



ARBOR HILLS  
NEIGHBORHOOD ASSOCIATION

THE OFFICIAL PUBLICATION OF  
THE ARBOR HILLS NEIGHBORHOOD  
ASSOCIATION, MADISON, WI

## WINTER 2020 NEWSLETTER

### A NOTE FROM THE PRESIDENT

Welcome to a new decade: The Roaring Twenties! Like the first one from the 1920s, some topics come back. Then as now, Madison will have a US Census. Then as now, streets will be paved, creating traffic issues. Then, as now, neighbors will work together to improve the quality of the spaces where they live and work.

In this issue of the newsletter, you'll read about the efforts underway to make sure all residents here in Madison fill out the US Census starting in March. I cannot stress enough how important it is for ALL of us to fill out the questionnaire online or on paper so that we can learn about Madison and its neighborhoods. This helps with allocating federal and state funding for our schools, policing, and community services. As in 1920, the confidentiality of individual forms are protected by law. So please take a few minutes to fill it out; a century from now in 2120, your descendants will learn interesting things about who you were.

We are supposed to have Fish Hatchery repaved, as you know, so as activities begin, start thinking of good ways to drive around the construction in a safe way. Remember we have hundreds of children to protect from traffic at Leopold. The school has made a number of safety changes that already are improving road safety. But I ask, be patient, be safe for you and them. We will keep you informed of developments as fast as we learn them.

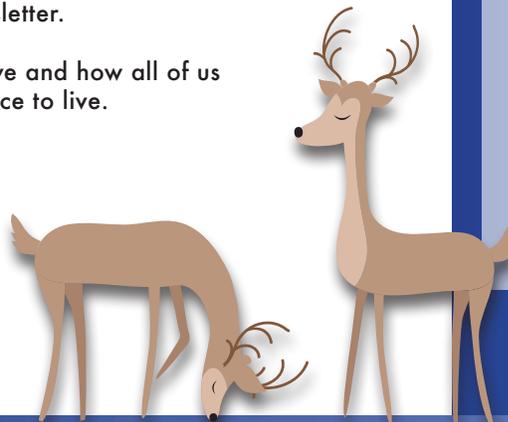
If you have not done so, please pay your 2020 member dues! It's just \$20 per household, a fee that has not increased for at least half a century. You can't beat that deal, and your membership makes your voice strong downtown and community events affordable. Community activities cost money - from paying the light bills for our neighborhood entrance, to covering the expense of our summer picnic, to paying for this lovely newsletter.

As always, let me know about issues you have and how all of us can continue to make Arbor Hills a great place to live.

See you around the neighborhood!

James W. Cortada,  
President

Arbor Hills Neighborhood Association



### SAVE THE DATES

Please put these on your calendar and join us for these neighborhood events in 2020.

- **Saturday, April 18** - Easter Egg Hunt & Earth Day Clean Up
- **Saturday, June 6** - Garage Sale
- **Date TBD** - 4th of July Parade & Picnic
- **Food Truck Nights:**  
Thursday May 14  
Thursday June 11  
Thursday August 13  
Thursday September 3



### AHNA BOARD MEETINGS

The Arbor Hills Neighborhood Association Board meets on the 2nd Tuesday of most months from 6:30 - 8:00 PM.

Every resident is welcome to attend. Please let a board member know if you plan to join. See page 7 or [arborhills.org/board-members](http://arborhills.org/board-members) for the list of board members and contact information.

**THE NEXT BOARD MEETING  
WILL TAKE PLACE IN MARCH.**

To see past meeting minutes, visit [arborhills.org/meeting-minutes](http://arborhills.org/meeting-minutes).

