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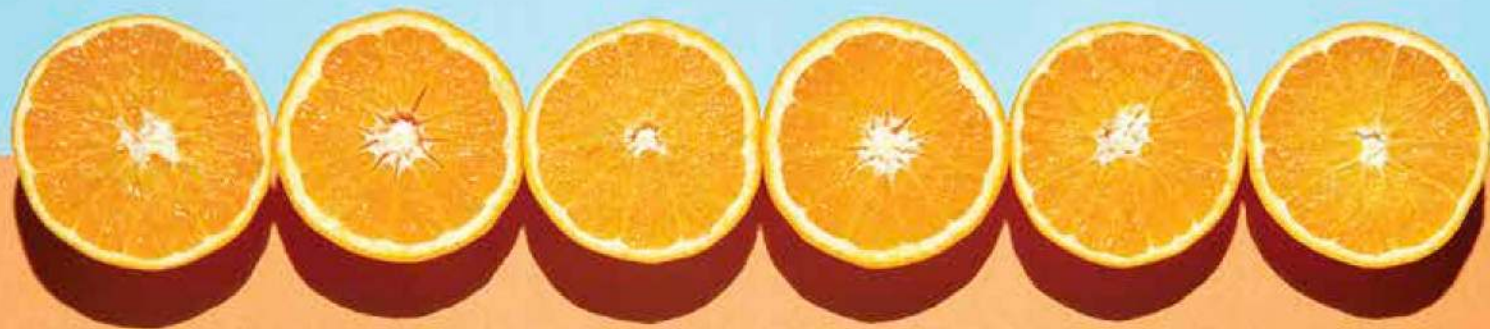


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the Life in
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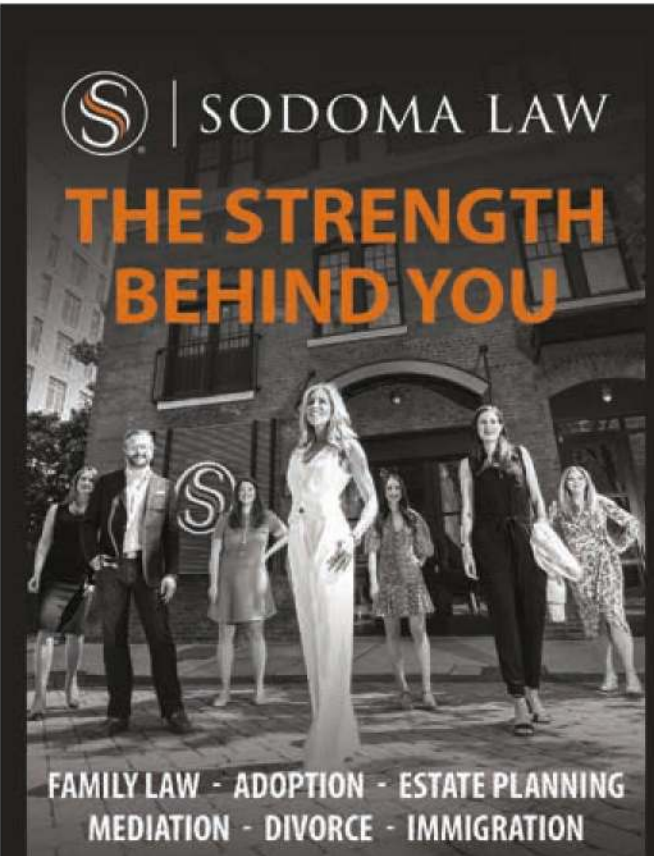
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Stroll Dilworth is your neighborhood publication. Break out your cameras and share your pictures with us for our August 2026 issues. Please send pictures to Delia at clteditor@strollmag.com for our upcoming issues.

HERE ARE A FEW SUGGESTIONS FOR PHOTO SUBMISSIONS:

Graduations – It's time to celebrate our youths' academic achievements as they graduate to new and exciting challenges ahead. Share your graduation photos and celebrations with us.

Memorial Day – Show your patriotism! Share with us how you paid your respects to our military heroes on Memorial Day.

Father's Day – Dads are special for so many reasons. Show us how you celebrated your dad!

4th of July and Summer Shots – Happy birthday, America! Fireworks, flags flying, picnics and parades are favorite ways to celebrate our country's birthday. Send us your favorite Independence Day pictures and show us your best summer action photos!

Milestone Celebrations – Do you or a loved one have a milestone birthday or anniversary coming up? Send us a memorable photo!

Weddings – We'd love to share photos from spring and summer weddings in our community. Share the love by sending your special wedding day pictures to us!

Family and Neighborhood Gatherings – Stroll Dilworth is all about family and community. Our favorite photos are those of kids playing, birthday parties and neighborly gatherings.



