

The Greenacres Spirit of Giving Continues!

By Sheila Ward



These 6 residents were the first to arrive for the tree lighting. The oldest attendee is so bundled up he's unidentifiable, but the youngest two took their coats off!

139 pounds. In 2024, we delivered 3 large bags of warm-wear to Peggy's Place; in 2025, we provided 4 large bags. It is truly a joy to live in such a generous community!

Ed. Note: Residents looking for more ways to address food insecurity may want to consider the "NP Community Open Arms Pantry," a program started last month at New Prospect Church (see page 3). The church will continue to partner with Forgotten Harvest to distribute food boxes on the 3rd Wednesday of each month.



Start by taking the Survey!

Introduction from the website

"Rise Higher Detroit is the official transition initiative of Mayor Mary Sheffield, bringing together residents, community leaders, and partners from every neighborhood to help shape the next chapter of Detroit's story. We are launching the boldest and most community-centered transition Detroit has ever seen, one guided by the same values that have defined Mayor Sheffield's leadership: collaboration, equity, and opportunity for all... This transition is about partnership. As we chart Detroit's way forward, **we want to hear from you**—your ideas, your experiences, your hopes for our city."

To take the survey or sign up for news and updates visit RiseHigherDetroit.com



New D2 Manager is Announced

The Department of Neighborhoods (DON) has had some personnel changes since the new administration took office last month. District 2 Manager Kim Tandy is now the Project Manager for the Planning and Development Department.

Kim, thank you for the support you provided as our D2 Manager for the last 13 years. We wish you much success and satisfaction in your new position.

Our new D2 manager is former State Senator Marshall Bullock, who also served in DON Districts 5 and 7. Welcome to D2, Marshall. We look forward to working closely with you to maintain and improve our neighborhood, our district, and our City.

Greenacres Elves Report

There were lots of "Ooohs" and "Ahhhs" during our December 2025 tour of Greenacres. We're sending a special shout-out to these "perennial favorites" who have delighted us for many consecutive years:

3321 Eight Mile 20048 Lichfield 20405 Lichfield 20027 Lichfield

There were many other homes that caught our eye, including:

19904 Briarcliff	20060 Canterbury	20411 Gardendale	20195 Lichfield
20177 Picadilly	20180 Picadilly	19903 Renfrew	20145 Renfrew
20209 Sheffield	19903 Shrewsbury	20130 Canterbury	20410 Lichfield
20418 Renfrew	19990/94 Stratford	20031/37 Stratford	19995 Warrington

FEBRUARY 2026



**GREENACRES
WOODWARD
CIVIC
ASSOCIATION
NEWS**



20413 Lichfield
20161 Renfrew
20188 Picadilly

We were especially impressed with the number of homes and yards that were decorated on Lichfield. Finally, Kyle Casey deserves a rousing round of applause for restringing the solar lights on the Bernice Ward tree again this year!

THURS., FEB. 5, 12, 19* & 26

**TRASH, RECYCLING, BULK,
& YARD WASTE PICK-UPS**

NOTE: ALL PICK-UPS OCCUR EVERY THURSDAY

***PLEASE NOTE: Service may be delayed to Friday, Feb. 20 due to President's Day. However, Waste Management does not confirm holiday delays more than 14 days prior or 7 days after the date — which is too late to include in this newsletter.**

To receive the latest updates, including holiday and weather-related delays, visit wm.com to sign up for email or text alerts. You may also call 866-797-9018

**FEBRUARY IS
BLACK
HISTORY
MONTH**

**February is
American Heart Month**



SAT., FEB. 7 10 AM

OPEN ARMS FOOD PANTRY at NEW PROSPECT CHURCH (See page 3)

MON., FEB. 9 8 - 9 AM

**COFFEE & CONVERSATION with COUNCILMEMBER CALLOWAY
(See page 3)**

TUES., FEB. 10 6 PM

**DEPT. OF NEIGHBORHOODS
DISTRICT 2 MEETING
HOST: MARSHALL BULLOCK
DISTRICT 2 MNGR. (See page 3)**

SAT., FEB. 14

VALENTINE'S DAY

MON., FEB. 16 5:30-6:30

**COUNCILMEMBER CALLOWAY'S
DISTRICT 2 MEETING (See page 3)**

WED., FEB. 18

FOOD DISTRIBUTION—NEW PROSPECT CHURCH (See page 3)

WED., FEB. 18 7- 8:15 PM

GWCA MONTHLY MEETING

Via Zoom

Hosted by

Maria Dickerson, President

Free! To participate, email GWCAPresident5@gmail.com or call 313-635-2878.

**10th annual
AFRICAN
american
family book expo**

SAT., FEB. 21, 2026 - 12 NOON—5 PM
Free admission with registered Eventbrite ticket
This event is handicap accessible.

