

Thursday, September 18, 2025

AGENDA

Welcome	Adam Mastrangelo
• Call to Order • Welcome Members and Guests • Safety Information • Reminders	
Approval of Minutes	Adam Mastrangelo
Treasurer Report	Leonita Cutright / Adam Mastrangelo
Hybrid Canine Ord ... Summary	Adam Mastrangelo
Guest Speaker	
• CSW Associates Roanoke, LC	Paige Pruett
GDNA and City of Roanoke MOU	Adam Mastrangelo
GDNA Gateway Sign - Update	Adam Mastrangelo
• Working on 2nd Sign	
Adopt-A-Street Program	Teresa Mastrangelo
• Next Pick-Up Day	
Non-Profit 501c3 Status	Teresa and Adam Mastrangelo
Next GDNA Meeting	Teresa Mastrangelo
• Format and Topics	
Closing Remarks/Reminders	All
• Next Meeting – November 13, 2025	
Adjourn	

Minutes for General Meeting

September 18, 2025

The meeting at Covenant Presbyterian Church was called to order at 7:01 P.M. by the president of the association, Adam Mastrangelo. There were 67 people in attendance. Adam welcomed everyone and asked for a show of hands of those who had not attended a Greater Deyerle meeting since 2024. Several people raised their hands. Adam reviewed a few safety topics: exits, fire extinguishers, restroom locations, defibrillator location, and those present who were CPR certified. He also invited everyone to enjoy the refreshments and snacks that were located at the back table.

Teresa Mastrangelo, communications officer, explained that the Roanoke City Manager was originally scheduled to speak to the association this evening, but she will hopefully be rescheduled for the January meeting.

There was a brief discussion of the following minutes: July 31 General Meeting (posted on September 4); April 17 Board Meeting (posted on September 14); and May 29 Community Connect Social Event (posted on September 14). A motion was made and seconded to approve these minutes as presented; the minutes were approved by a show of hands.

Lee Cutright, the treasurer of GDNA, was not in attendance, so Adam Mastrangelo gave the treasurer's report. As of July 1, 2025, the balance was \$9,217.62. Recent revenue changes included \$270 in dues collected and \$545 in donations. Expenditures included \$299.76 for advertising, \$50.00 for meeting room rental, and \$539.47 for other. As of August 31, 2025, the balance was \$9,143.39.

Adam Mastrangelo provided some additional information on the usage of the Sparkplug Grant that GDNA received in the spring of 2025 from Roanoke City. At present, ~\$250 has been allocated to improving the Greater Deyerle neighborhood gateway signs, \$65.52 of which has been spent. The May Community Connect Social Event was allotted ~\$250 as well, and the cost incurred was \$266.17. The GDNA meeting signs were also allocated ~\$250 of which \$43.34 has been spent. (Signs are often stolen in the neighborhood.) The last ~\$250 of the grant is to be spent on a membership drive. The association has until May 27, 2026, to spend all of the grant funding.

Next, Adam Mastrangelo spoke of the recent Hybrid Canine Ordinance, effective Monday, September 15, 2025, that affects all residents in the City of Roanoke including the Greater Deyerle Neighborhood. He began by summarizing the ordinance. The ordinance now prohibits the future ownership of hybrid canines in Roanoke City, but it grandfathered those who have present ownership of such animals. However, these hybrid canine owners must comply with the following regulations: (1) registering the hybrids within 30 days; (2) paying \$150 registration fee per year; (3) maintaining \$100,000 in liability insurance; and (4) housing for the hybrids must be secure from the elements. NOTE: the enclosure (or housing) cannot be within 500 ft. of a school or child daycare facility. Owners who cannot meet the guidelines above are given 30 days to relocate or get rid of the canines. (There were cheers from those in attendance!) Violations of such ordinance would be considered a Class 1 misdemeanor with up to one year in jail and/or a \$2,500 fine. If you have a permitted hybrid which is "running at large" and/or it bites a person, each is a separate Class 1 misdemeanor.

Adam Mastrangelo then gave special recognition and acknowledgement for the efforts of those individuals who assisted in gathering facts; communicated with city representatives, experts, and the GDNA community; had dialogue on/with social media, news organizations, and broadcast media; and most importantly, supported and/or spoke during Roanoke City Council meetings and the Roanoke City General District Court Hearing. These people included the following members of the Canine Hybrid Action Team: Sandra (Team Leader) and Jim Ryals; Pamela Whitley; Lee and Tom Seigny; Beth and Jim Wilbourne; Valerie and Chris Coles; Sandra and Chris Cothran; Bonnie Lee; and Jenny Owen. Team Sponsors were Teresa and Adam Mastrangelo. Sandra Ryals then spoke and reaffirmed the efforts that the team took to address the hybrid situation. She then thanked the community involvement including the 125+ attendees at the GDNA July 31, 2025 meeting!