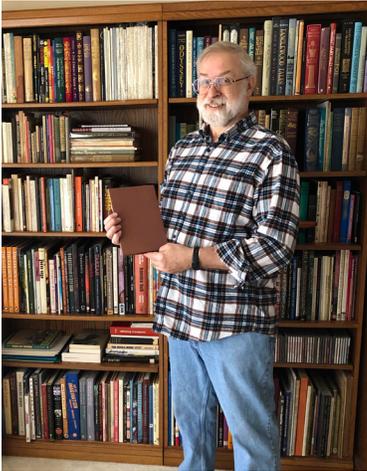
**[www.arborhills.org](http://www.arborhills.org)**



# NEIGHBORHOOD EVENTS

## KNOW YOUR NEIGHBOR: Scott Campbell

A glimpse inside the life and library of a book-loving, lifelong Wisconsinite | Ashley Gibson, AHNA Newsletter Editor



Scott Campbell's childhood home in Brookfield, just outside of Milwaukee, was idyllic for a little boy. When his family moved there in the 1950s, he describes his neighborhood as a "wilderness" - complete with all of the natural attractions a kid could dream of. He recalls building forts in a nearby willow grove, making rafts to float across a nearby swamp, and catching toads in an old quarry.

Scott's boyhood sounds a lot like the setting for *The Adventures of Tom Sawyer*, fitting for someone who has spent his life surrounded by books. Now an avid book collector with seemingly endless shelves of old and rare volumes of fantasy, science fiction, art and illustration, poetry and more, Scott's life has been woven with his love for literature.

Teaching positions were scarce after Scott graduated from UW-Madison with a degree in English literature and education. He worked in odd jobs ranging from construction to retail while also working with the American Freedom from Hunger Foundation. His passion for jazz led him to a brief stint in New Orleans, where he worked in a bookshop, before landing back in Madison working at the University Bookstore. It was there that he met his wife, Claire.

"She bought two copies of the same book, which I always think is a good idea," Scott said. "That way you have one for the shelf and one to read. When you're done with it, you can give it away for someone else to enjoy."

Part of Scott's interest in reading stems from his desire to learn, which played an important role in his 32-year career administering disability benefits through the Social Security Administration. It's an unexpected career for an English and education major, but he explained that every person he worked with offered an opportunity to learn something new.

"There's no limit to what you can learn about the law, medicine, people's vocations," said Scott. "I'm a fast reader, so I could process a lot of information about a person quickly, well before there were computers. Each application was important because each one represents a person who needed to make a living but faced different challenges."

He and Claire raised their three boys in Monona, then moved to Arbor Hills in 2012 when they found a single-level home (anticipating Claire's titanium knees) on Leyton Lane. They were drawn to the central location and the neighborhood's mature trees - perhaps a reminder of Scott's childhood days playing outdoors.

Scott now spends his days reading, writing poetry, and enjoying the relaxed pace of retirement - all while surrounded by the stacks of books that have been such a big part of his life.

*Untitled Poem*  
by Scott Campbell



You can become a little child  
and play at taming mountains  
or hide in the rolling river,  
still she will find you. You  
can pick wild strawberries  
or spend the day in the shade  
of a huge tree, still  
she will make you wild.

*Originally published in 1980 by  
Landlocked Press in a collection of  
poems, *The Gentle & the Wild**

# NEIGHBORHOOD EVENTS



## Arbor Hills Annual Holiday Lights Contest Winners

Congratulations to this year's winners of the third annual holiday lights contest, **Raul and Roxana** and **Porfirio & Dalia** on Ardsley Lane! While there was no shortage of bright holiday cheer all over Arbor Hills, this home took the prize for its colorful display featuring Santa floating away in a hot air balloon. For their prize, their electric bill for the month of December will be paid by the neighborhood association.

Welcome to  
Arbor Hills!

**Have an announcement to share with your neighbors?**

Email [newsletter@arborhills.org](mailto:newsletter@arborhills.org) so it can be included in the next edition!

## NEW NEIGHBORS

Maria, Andrew  
& Baby Veronica  
on Leyton Lane



## Fitchburg Family Pharmacy

**Thad Schumacher, PharmD**  
[tschumacher@fitchburgfamilyrx.com](mailto:tschumacher@fitchburgfamilyrx.com)

Location: Fish Hatchery Road and High Ridge Trail  
Phone: (608) 274-3784  
Fax: (608) 274-3780  
After Hours: (608) 886-7117

**FREE DELIVERY!**

Hours:  
9am-6pm, Mon-Fri  
9am-1pm, Sat

## Know a nonprofit in need? AHNA wants to donate!

Know a school, non-profit, or not-for profit organization that needs funds for a project to improve our community? We want to help!

The AHNA Board may vote to provide a one-time donation to select eligible organizations that provide services, programs and other lasting benefits to the residents of the Arbor Hills neighborhood and surrounding communities.