The National African American Read-In is a groundbreaking effort to encourage communities to read together, centering African American books and authors. It was established in 1990 by the Black Caucus of the National Council of Teachers of English to make literacy a significant part of Black History Month. This initiative has reached more than 6 million participants around the world.

Developing K.I.D.S. - Village Hall, 24230 W. McNichols, Detroit 48219
Re: AY post COVID-19 & variants, please be prepared to practice the latest CDC guidelines to protect all.

BLACK HISTORY CRAFT & SCAVENGER HUNT

Monday, February 2 - Saturday, February 28, 2026

**Sherwood Forest Branch, Detroit Public Library
7117 W. 7 Mile Road, Detroit 48221 313-481-1840**

Stop in during open hours any day in February and complete a special craft and scavenger hunt to learn about Black history and win a prize!
It's the perfect activity for kids ages 4 and up

Hours: Monday & Saturday 10 am - 6 pm
Tuesday & Thursday: Noon—8 pm Wednesday, Friday & Sunday: Closed

**SUN., FEB 22
4:30 PM**

**DEADLINE TO SUBMIT
PROPERTY TAX APPEAL
1ST TIER TO ASSESSORS
BOARD OF REVIEW**

TUES., MARCH 31

**DEADLINE TO PAY
DELINQUENT
PROPERTY TAXES
FOR 2023
AND PRIOR YEARS**

**TUES., MARCH 31
4:30 PM**

**LAST DAY TO APPLY
FOR PAYMENT PLAN
TO
PREVENT
PROPERTY TAX
FORECLOSURE**

**FEB
10
2026**

**NORTHWEST ACTIVITIES CENTER
PRESENTS**

**GOLDEN HEARTS
VALENTINE SOCIAL**



12 PM-2 PM

**CREATIVITY, MUSIC & SWEET MOMENTS
CELEBRATE LOVE, FRIENDSHIP & CREATIVITY**

**JOIN US FOR A RELAXED AND
JOYFUL AFTERNOON OF MUSIC,
ART & LIGHT REFRESHMENTS**

DRESS CODE: ELEGANT RED OR PINK ATTIRE

More Info: 313-578-7500

18100 Meyers Rd Detroit, MI

OPEN ARMS PANTRY

Community food pantry for local families facing food insecurity

NEW PROSPECT MISSIONARY BAPTIST CHURCH
6330 Pembroke at Livernois Detroit 48221

SATURDAYS 10 AM - 1 PM
BEGINNING FEBRUARY 7, 2026



Neighbors are welcome to pick up non-perishable food items and baby items beginning at 1 pm and continuing until all food is distributed.

For More Information:
www.newnmpmcunity.org

Donations of non-perishable food items, baby food, diapers, and baby wipes are needed. Donations may be placed in the black bin in the church lobby, Monday through Thursday from 9 am - 4 pm, and Saturdays from 9 am - 2 pm.



Coffee Conversation

MONDAY, FEBRUARY 9, 2026 8:00 - 9:00 AM NORTHWEST ACTIVITY CENTER 18100 Meyers Detroit 48221

District 2 Virtual Community Webinar

Monday, February 16, 2026 5:30 - 6:30 PM
Zoom Meeting Webinar ID: 880 3291 6554
Passcode: 927993

Email: CouncilmemberCalloway@detroitmi.gov
Office: (313) 224-4535



FORGOTTEN HARVEST/NEW PROSPECT GROCERY DISTRIBUTION



New Prospect Baptist Church
Parking Lot A - 6330 Pembroke, Detroit, MI

Wed., February 18, 2026 2-4 PM

We ask that you enter the lot, in a vehicle, from Santa Rosa Street.

The groceries will be placed in the trunk of your vehicle.
We ask that you DO NOT exit your car at any time during the process!

FOR MORE INFORMATION, PLEASE CALL 313.341.4204

Free: Hands Only CPR & Narcan Training

Saturday, February 28, 2026
10 AM - 2 PM

Johnson Recreation Center
8550 Chippewa Avenue Detroit 48221

Call 313-224-0942 to register

Sponsored by Angelique Peterson-Mayberry
Wayne County Commissioner, District 5



A WARM GREENACRES WELCOME TO:

Marshall Bullock, New D2 Manager
Department of Neighborhoods

and

The Maxie Family on Gardendale

Did we miss anyone? If so, please email us at
GWCANewsletter@gmail.com

DISTRICT 2 Monthly Community Meeting

IN PERSON
TUESDAY, FEBRUARY 10, 2024 6 PM

NORTHWEST ACTIVITIES CENTER
18100 Meyers Detroit 48221

For more information, contact:
District 2 Manager Marshall Bullock - 313-236-3494 or
Deputy District Manager Sean Davis - 313-236-3489

LIVE6 RESIDENT INVESTMENT & OPPORTUNITY FUND PRESENTS

DIY HOME REPAIR

SATURDAY MORNINGS 9 AM - 12 PM

LIVE6 7426 W. McNichols

Leaks, patches, and small fixes don't have to be scary! For the 2nd year, Live6 is partnering with Gloryland Development Corporation to host this interactive and hands-on series that helps you tackle minor home repair issues with a little help, guidance, and some quick tips and tricks!