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The Tree I Loved Most

BY CONTENT COORDINATOR DELIA MCMULLEN



The mimosa tree, *Albizia julibrissin*, is also known as the Persian silk tree or pink silk tree. It is native to southwestern and eastern Asia.

One of my favorite childhood memories is of a mimosa tree that grew in the backyard of our home. It stood near the freestanding treehouse my brothers and their friends claimed as their headquarters. While they spent their summer days throwing water balloons, spying on neighbors and getting into whatever mischief boys found entertaining, I had my own special place.

I liked to climb the mimosa tree, which my mom called the “powder puff tree.” I loved everything about it, especially its fragrant, soft pink blossoms that seemed almost magical to me. There was a perfect crook in the trunk where I could settle in comfortably with a book. Reading was my favorite activity, and that tree became my outdoor reading nook. On warm afternoons, I would sit in its shade for hours, lost in whatever story I was devouring at the time.

Then one day my parents announced that the tree had to come down because it had a disease. I was crushed.

Even today, whenever I spot a mimosa tree growing along an interstate or country road, I’m instantly transported back to that backyard and those quiet afternoons spent reading among the branches. The funny thing is that I’ve since learned mimosa trees are not exactly beloved by gardeners. They’re invasive, can be harmful to pets and their seed pods are notoriously messy and persistent.

Still, I can’t help feeling fondness for them; after all, they also attract hummingbirds. As I wait and watch for the first hummingbird to visit my yard this summer—I haven’t seen a single one yet—I find myself wondering if perhaps I need a tiny mimosa tree of my own. Some childhood loves are hard to outgrow.

Warmly,
Delia

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Known for its historic charm, tree-lined streets, and proximity to uptown, Dilworth attracts a diverse range of buyers and maintains strong demand. As an agent specializing in this sought-after neighborhood, I leverage my local expertise to guide clients through every step of the process. Whether you're searching for a historic gem or listing a property to maximize its appeal, I'm committed to delivering a seamless transaction and helping you achieve your real estate goals in Dilworth.



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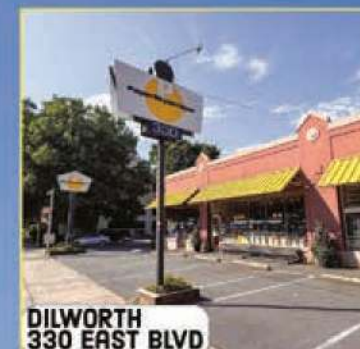
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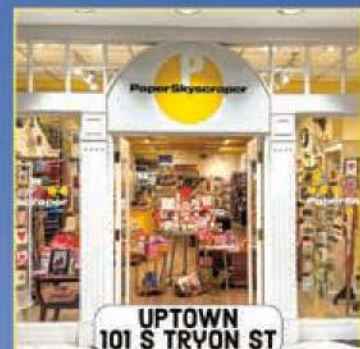
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4th of July Sugar Cookie Bars

These red, white and blue cookie bars are the perfect patriotic dessert! You can try this recipe for your sugar cookie base or use your favorite prepared cookie dough.

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Makes 24 slices

INGREDIENTS

- 1 cup unsalted butter, room temperature
- 1 cup sugar
- 1 egg, room temperature
- 1 egg yolk, room temperature
- 1 ½ tsp. vanilla extract
- 1 tsp. almond extract
- 3 cups all-purpose flour
- 1 tsp. baking powder
- ¼ tsp. baking soda
- ½ tsp. salt
- ¼ cup sprinkles (optional)

Frosting

- ¾ cup unsalted butter, room temperature
- 2 tsp. vanilla extract
- 2-3 cups powdered sugar

INSTRUCTIONS

1. Preheat oven to 350 degrees and line a 9x13 inch casserole dish with parchment paper. Lightly grease the sides of the pan. (I use parchment paper to easily lift my cookie bars out after they have cooled.)
2. Using a stand mixer, beat butter and sugar for 3 minutes. Scrape down the sides of the bowl as needed.
3. Add egg, egg yolk, vanilla and almond extract. Mix again. (To get room temperature eggs fast, place eggs in a bowl of warm-hot water for a few minutes.)
4. In a separate bowl whisk together flour, baking powder, baking soda and salt.
5. Slowly add in dry ingredients to wet, then add sprinkles and mix only until combined. Dump into prepared pan and press flat.
6. Bake for 16 to 20 minutes. The edges will just barely start to turn golden. Take out of oven and place the pan on a cooling rack.
7. FROSTING: Beat butter, vanilla and 2 cups powdered sugar. Continue to add powdered sugar until you like the sweetness level. The frosting should still be soft enough to easily spread on your bars with a knife. If it gets too thick, add 1 or 2 tablespoons of milk.
8. Once your bars have cooled, lift up the parchment paper to remove them from the pan. Frost and top with strawberries and blueberries for a red, white and blue look. If you want to add sprinkles instead, immediately add sprinkles after frosting (if you wait, they won't stick!), and then cut into bars.