Paige Pruett was our special guest speaker for the evening. She represented CSW Associates Roanoke. She and her family are the owners of a 28-acre piece of undeveloped property near and beside the Salem Skate Center and extending all the way to the Peters Creek Road. It is zoned for multi-family housing, and the plan is to build 195 high-density, affordable townhomes in the area. These townhomes are 3BR, 2 baths, 1,450 square feet, one car garage units. Pricing for these units is not available. Don Balzer is a development partner with her, and the project should take five to seven years for completion. Many questions and concerns were addressed. What alterations will be made to Brandon Avenue? How will this development affect the traffic in Greater Deyerle? Will there be additional stoplights? Where will the exits and entrances to this project be on Brandon Avenue? Will there be a traffic study? (There was one for Brandon Ave.) Paige agreed to stay in the back of the room for any additional comments or questions after the meeting was over.

Next, Adam Mastrangelo gave a special thanks to the Mayor (who was in attendance) and City Council for their efforts to address the Hybrid Canine Safety issue facing the Greater Deyerle Community and the City of Roanoke as a whole.

Adam Mastrangelo then addressed his concern about how to maintain our beautiful Greater Deyerle Neighborhood when we have so many changes facing us. He stated that as we have discussed in meetings here many times and was indicated in our 2024 GDNA survey, traffic safety in the Greater Deyerle area is a top concern for the residents of this neighborhood. Both traffic volume and speeding are major issues for us. He went on to say, specifically, we'd like to get more use out of our streets for bikes, joggers, walkers, etc. because we don't have sidewalks or greenways or parks or city public spaces like most all other city neighborhoods do. With the expansions at Brandon Oaks, the proposed 195 townhomes (Brandon Station) being built, and the 80 room @Home Extended Stay Hotel going in at the corner of Brandon Avenue and Peters Creek all feeding into Brandon Avenue, then consideration must be given to (1) the future control of increased traffic volumes thru the Greater Deyerle Neighborhood and (2) a traffic light at Deyerle/Brandon for left turns onto Brandon.

Next, Adam Mastrangelo briefly discussed the Memorandum of Understanding (MOU) that the City of Roanoke and the GDNA entered into in 1992 regarding present and future control of increased volumes of traffic through our neighborhood caused by the new Peters Creek Road Extension being built. Adam Mastrangelo then asked for a show of hands from all those in attendance who'd like GDNA to pursue a similar agreement with the City (regarding present and future control of increased volumes of traffic

Greater Deyerle Neighborhood Association

Roanoke, VA 24018

through our neighborhood caused by the planned developments on Brandon Avenue.) The attendees supported pursuing a similar agreement with the City. There were many concerns from the residents of Greater Deyerle: traffic, speeding, trash thrown from passing vehicles, lack of places to walk, humps in roads to deter speeding, and a need for updated infrastructure to name a few.

NOTE: The next item on the agenda was about the GDNA Gateway Sign - Update. It was not discussed.

Teresa Mastrangelo then reminded everyone that the GDNA has adopted two streets, Mudlick and Deyerle. The next trash pick-up day will be sometime in November.

Next, Adam Mastrangelo discussed the fact that the GDNA has been operating for many years as a 501c3 like “informal nonprofit organization.” Beginning in 2025, we began formalizing the structure of the organization. In March we received a new Employer Identification Number (EIN). In April we filed with the VA State Corporation Commission (SCC) receiving our Certificate of Incorporation of GDNA as a non-stock corporation. We still need to file with the VA SCC and the IRS as a non-profit 501c3, etc. Adam Mastrangelo asked for a show of hands of all those in favor of the GDNA formally organizing as a 501c3 non-profit. All were in favor; none were opposed.

The next meeting for the GDNA will be November 13, 2025, at 7:00 P.M. at the Covenant Presbyterian Church. The Roanoke City Fire Department is available for a presentation if we choose, or we can have a holiday pot luck with the neighborhood.

Adam Mastrangelo announced the Vice President position of the GDNA is available and to please let him know if anyone is interested.

With no further business, the meeting was adjourned at 8:19 P.M.

NOTE: Attached is the Treasurer’s Report of July 1, 2025, to August 31, 2025, submitted by Leonita Cutright and Adam Mastrangelo.

Respectfully submitted,
Janet Kubik,
Secretary GDNA

and

Adam Mastrangelo,
President GDNA

Greater Deyerle Neighborhood Association

Roanoke, VA 24018

09/18/25

Treasurer's Report Greater Deyerle Neighborhood Association 1 July 2025 to 31 August 2025

Beginning Balance (07/01/25): \$9,217.62

GDNA Revenues:

Membership Dues:	\$270.00
Donations:	\$545.00
Grants:	\$0.00
TOTAL:	+815.00

GDNA Expenses:

Advertising (Meeting Signs, Etc):	\$299.76
Licenses:	\$0.00
Rent or Lease (Meeting Room):	\$50.00
WebHosting:	\$0.00
Other:	\$539.47
TOTAL:	- \$889.23

NOTE: The GDNA General Meeting was July 31st

Expenses reflect meeting of 5/29/2025 Social Event; 6/13/2025 Block Party; Refurbished signage; and meeting of 7/31/2025.

Ending Balance (08/31/25): \$9,143.39

Respectfully submitted by:
Leonita Cutright
and
Adam Mastrangelo
18 September 2025