Free and open to the public! Breakfast provided! Giveaways!

JAN 24

PLUMBING

Learn how to manage minor plumbing fixes such as utilizing shutoff valves, installing toilets and more!

FEB 21

ELECTRICAL

Learn how to troubleshoot blown fuses, change lightbulbs, swap out light fixtures and more!

APR 11

MECHANICAL

Learn how to change dirty filters, check sensors, & shutoff valves if you smell a gas leak!

MAY 16

PAINTING & WALL REPAIRS

Learn how to patch a hole in the wall, remove and install drywall, proper painting techniques and more!

QUOTES TO PONDER

From Mayor Mary Sheffield, on the webpage introducing the community survey:

"Thank you, Detroit. Every voice matters, and I'm committed to representing all Detroiters, regardless of how you voted. We're not wasting a minute. We're ready to get to work and to create a pathway forward that lifts every neighborhood and every family...We're building an inclusive, community-led action plan that leans on your voice and your experiences to ensure that Detroit rises higher with your input."

-Mayor Mary Sheffield

"Mary Sheffield and her team need to hear your thoughts on **six priority topics in Detroit**:

- Thriving neighborhoods
- Safe and just communities
- Reliable transportation and sustainable infrastructure
- Equitable economic and workforce development
- Robust education and youth opportunities
- Open and accessible government



Our goal is to hear from thousands of people – from every population, in every ZIP Code, every neighborhood – over the next month.

To take the survey, visit Risehigherdetroit.com

Ed. Note: We have asked if a paper copy of the survey will be available for residents who aren't able to respond via the online format. We are waiting for an answer. If you or someone you know would like a paper copy, let us know (GWCANewsletter@gmail.com or 313-861-3334), and we will deliver it to you at no charge if/when it becomes available.

Free Resources That May Interest You

"Michigan's Guide for Aging Drivers and Their Families" is a 50-page booklet created by the Michigan Department of Transportation. Topics include the impact of aging on driving, how to know if someone is able to drive safely, driving safety tips, how to develop a transportation plan, transportation options, and resources to promote safe mobility for life.

If you would like to have a free copy of the booklet, email GWCANewsletter@gmail.com or call 313-861-3334.



Philately, Anyone? One of our Greenacres residents started a stamp collection years ago, but no longer has the time to work on it. They would like to donate it to anyone who has a collection, or wants to start one. If you're interested, email GWCANewsletter@gmail.com or call 313-861-3334.

Greenacres Woodward- What a Neighborhood! Thank you, Kind Neighbor!

By Linda Kramer



It snowed much of the day on Wednesday, January 14, 2026. The prediction was for snow to end between 9:00 and 10:00 p.m. So, rather than let it sit overnight, I went out and blew the snow on our double lot corner sidewalks, including across the alley, and taking care to clear the curb cuts completely to accommodate our large number of neighborhood walkers and joggers. So, of course I was surprised to awake on Thursday to at least another couple of inches of snow on the ground.

While I was on the phone, in deep conversation with my daughter, I vaguely noticed an SUV in front of our house. I didn't think too much about it. However, I later became aware that the driver had completely shoveled the newly fallen snow, not just from the sidewalks on both sides of our house, but from our front porch, walkways and driveway as well. He had even included the curb cuts and alley walkway. He was gone before I was able to open the door to find out who he was and to thank him and offer compensation.

Thank you, Kind Neighbor! Russ and I really appreciate what you did for us!

NEIGHBOR TO NEIGHBOR

Congratulations to Greenacres Resident Jacqueline Lane (upper right photo below). Her art is on display in the Lobby of the Detroit Repertory Theatre!

Detroit REPERTORY THEATRE

Gilda Snowden Gallery
Meet the Artists
Champagne Reception

**Meet DaeJona, Keto Green,
Jacqueline Lane, & Miriam Uhura**







February 5, 2026 | 7-9pm

Artwork on display Jan. 9-Mar. 15, 2026

13103 Woodrow Wilson St, Detroit, MI 48238

Black History Month

A Note to our Kids

Submitted by Taylor Lewis



Did you know that kids and teens have played important roles in Black History?

Black History Month is not just about notable adults – it is about honoring and remembering people of all ages who played an important role in shaping the unique history of Black people.

Ruby Bridges – At just 6 years old, Ruby helped to integrate an elementary school in Louisiana.

Claudette Colvin – When she was only 15, Claudette refused to give up her bus seat, helping spark the Montgomery Bus Boycott.

The Greensboro Four – Four Black college freshmen who were still teens when they sat at a segregated lunch counter and helped launch the sit-in movement.

The Little Rock Nine – Nine Black teenagers, ages 14 to 16, integrated Central High School in Arkansas.