We're accepting donation requests through February 29 and will vote on these requests at the April board meeting. You can find the request form at [arborhills.org](http://arborhills.org). Forms may be submitted to any board member or to [arborhillsassociation@gmail.com](mailto:arborhillsassociation@gmail.com). Direct questions to [newsletter@arborhills.org](mailto:newsletter@arborhills.org).



# ARBOR HILLS REAL ESTATE MARKET SNAPSHOT

By Astrid Thomson, Realtor, Century 21 | athomson@c21affiliated.com | (608)220-3319

In the new year, many people are wondering about their home value and what to expect in the real estate market. For the past couple of years, real estate has been a seller's market due to low inventory and a higher demand for homes. In our city of Madison, prices have been steadily going up, and this holds even more true for the neighborhood of Arbor Hills, with list prices higher than the average in the Madison area.

The forecast for next year calls for a slowdown in the market of about 1.8%. However, with more people moving to smaller towns, this slowdown won't affect the entire country, but bigger cities where the prices are over-inflated. Another factor to consider is interest rates. As of right now, experts believe that interest rates will remain low and maybe go lower, staying at sub 4% for the next year, making this coming year a strong year to sell your home and maybe downsize or upgrade.

## COMPARISON BETWEEN MADISON & ARBOR HILLS

	 Madison	 Arbor Hills
Estimated Home Value In The Last 12 Months	\$281,000	\$324,000
% Increase (Home Value) Last Year	4.04%	3.08%
Median List Price In The Last 6 Months	\$299,000	\$369,000
% Increase (List Price) Last Year	8.77%	11.85%
% Increase (List Price) Last 2 Years	19.65%	29.17%
Median Sale Price	\$274,000	\$312,500
Average Days In The Market	84	52

### Arbor Hills Listings

3110 Grandview	\$330,000
2705 Post Rd.	\$285,000
3121 Leyton Ln.	\$449,900

### Arbor Hills Recently Sold

3322 Heatherdell Ln.	\$363,000
3325 Heatherdell Ln.	\$275,000
2917 Pelham Rd.	\$350,000
3013 Churchill Dr.	\$167,000



## AHNA Membership Update

By Jodi Wabiszewski

Ever wonder how many of your neighbors are part of the Arbor Hills Neighborhood Association? Last year, a total of 163 households joined, contributing \$20 in dues that pay for neighborhood events and more. Overall, membership was lower than expected; in recent years, membership has been closer to 200. We thought a quick update on your Board and the Association was in order.

What do we do with the membership fees? Our top expenditures include:

- Quarterly newsletter design and printing
- Hosted events:
  - 4th of July
  - Halloween Party
  - Garage Sale



Why should you join (or continue being a member)?

By becoming an AHNA member, you're supporting the above events, plus food truck nights in the park, Earth Day cleanup, the holiday lights contest, and more. It's a great way to get involved with your neighbors and stay informed about what's going on in Arbor Hills and surrounding communities. The more members join, the stronger our collective voice is when we talk with government officials about things like more police patrols and street lighting.

It's only \$20 per household each year, and it's been that way since at least the 1970s!

If you can't remember if you paid your dues, you can always contact the treasurer at [treasurer@arborhills.org](mailto:treasurer@arborhills.org)

And now it's easier than ever to join! You can pay online from our website [www.arborhills.org](http://www.arborhills.org).

We're now accepting annual dues for 2020.

Thank you for your continued support!



## US Census Coming In March 2020

By Ben Zellers, Planner, City of Madison



The 2020 Census is approaching. The Census is a once-per-decade count of all people living in the United States that is mandated by the Constitution. The count will begin in mid-March of 2020 when most households will receive a mailed invitation to respond online or by phone. Federal law requires the Census Bureau to keep personally identifiable census information confidential – it cannot be shared with any other governmental agencies, law enforcement, landlords, credit agencies, or anywhere else outside the Census Bureau.

