

Poplar Estates

Homeowners Association

Serving Germantown's Largest Neighborhood since 1964

Spring Newsletter

February 2024

Poplar Estates Chili Cook-Off and Potluck

Pull out your best chili recipes and make plans to enter a pot of chili in our annual chili cook-off! Judges will be picked by the PEHA board and there will be 1st, 2nd, and 3rd place prizes. You don't have to enter a pot of chili to attend. Just bring a salad, side item or dessert and the association will provide hot dogs, beverages, crackers, onions, cheese and sour cream. To register, login at www.poplarestates.org and click the link to register. We are also asking for volunteers to help us set up from 4:30-5:30 PM and clean up from 8:00-8:30 PM.

- Register online so that we can plan accordingly
- Please bring a ladle if you are bringing chili
- Arrive at the Pickering Center at 5:30 PM to register your entry—appearance and presentation are important in the judging—you can decorate!
- Judging starts at 5:45 PM, dinner starts at 6:00 PM
- PEHA Meeting and Program starts at 6:45 PM
- Chili winners announced at 7:30 PM
- **Helpful Tip:** Start cooking on Sunday!

**See you Monday, February 19, 5:30PM
at Pickering Center, 7779 Poplar Pike!**

Poplar Estates Real Estate Update



By William Haynes, PEHA Member and Neighbor, Crye-Leike Realtor. The last 12 months have been rocky for the real estate market both locally and nationally. With rising inflation, increased borrowing costs and high material prices the general market saw far fewer buyers and sellers across the board as the nation wearily eyed a potential recession. Even Germantown homes were not immune to the sluggish economic environment as November home sales were down 15% year over year in terms of units. Although demand significantly softened throughout 2023, the value of Germantown real estate continued to show through with the average sale price increasing 19%. Happily Poplar Estates alone got 17 new residents and neighbors! Germantown currently has a whopping 108 properties for sale ranging from \$350,000 to just shy of six million! With interest rates slowly ticking down and a steady stream of families leaving the city of Memphis, I think it's safe to say that in 2024 we'll have even more community members and friends to welcome to our great little city.

Beyond the Comfort Zone: A Personal Journey on the PEHA Board



By Queen Titile Keskesa, PEHA Member and Neighbor. In a conscious effort to strengthen community bonds, I decided to join the Poplar Estates Homeowners Association (PEHA) Board, fully aware that as an immigrant, I would bring a unique perspective to the group. While the prospect of being the only representative from a different background might have initially seemed unfamiliar, I recognized the importance of embracing diversity and fostering neighborly connections in our community.

Rather than allowing the potential discomfort to deter me, I saw this as an opportunity to lead by example and break down any preconceived barriers. I believe that, at our core, we are all human, sharing common aspirations and concerns. How could I truly learn about my neighbors if I wasn't willing to be neighborly myself?

As I became actively involved in the community through the Board, I discovered the immense value of my decision. Engaging with my neighbors on a deeper level not only dispelled any apprehensions but also brought enriching conversations and diverse perspectives into my life. I found that people were open to understanding and appreciating our differences, contributing to a more inclusive and vibrant community atmosphere.

Gratitude now fills my heart for the decision to step out of my comfort zone and actively participate in shaping the neighborhood. Being neighborly, regardless of differences, has not only expanded my social circle but has also allowed me to contribute to a more unified and harmonious Poplar Estates Neighborhood. In the end, I realized that embracing diversity is not only about accepting others but also about enriching our own lives through meaningful connections with those we might never have encountered otherwise.



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Save the Date!

Chili Cook-Off	February 19
PEHA Board Meeting	March 19
Egg Hunt and Pancake Breakfast	March 23
Ham Fundraiser	March 27 (order by) March 30 (pickup)
PEHA Board Meeting	May 21
4th of July Parade	July 4
PEHA Board Meeting	July 16
Back to School Ice Cream Social	August 17

Please register at poplarestates.org to receive updates!

A Note From the President

One of my top priorities as president is making sure our neighborhood is safe. Last year I participated in a neighborhood traffic task force with the City of Germantown. We helped to launch the *Slow Down Germantown* campaign and to get new 25 mph speed limit signs installed for the Poplar Estates neighborhood.

Recently the mayor of Germantown invited me to a public safety focus group. Many of you have sent me your concerns, and I will be addressing them with the mayor and the city leadership. I have spoken with our new Chief and Deputy Chief of police. We will continue our work together with our neighborhood watch program to make sure Poplar Estates is a safe neighborhood. You can contact me directly with any of your concerns anytime at president@poplarestates.org.

— Noah Wolfe, *President*

Tips for Preventing Crime:

- Get to know your neighbors, and share emergency contact information
- Ensure the perimeter of your home is well lit at night
- Don't leave your vehicles unlocked
- Don't leave expensive items like purses, wallets, electronic devices, and firearms in your vehicles
- Join the Poplar Estates and Kirby Hills Neighborhood Watch group on Facebook



PEHA Sponsored More Events than Ever in 2023

We enjoyed seeing many of you at the Chili Cook-Off, Easter Egg Hunt, 4th of July Parade, Back to School Ice Cream Social, Germantown Night Out, Fall Fest, Front Porch Jazz, and Neighborhood Yard Sale. We hope you enjoyed all our events.

This year will be even better! **We are also looking for committee volunteers to help make these events great!**

Smoked Spiral Sliced Hams Fundraiser

Master cooker Chris Vanelli will again use his grill and magic touch to smoke and glaze spiral hams for Easter this year. The cost is \$50 per ham, and they will be available for pickup at Vanelli's Deli, at Farmington and Exeter, on Saturday, March 30 between 1 and 3 PM. All proceeds above cost will go to the PEHA Neighborhood Improvement Fund. To order, complete and return the form below, or order online at poplarestates.org.

Smoked Spiral Ham Order Form

<p>Call, email, or mail your order to: Billy Brown @ (901) 755-4961 Chris Vanelli @ (901) 756-3875</p> <p>Mail this form to: PEHA P.O. Box 382572 Germantown, TN 38138</p> <p>Or our preferred option: Order online @ poplarestates.org</p>	<p>Order Cut-Off Date: March 27</p> <p>_____ Smoked Spiral Sliced Ham @ \$50 = _____</p> <p>_____ Smoked & Glazed Spiral Sliced Ham @ \$50 = _____</p> <p>Enclosed is my check for \$ _____</p> <p>Name _____</p> <p>Address _____</p> <p>Phone _____</p>
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