Marley Dias – At age 11, Marley started #1000BlackGirlBooks to help kids find books with Black girls as main characters.

Marsai Martin – As a young teen, Marsai became the youngest executive producer in Hollywood history while starring in film and television.

Try This at Home: Black History Month Challenge

Pick one Black historical figure to learn about this month. Draw a picture, read a book, watch a video, and talk about what you learned.

Black History Month

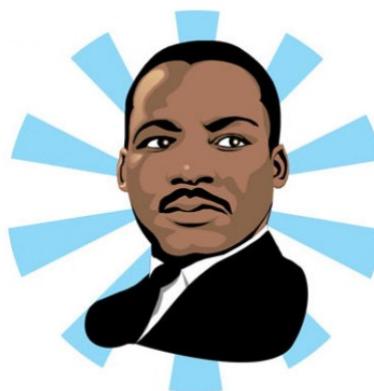
**Dr. Martin Luther King, Jr.:
"All Labor has Dignity"**

Submitted by Frank Hammer

Dr. Martin Luther King, Jr. was busy in the early Spring of 1968 planning for the Poor People's Campaign scheduled for Washington DC later that year. That's when he was called to assist predominantly Black sanitation workers who were on strike against the city of Memphis, demanding dignity, better pay and working conditions. The strike was triggered by the death of a sanitation worker who sought shelter from the rain by ducking in the back of a sanitation truck parked at the yard, which malfunctioned and crushed him. He had been prohibited from sheltering in the building used by (white) foremen. The strike was made famous by the sanitation workers carrying picket signs declaring, "I AM A MAN." Dr. King diverted from his mission and went to Memphis to boost the striking workers' morale. These are excerpts from his remarks on March 18, 1968:

"You are doing many things here in this struggle. You are demanding that [Memphis TN] will respect the dignity of labor. So often we overlook the work and the significance of those who are not in professional jobs, of those who are not in the so-called big jobs. But let me say to you tonight, that whenever you are engaged in work that serves humanity and is for the building of humanity, it has dignity, and it has worth. One day our society must come to see this. One day our society will come to respect the sanitation worker if it is to survive, for the person who picks up our garbage, in the final analysis, is as significant as the physician, for if he doesn't do his job, diseases are rampant. All labor has dignity.

"But you are doing another thing. You are reminding, not only Memphis, but you are reminding the nation that it is a crime for people to live in this rich nation and receive



starvation wages. And I need not remind you that this is our plight as a people all over America. The vast majority of Negroes in our country are still perishing on a lonely island of poverty in the midst of a vast ocean of material prosperity. My friends, we are living as a people in a literal depression. Now you know when there is mass unemployment and underemployment in the Black community they call it a social problem. When there is mass unemployment and underemployment in the white community they call it a depression. But we find ourselves living in a literal depression, all over this country as a people.

"Now the problem is not only unemployment. Do you know that most of the poor people in our country are working every day? And they are making wages so low that they cannot begin to function in the mainstream of the economic life of our nation. These are facts which must be seen, and it is criminal to have people working on a full-time basis in a full-time job getting part-time income. You are here tonight to demand that Memphis will do something about the conditions that our brothers face as they work, day in and day out, for the well-being of the total community. You are here to demand that Memphis will see the poor...

"You have been out now for a number of days, but don't despair. Nothing worthwhile is gained without sacrifice. The thing for you to do is stay together, and say to everybody in this community that you are going to stick it out to the end until every demand is met, and that you are gonna say, "We ain't gonna let nobody turn us around." Let it be known everywhere that along with wages and all of the other securities that you are struggling for, you are also struggling for the right to organize and be recognized."

Excerpted from The Radical King by Dr. Martin Luther King, Jr. Edited and Introduced by Dr. Cornel West

Hotline Expanded to 24 Hours

24-hour outreach telephone assistance is now available for the unsheltered.

Call Detroit Housing Resource HelpLine: 866-313-2520

The City of Detroit has more than 1,700 emergency shelter and drop-in center beds that it operates with local partners. Individuals having a housing crisis, or sleeping outside or in their car and needing shelter right away should call the Detroit Housing Resource HelpLine, which is operated 24/7, at 866-313-2520.

Individuals may call 866-313-2520 to be connected with a Street Outreach team, Motor City Mitten Mission2. Alternatively, if individuals are sleeping outside and need help afterhours, they should go to a police precinct to be connected with an outreach team for help with overnight services. Residents seeking relief from the bitter cold can visit any Detroit Public Library branch during regular operating hours but should note holiday closings.

HelpLine Resources

The City of Detroit is committed to not only providing shelter to those who are unhoused but providing resources so those residents can chart a successful path forward. The Detroit Housing Services (DHS) office and the Detroit Housing Resource HelpLine provide help for those facing housing emergencies. Since opening, DHS has placed 5,168 residents in permanent housing and stabilized 764 households with temporary housing. DHS and the HelpLine can provide help with several housing issues, including:

- Assistance with finding, applying for, and moving into stable, affordable, and permanent housing
- Financial assistance to cover moving costs
- Assistance with employment so residents can remain housed once successfully relocated
- Property condition complaints, such as no heat

Depending on needs, individuals will be connected to housing resources that can keep them housed, prevent them from becoming unhoused, or help them receive street outreach assistance.