The Census usually takes less than 10 minutes to complete, but brings 10 years of benefits. The Census informs how \$675 billion of federal funds – an average of over \$2,000 per person – will be allocated for things like affordable housing, childcare, healthcare, education, transit, roads, and more. The Census count is also important to ensure equal representation when drawing electoral districts - from aldermanic districts all the way to U.S. House of Representatives districts. District boundaries are based on the total population count – not the number of voters or citizens. Lack of a complete and accurate Census count can lead to underrepresentation in certain areas and a lack of funding for important community programs and infrastructure.

The City is actively publicizing the importance of the 2020 Census through a variety of channels, including working with the UW and MMSD, publicizing the census at community events, working with nonprofit community partners to spread the word, talking with local TV stations and newspapers, and more. One effective avenue is also working through neighborhoods to inform people about the census and encourage people to fill out their census forms. The City encourages residents to reach out to their neighbors to make sure everyone is aware of the 2020 Census and its importance.

Visit [www.cityofmadison.com/2020Census](http://www.cityofmadison.com/2020Census) to find out more about what the City is doing and learn about 2020 Census events and updates, or visit [www.2020census.gov](http://www.2020census.gov) for more from the Census Bureau. The City of Madison wants to ensure all residents are counted - help shape our future by completing the Census

# OUR CLIMATE COMMITMENT

## From Madison Gas & Electric Company (MGE)



*Join MGE in working toward net-zero carbon electricity by 2020.*

Our climate is changing. This reality is recognized by climate scientists around the world. At MGE, we share the urgency of many in our community who want to work together to create a more sustainable future as quickly as we can.

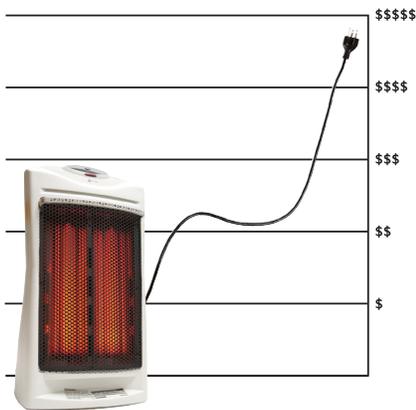
By working together – to be energy efficient, to support renewable energy, to advance cleaner transportation – we can achieve net-zero carbon electricity for our customers by 2050. The Intergovernmental Panel on Climate Change (IPCC) has identified carbon neutrality by 2050 as a benchmark for limiting global warming to 1.5 degrees Celsius. MGE’s goal is based on the latest climate science, and our strategies—clean energy, energy efficiency and conservation, and the electrification of other end uses such as transportation—are the same as those identified by the IPCC. We believe we can go further faster toward our goal by working with our customers.

With your support, we are working aggressively to decarbonize our energy supply mix. Since announcing clean energy goals under our Energy 2030 framework just four years ago, we have developed a number of renewable energy projects to serve our customers—and we’re not done yet.

- Our first Shared Solar project in Middleton came online in January 2017.
- In 2018, we purchased a 16-megawatt (MW) share of the Forward Energy Center wind farm in Wisconsin.
- Our 66-MW Saratoga, Iowa, wind farm began generating in early 2019.
- \* Construction is underway on two large-scale solar projects, Two Creeks Solar and the Badger Hollow Solar Farm, totaling 100 MW.
- \* MGE has a proposal to purchase another 50 MW from phase two of the Badger Hollow Solar Farm.
- \* We’re expanding our Shared Solar program with a 5-MW solar project at Morey Field in Middleton.
- \* We’re partnering with Dane County to build 9 MW of solar at Dane County Regional Airport.

As the IPCC states in its October 2018 report, carbon neutrality will require technologies to develop further and become more cost-effective. We are working with scientists at the UW-Madison’s Nelson Institute for Environmental Studies for expert input and analysis as we chart our pathway to net-zero carbon electricity for our community.

MGE’s roots in the Madison area date back more than 150 years. Together, we share not only this great community, but we share long-held values and ambitious goals. Join us in working,



# plug and pay

Using a portable electric space heater is one of the most expensive ways to heat your home. At today’s prices, electric heat costs five times more per BTU than natural gas.

You will not save money with an electric space heater unless you turn your central heating system down many degrees and use the space heater to warm a small area.

