhabitants typically add car(s), garbage and recycling carts, and other impacts to the neighborhood – not all of which are negative by any means (think on-site caregiver). **Come learn more and ask questions at the February 10th Annual Meeting with planning staff from the City.**

Trees, Leaves, and Eaves

By: Irene Lewis, CRANA Board Member and Former President

By this time of year, the broad leaf trees have shed their leaves and the needle bearing trees have pruned themselves. For some of us that means full lawns and gutters and exposure of damaged branches.

Take care pruning trees because while it can help keep the tree healthy, any cut can also invite disease. If you have questions about the condition or safety of any tree near your home, please consider hiring a reputable arborist for advice. You can search 'arborist' on Nextdoor for recommendations from your neighbors.

Whether trimming branches near you home or cleaning gutters, please use ladders safely. I have walked the neighborhood and seen folks standing on a top rung and have pointed out the danger. Please do not get on a ladder without someone else around to help stabilize it. Avoid the top rungs, and move the ladder rather than over-reach to the side. Consider where the branch will fall before you cut.

The fallen leaves will fill and block storm drains. While, the street cleaners do a good job in my opinion, it is a good idea to check the drains near your home and rake them clear if they are blocked.

Wishing you a safe and healthy New Year and a bountiful spring.

“You want to help? We make it easy.”

The Thurston County Food Project

By: MaryBeth Cline, CRANA Board Member at-large

The Thurston County Food Project started in February 2010 after being introduced at a CRANA meeting. The concept originated in Ashland, Oregon the previous year with amazing success. Their motto, “You want to help. We make it easy.” resonated with the CRANA board who looked forward to enriching the neighborhood by bringing neighbors together, providing food for the hungry, and modeling for other neighborhoods. AND it has done and continues to do just that.

CRANA now has 20 Neighborhood Coordinators (we started with 8) that collect green bags full of quality/much needed food from their neighbors/donors the 2nd Saturday of every even month. The bags are delivered, sorted, packed into the Food Bank truck at Pioneer Elementary by neighbors who have become good friends. We have over 300 donors and still have many untapped areas in CRANA. In addition to CRANA, Boston Harbor, Carlyon North, Eastside, South Capitol, a neighborhood in Tumwater and two in Lacey have joined the effort. Over the last 7 years we have collected groceries valued at over \$300,000. If you haven’t joined you are missing out on a wonderful opportunity to make a difference while enriching our neighborhood.

Our next collection will be on Saturday, February 10th from 10 to noon at Pioneer with the CRANA Annual Meeting following immediately afterwards, also at Pioneer.

For more information, check out thurstoncountyfoodproject.org

(Bring your check and form to the Annual Meeting or cut and mail in with your dues). Thanks!

2018 CRANA Membership Renewal/Registration Form

CRANA dues are \$5.00 per person (over 18) per household per calendar year.

Name(s): _____

Address: _____

Home Telephone: _____ e-mail: _____

Amount enclosed: _____ (Please make check payable to CRANA)

I am willing to deliver CRANA newsletters at least once per year. _____ (Please check if yes.)

I am interested in participating in the Thurston County Food Project. ____ (Please check if yes)

I am interested in joining CRANA Nextdoor _____ (Please check if yes and you’re not already on Nextdoor).

Bring your dues to the Annual Meeting on February 10th, or return this form and check made payable to “CRANA” to:

CRANA
PO Box 6038
Olympia, WA 98507-6038