Other Resources

If you are in danger because of domestic violence, please call Michigan's Domestic Violence Hotline at 1-866-864-2338 for help.

If you are having a mental health emergency, please call 9-8-8 or the Detroit Wayne Integrated Health Network's 24-Hour Helpline at 1-800-241-4949.



Find us on:
facebook.[®]

And visit us at www.greenacreswoodward.org

to read this newsletter in color, stay updated on GWCA-sponsored events, and learn about happenings in and around our community.

Be a PAWSome Greenacres Neighbor:

Tips for Pet Owners

By Lisa Copeland

Greenacres is a vibrant neighborhood where pets are part of many families—whether it's a loyal dog, a slinky cat, or something more exotic! As a pet owner, it's important to not only provide a safe and loving home for our fur babies, but also to be considerate of our neighbors and community, especially when it comes to keeping your dog on leash when walking; picking up pet waste after your dog immediately while out walking; and keeping your pet safe and well inside during extreme temperatures as much as possible. Also, Detroit has specific ordinances that guide responsible pet ownership, helping to keep everyone happy (and out of trouble). Here are a couple of them:

Put a leash on it!



Detroit dogs must be on a leash no longer than six feet when off their owner's property, unless in a designated off-leash dog park. This helps prevent unwanted confrontations and injuries, and unsafe encounters with cars. Please keep your dog on leash at all times while you're walking them - even if they are the BESTEST boy or girl at home. Pro tip: IF your dog is sociable and well-behaved with other dogs, the Palmer Park dog park is a good place to unleash them and let them play. Or if they're an introvert or a grumpy guy or gal, you can rent space for them to play unleashed at K9 Turbo Training in Ferndale or on the Sniffspot app.

Pooper Scooper Patrol



It's not just neighborly—it's required in Detroit! Pet owners must immediately remove poop left by their pets in public spaces or on others' private property.

Failure to do so may result in fines. Pro tip: carry waste bags whenever you're out with your pet, even if they just "went" in your private yard at home.

Just Common Sense...Baby It's Cold Outside!



In weather like this, being outside isn't just uncomfortable—it's life-threatening. Dogs of any breed or coat length are at risk in extreme cold. Pro tip: How cold is too cold? If you wouldn't stay outside in these temperatures, your pet shouldn't either - this goes for dogs AND cats.

If you see a dog outside for extended periods of time, or if you witness neglect, abuse, or persistent ordinance violations, contact Detroit Animal Care and Control at 313-922-DOGS (3647).

Have you paid your 2026 GWCA dues?

If you have, thank you for supporting your community!

If you haven't, feel free to use the form on page 12.

Not sure? Call Alethia (313-520-8544) to check.



Greenacres Patrol Receives Valuable Training

By Jim Ward

In January 2026, some of the members of our Greenacres Woodward Radio Patrol participated in a free Narcan Training workshop. It was presented by Dr. Grenae Dudley at the Detroit Public Safety Headquarters. We learned that:

- Not all drug overdoses occur because an individual used illegal opioids. Overdoses can also happen to people using a drug that was legally prescribed to them for severe chronic pain. They might misread or misinterpret the dosing instructions, or be forgetful and take additional doses too close together. They may have turned to illicit tainted drugs after their prescriptions were reduced, cancelled, or became unaffordable.
- Most opioid overdoses aren't instant. There's usually time to call 9-1-1 and provide aid until help arrives.
- Most overdoses are witnessed by a family member or friend, and many can be prevented.
- You don't have to be an adult or a medical professional to administer Naloxone. People as young as 14 may be trained.
- Drugs (whether prescription or illegal) should not be thrown in the trash or flushed down the drain—and we don't have to wait for the two annual DEA Drug Takeback Days to dispose of them safely. We can take them to any Detroit police precinct 24/7 (just remove the identifying labels from the containers).

Finally, we learned that "Michigan's Good Samaritan Law prevents drug possession charges against those seeking medical assistance for an overdose in certain circumstances. This law makes saving lives the priority during a drug overdose, not criminal prosecutions of illegal drug users."

Ed. Note: See page 3 for a free training session that includes both Hands-Only CPR and Narcan training.

The GWCRP: WIIFM? (What's in it For Me?)

By Sheila Ward

Members of the Greenacres Woodward Community Radio Patrol (GWCRP) gathered for the 39th Annual Holiday Party on January 10, 2026. In addition to enjoying a catered meal and great fellowship, attendees received a coupon for a free slice of cake from Good Cakes and Bakes on Livernois.