Questions? Visit: [mge.com/heater](http://mge.com/heater)



# AHNA Executive Board Members

## President:

Jim Cortada  
608-274-6382 • [jcortada@umn.edu](mailto:jcortada@umn.edu)

## Vice President:

David Makovec  
608-886-7598 • [dgmakovec@gmail.com](mailto:dgmakovec@gmail.com)

## Treasurer:

Neil Dinndorf  
[nrdinndorf@gmail.com](mailto:nrdinndorf@gmail.com)

## Recording Secretary:

Jodi Wabiszewski  
[jodi@wabiweb.com](mailto:jodi@wabiweb.com)

## Corresponding Secretary:

Shawn Page  
[shawnthepage@yahoo.com](mailto:shawnthepage@yahoo.com)



## Block Captain Coordinator:

Sue Talarczyk  
[alandsuet@hotmail.com](mailto:alandsuet@hotmail.com)

## Events Coordinator:

Samantha Castro  
[scastro817@yahoo.com](mailto:scastro817@yahoo.com)

## Newsletter Editor:

Ashley Gibson  
[akgibson17@gmail.com](mailto:akgibson17@gmail.com)

## Board Members at Large:

George Ermert  
Josh Grotheer  
Phyllis Fuller  
Grant Roeming

Design and Illustrations:  
Page Campbell & Kris Grauvogl



## ENDANGERED ORCHID MAKES A SURPRISE APPEARANCE IN ARBOR HILLS

*A native plant experiment leads to the discovery of a backyard beauty | By Jason Daley*



I'm a native plant nerd, so since moving into our house on Sandwood Way three-and-a-half years ago, I've held back on weed-eating some of the out-of-the-way slopes and tight spots in our yard and let them grow a little shaggy. The goal was to see what's persisted since the time just a few decades ago when part of the neighborhood was a sandy woodland, similar to the Arboretum's Grady Tract just a few hundred feet away.

I've found some very nice survivors, including relatively common but beautiful spring flowers like white trillium, prairie trillium, wild columbine, trout lily, and wood anemone. But late last September I was shocked when I spotted a six-inch tall green stem poking straight out of the ground near a fern garden I'm establishing. I knew right away it was a type of orchid in the

genus *Spiranthes*, commonly called ladies tresses. Most orchids, however, bloom in the summer and this one was just unfurling its tiny white petals a few days before the start of October.

After doing a little research, I found that the only local orchid that blooms in fall is *Spiranthes ovalis*, or Oval Ladies Tresses, a plant listed by the Wisconsin Department of Natural Resources as a Species of Special Concern, the lowest of three levels on the state's Endangered Species List. That orchid has only been found in about half a dozen spots in the state and is not known to be present in the UW Arboretum.

It didn't seem possible that an endangered species could persist in a yard that has been mowed, weed-whacked, and sprayed with lawn chemicals for the last 50 years. So I sent photos to a DNR orchid expert who confirmed that it was indeed the endangered flower.

It's hard to say where the rare little blossom comes from. Maybe a bird gulped down a seed from the rare plant and made a direct hit in our lawn. Perhaps its root system has persisted in the ground for decades just waiting for someone to pull up the invasive daisies, sedum, and creeping Charlie that were choking it off from sunlight. Or maybe there's a whole colony of these rare orchids growing in the shaggy corners of Arbor Hills just waiting to be noticed.



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## ARBOR COVENANT CHURCH

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...sharing grace...  
living out reconciliation*

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[www.arborcovenant.org](http://www.arborcovenant.org)  
Sunday morning services at 10:30  
follow us:  



## Breakfast Club

*You're invited to join us at the next meeting of our breakfast club.*

Discussing current events, the economy and investing, in a relaxed, informal setting, is a great way to get to know one another.

Join us on the first Wednesday of every month from 8:00am - 9:00am

Coffee & breakfast are on us.

The Original Pancake House  
5518 University Avenue  
Madison, WI 53705

Hosted by:  
Josh Grotheer

We hope you will join us. Please call Angela or Josh at 608-238-8458 or email [josh.grotheer@edwardjones.com](mailto:josh.grotheer@edwardjones.com) by the first of each month so we can reserve a spot for you.  
\*\*\* Open to all Arbor Hills residents.



**Josh Grotheer**  
Financial Advisor

Weston Place  
625 N Segoe Rd Suite 108  
Madison, WI 53705-3194  
608-238-8458

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