During the evening, several patrollers shared their perspectives about the GWCRP. When asked "What led you to join the Radio Patrol?" Tami Stanko pointed to the Patrol banner. She said she grew up in Greenacres, returned to live here, and heard the Patrol motto at a GWCA meeting: **"Neighbors working with neighbors, to keep our community safe."**

City of Detroit

Hybrid Detroit Revenue Estimating Conference

The City is required by State law to hold independent revenue conferences in September and February each fiscal year to set the total amount available to be budgeted for the next four years. The conference is held to review the economic outlook and approve revised revenue estimates.

Pursuant to the Michigan Open Meetings Act as amended, which authorizes the continued use of hybrid electronic meeting to provide virtual public participation in accordance with the requirements of MCL 15263a(2), the OCFO Office of Treasury shall conduct its **February 13, 2026 Detroit Revenue Estimating Conference** as a hybrid meeting to protect the public, participants, and board members' health.

The Detroit Revenue Estimating Conference Principals, Presenters, and Working Group will meet in person on the 13th Floor, in the Erma L. Henderson Auditorium of the Coleman A. Young Municipal Center, 2 Woodward Avenue, Detroit, Michigan 48226. Members of the public can attend in person, participate virtually, or by dialing in by telephone using the ink or phone numbers provided below.

DATE	TIME
Friday, February 13, 2026	1:00 PM

VIRTUAL MEETING - Link to join Webinar

<https://cityofdetroit.zoom.us/j/88975310415>

Or One-Tap MOBILE:

US: +12678310333,,88975310415# or +13017158592,,88975310415#

Or TELEPHONE:

Dial (For higher quality, dial based on your current location):

+1312 626 6799 (Chicago) +1 267 831 0333 (Philadelphia)

+1301 715 8592 (Washington-DC) +1 346 248 7799 (Houston)

+1213 338 8477 (Los Angeles) +1 253 215 8782 (Tacoma)

Webinar ID: 889 7531 0415

International #s available: <https://cityofdetroit.zoom.us/u/kbDROYhPXn>

HEART ATTACK WARNING SIGNS

The most common sign of a heart attack for men and women is chest pain; however, women may experience less obvious warning signs.

Chest discomfort or pain: pressure, tightness, squeezing, fullness, burning, heaviness
Upper body discomfort or pain: one or both arms, the back, neck, jaw or stomach

Shortness of breath with or without chest discomfort

Breaking out in a cold sweat / Nausea or vomiting

Feeling light-headed, dizzy or weak / Rapid heartbeat

Additional Signs More Likely in Women

Extreme Fatigue / Symptoms for a number of days / Anxiety or insomnia
Feeling of indigestion or heartburn / Mild Flu-like symptoms

If you think you or someone you know is having a heart attack, don't wait— Call 9-1-1 Immediately!

It was something she wanted to support, and she has been active ever since. She currently serves as Treasurer.



Lisa Copeland (left) also grew up in Greenacres. She joined because her parents were patrollers and she wanted to continue the tradition. She cares about the neighborhood and likes making a difference. Over the years, she has made many friends while riding through the neighborhood.

John Galvin (right) credits the persistence of the Patrol's President for getting him to attend a meeting. The participation level was higher than he expected. He is now a dedicated patroller.

If you'd like more information about the Patrol, or are considering joining your neighbors, call Jim Ward, President: 313-861-3334.


FORECLOSURES?

The County is threatening to foreclose upon thousands of homes that the City of Detroit has illegally over assessed and overtaxed. Since 2009, Wayne County has foreclosed on 1 in 3 Detroit homes, displacing over 100,000 Detroiters, for failure to pay the City's inflated tax bills. The result: families torn apart-- many made homeless-- and Detroit neighborhoods destabilized. Do you want to contribute to more of this?

Worse, those over assessed (and, therefore, overtaxed) properties include a large percentage of low income homes, valued for only \$9,000 when sold at auction. Over 40% of Detroit homes sold at auction fall into this category. This unconstitutional injustice is from the former mayor's POLICY DECISION to make a profit for the city OVER THE RIGHTS of homeowners!

The 2025 Detroit City Council passed a resolution calling on your office to halt foreclosures for these unfairly assessed properties. As a Wayne County resident, I join their call and add that you halt all property tax foreclosures of owner-occupied homes in 2025 and 2026. Until the policy is changed, you must act to NOT continue it. Call a moratorium on property tax foreclosures for the sake of all us Detroiters.

Sincerely, Karen Hammer, 45-year Detroit resident
Copies to Rep. Helena Scott and all City Council members

References:

- August 2025 article by Bernadette Atuahene, University of Southern California Law Professor and founder of the Coalition for Property Tax Justice: <https://rb.gy/u7enw4>
- <https://equitablegrowth.org/working-papers/the-assessment-gap-racial-inequalities-in-property-taxation/>
- The Coalition for Property Tax Justice
help@illegalforeclosures.org

To contact Wayne County Treasurer Sabree:
313-224-5990
taxinfo@waynecountymi.gov
400 Monroe St., 5th Floor, Detroit 48226.
(appointment required)

Comments from the Editor

During the pandemic (2020) foreclosures were backed by Governor Whitmer's Executive Order and a ruling by Wayne County Circuit Court Judge Timothy Kenny. At that time, the WCT petitioned the court against foreclosures on owner occupied homes with delinquencies from 2017-19. His rationale concerned residents needing more time and assistance to complete the paperwork.¹

According to a Detroit News article (September 2025), Treasurer Sabree said he doesn't have the authority to put a moratorium on homes valued at under \$50,000 for unpaid property taxes.² City Council resolutions are non-binding on the County Treasurer. All in all, it is not clear if he will petition the court this time.

In the meantime, so much is at stake. My hope is that affected residents will take all necessary steps to appeal their assessments, and use all available supports to avoid foreclosure—which will keep more families in their homes and make generational wealth possible.

Open Letter to Eric Sabree, Wayne County Treasurer (WCT)

Sent by Karen Hammer March 2025



Town Hall Meeting: Deed Fraud Protection

Notes taken by Sheila Ward

This session was presented by Councilmember-at-Large Mary Waters with Special

Guest D2 Councilmember Angela Whitfield Calloway. Councilmember Waters: "Home ownership has always been one of the most powerful wealth-building tools in the country."

Joanna Underwood, Sr. Policy Analyst and Housing Specialist for Councilmember Waters

- Deed fraud happens when someone forges a document to transfer a property to someone else, without the owner's knowledge--often on vacant or undervalued homes.
- You need to know what kind of deed you have: Warranty or Quick Claim. There is no legal guarantee of ownership with a quick claim deed (QCD). Scammers can forge it and file it with the county—and appear to be the legal owner.

Santana Hill, Chief of Staff for Councilmember Waters:

- District 2 has over 130 active cases of deed fraud.
- "Title" is a fancy word for ownership. "Tangled title" means that somewhere in the past, someone filed a deed, placed a lien, or claimed ownership without the current owner's knowledge. A title search can uncover these issues.
- There is no requirement that you do a title search when you buy a home with cash.
- When you buy a home on a land contract, protect your property by filing that document with the Register of Deeds.

Ted Phillips, Exec Director of United Community Housing Coalition, a non-profit that provides free legal representation for tenants and others in 36th District Court.

- Staff makes home visits and personally takes follow-up letters to those who missed their first hearing.
- There are about 400 land contract cases/year, and about 25% of their cases/year end in default judgements. Some people have other priorities; some didn't receive the mail due to poor postal service; and not everyone accepts their offer to help.
- Since 2003, the agency has helped residents connect with payment plans offered by the Wayne County Treasurer, by helping them obtain and file the necessary documentation. - Due to "Make it Home," a project with the City, over 1,700 homes have been taken out of tax foreclosure after the March 31 deadline. <https://www.uchcdetroit.org/makeithome>

Robert Donald, Lakeshore Legal Aid, 2727 Second

- Seniors and residents with low income can get answers to questions about their deeds at Probate Clinic, held every 3rd Friday of the month. Call 888-783-8190 for an appointment.
- If a house is in the deceased person's name, you cannot get utilities turned on, even though you live there.
- Their "Quiet Title" unit handles disputes between the person living in a home and someone who claims to be the proper and titled owner.

(Continued; see Town Hall on page 9;)

¹<https://www.nclc.org/wp-content/uploads/2022/11/COVID-19-State-Foreclosure-Moratoriums-and-Stays.pdf>

²<https://www.detroitnews.com/story/news/local/wayne-county/2025/09/15/wayne-county-treasurer-responds-to-call-for-foreclosure-moratorium/86164219007/?gnt-cfr=1&gca-cat=p&gca-uir=true&gca-epi=z116050p118450c118450v116050d--44--b--44--&gca-ft=173&gca-ds=sophi>

All Residential Property Owners Have the Right to Appeal Their Assessments

Alvin Horhn, DCFO/Assessor, City of Detroit, provided the following information regarding City property taxes during the Citywide DONcast Monday, January 26, 2026. Notes taken by Sheila Ward



Under the Michigan Constitution, property taxes may only increase by the consumer price index (CPI) or 5%, whichever is lower, as long as you own your home. This year, the assessed value of homes in Detroit increased by 10%, but your property tax bill will only increase by approximately 2.6%.

Tier 1 is the Assessor Review (ABOR), from February 1-22. All appeals must be received by 4:30 pm EST on February 22, 2026. **This review may result in your taxes being lowered, or left the same—but they will not be raised.**

To schedule an appointment with an appraiser, call 313-224-3035. Scheduled appointments are Friday 8 am - 4:30 pm and Saturday, 9 am –1 pm in Suite 804. Walk-in appointments are Monday-Thursday, 8 am - 4:30 pm, in Suite 130.

For questions, email AsktheAssessor@detroitmi.gov. (Do not use this email address to file an appeal)

Tier 2 is the March Board of Review (MBOR) from March 4-28. You don't have to file an appeal at the ABOR; you may appeal directly to the MBOR. Only the property owner or their authorized representative may appeal to the MBOR. Your petition must be received by March 9, 2026, 4:30 pm EST.

You must appeal at Tier 2 before you may proceed to the Michigan Tax Tribunal (Tier 3).

Town Hall (continued from page 8)

Emma Howe, Detroit Title and Escrow 313-846-5200

- It's not enough to review the last deed to a property; that deed could be fraudulent.
- A title search identifies all deficiencies (such as underlying mortgages, liens, back taxes, divorces, deceased spouses) that need to be corrected/paid before you make a payment.
- When you make that last payment on your land contract, get a warranty deed.
- Title insurance is a one-time cost that you pay at closing. It protects your property for as long as you own the home, and makes it easier to transfer the title to your heirs.
- Whether you're buying a home in cash, land contract, or warranty deed, you can get a title search.

Dawn Lee Cotton, Forfeiture Foreclosure, Wayne County Treasurer's Office 313-224-5990

- The county has various payment plans to help residents catch up with delinquent taxes. One plan requires you to own your home, so your deed must be in order for you to qualify.
- Wayne County Treasurer Eric Sabree doesn't want your home but they are required by law to collect delinquent property taxes. They want to do what they can to keep you in your home.

This Town Hall will be repeated:

February 12, 2026 4 - 6 pm
Farewell Recreation Center
2711 E. Outer Drive
Detroit 48234
Webinar ID: 835 6498 6986

February 24, 2026 4 - 6 pm
Samaritan Center, Kilpatrick Room
5555 Conner St.
Detroit 48213
Webinar ID: 813 8395 2104

From the City Website:

HOPE - Homeowners Property Exemption

HOPE provides an opportunity for Detroit homeowners to receive a reduction of 10 to 100% on their 2025 property taxes based on household income. You must own and occupy your home as your primary residence. There is no cost to apply. You must apply every year.

Homeowners may apply for the previous year's taxes as well. Applicants who submitted a 2025 HOPE Application and received a determination do not qualify for this process.

The deadline for submitting **2026** HOPE applications and **new 2025** HOPE applications is 4:30 p.m. EST, November 6, 2026. The application may be submitted in person, on line, or by mail. To apply, visit www.detroitmi.gov/hope or call 313-244-0274. For free assistance in applying, call Detroit Housing Network: 866-313-2520

The Detroit Tax Relief Fund

Is a new assistance program that may completely eliminate delinquent property taxes owed to the Wayne County Treasurer's Office for Detroit homeowners who have received the Homeowners Property Exemption (HOPE) and the Pay As You Stay (PAYS) Program. Call 866-313-2520 to apply.

Real Property Fraud Alert Service

The Wayne County Register of Deeds provides this free service. Property alert allows you to create an alert related to a name or a property.



Go to waynecountymi.gov and type fraud guard in the search bar. Create an account by entering your name, email and a password. Accept the terms and conditions.

You may create an alert for a property or for a name. Then, any time a document is recorded that matches your alert criteria, you will receive an alert by email or text.

Your alerts will be checked every night against every new document that is recorded. If a match is found, you will receive an alert by email or text. Review the document, and if it relates to you or your property, or appears questionable contact your attorney or the register of deed office.

From the Citywide DONcast Monday, January 26, 2026

Life and Legacy Planning Workshops

Darchelle Strickland Love, Sr. Program Coordinator for Financial Empowerment, announced a series of free workshops initiated by Councilman Scott Benson's Generational Wealth Taskforce.

- Attendees must be Detroit residents, at least 18 years old, own a home in the city, and have a household income within 375% of the federal poverty level.
- The workshops provide education and legal support for Last Will & Testament, Ladybird Deed, Trust Agreement, Power of Attorney-Healthcare and Power of Attorney-Finance.
- Workshops will be held at various locations. Final workshop will be held on April 2, 2026.
- To register:
Neighborhood Legal Services 313-937-8291 or https://www.planforwarddetroit.com
Detroit Housing Network 866-313-2520, press option 3; then press option 2; ask for Estate Planning Workshops or https://detroit housing network

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P.O. Box 21303 - Detroit, MI 48221

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Signed articles represent the research and opinions of the author, and not necessarily the GWCA. Articles may be edited for length and/or content.

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Drop off to any house with a "Drop GWCA Dues Here" sign,
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Pay on "Pay Pal" at <http://www.greenacreswoodward.org>.

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FEB. 2026



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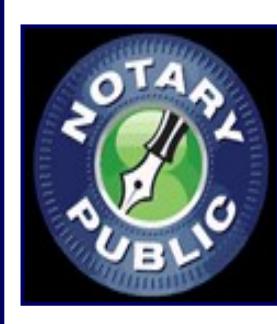
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