To share your recipe, please email Delia at clteditor@strollmag.com.

FINANCIAL fitness

Why Beneficiary Reviews Are a Must—Not a Maybe

Protect your legacy with regular updates to your financial documents

By Will Hadley, CFP®, Blue Cardinal Wealth Solutions Managing Director



When it comes to financial planning, many people assume that once they've named beneficiaries on their accounts, they're set for life. But if life changes, it may be time to change your beneficiary designations. Whether it's a retirement account, life insurance policy, or investment portfolio, regularly reviewing and updating your beneficiaries is one of the most important steps you can take to protect your legacy and ensure your wishes are honored. Explore why a simple update to beneficiaries today can prevent costly mistakes tomorrow.

What is a beneficiary designation?

Beneficiary designations are instructions that tell financial institutions who should receive your assets after you pass away. They apply to a wide range of accounts, including 401(k)s, IRAs, life insurance policies, annuities, and even bank or brokerage accounts. What many people don't realize is that these designations typically override what's written in a will or trust. That means if your beneficiary information is outdated, your assets could end up in the wrong hands, regardless of your estate plan.

When to review beneficiaries. Life doesn't stand still, and neither should your financial documents. Marriage, divorce, the birth or adoption of children or grandchildren, the death of a previously named beneficiary, or changes in financial goals and relationships are all common life events that should prompt a beneficiary review. For example, if you haven't updated your retirement account since a divorce, a quick review can help avoid unintentionally leaving a significant portion of your savings to an ex-spouse. Failing to update your beneficiary designations can lead to assets going to unintended recipients, legal disputes among heirs, delays in asset distribution, and even tax complications for beneficiaries.

How to review beneficiaries.

Reviewing your beneficiaries doesn't have to be complicated. Start by gathering all account documents and confirming both primary and contingent beneficiaries. Make sure names, relationships, and contact details are accurate. Then, take time to ensure your designations align with your broader estate plan. It's a good

idea to revisit this information annually or after any major life event. If you're unsure where to start, your financial advisor can help guide the process and ensure everything is coordinated properly.

Work with a financial advisor. As a financial advisor, I help clients take a holistic approach to legacy planning. That includes reviewing beneficiary designations across all accounts, coordinating with estate planning professionals, identifying tax-efficient strategies for asset transfer, and facilitating family conversations around financial intentions. These steps help ensure your wishes are clearly documented, and your loved ones are protected, should the unexpected occur.

Beneficiary reviews may seem like a small detail, but they carry significant weight. Taking the time to update your designations can prevent confusion, conflict, and costly mistakes down the road. A financial advisor can help ensure your financial plan reflects your current life, your values and your legacy.



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Young Achiever Oliver Badir

WHETHER HELPING PLAN SCHOOL EVENTS THROUGH STUDENT GOVERNMENT OR COMPETING ON THE SOCCER FIELD, OLIVER BADIR HAS MADE THE MOST OF HIS TIME AT MYERS PARK HIGH SCHOOL.

The lifelong Dilworth resident recently graduated after balancing a rigorous academic schedule, varsity soccer, leadership roles in the Student Government Association and an after-school job. This fall, he will attend the University of Florida, where he plans to study pre-law or business.

Soccer has been part of Oliver's story for as long as he can remember. With both his father and older brother playing the game, he naturally followed in their footsteps. "My brother and my dad played soccer together when I was still crawling around, so I didn't really have a choice but to play with them," Oliver says with a

CONTINUED ►



Luka Beyazyurek and Oliver Badir at a graduation party



Senior members of the student government after their outgoing induction ceremony

“We have always been a soccer family, and I wouldn’t want it any other way.”

More About Oliver

From Oliver’s mom, Marina Badir:

“All throughout high school, Oliver somehow managed to maintain high academic expectations while being actively involved in student government, varsity soccer and holding an after-school job. I believe it was deep friendships and connections that helped Oliver navigate the highs and lows of high school with grace and joy.”

From his Spanish teacher, Bethany Lee:

“Throughout our time together, Oliver displayed many of the qualities that set him apart: his commitment to global citizenship, his courage to address sensitive issues, his humility in seeking guidance and his diplomacy in encouraging change.”

laugh. “We have always been a soccer family, and I wouldn’t want it any other way.”

Throughout high school, Oliver played varsity soccer for Myers Park and competed in the ECNL program with Charlotte Soccer Academy. While his speed, strength and free-kick abilities helped him stand out on the field, the relationships he built through the sport are what he treasures most. “The most rewarding part of soccer was definitely the culture around the school team,” he says. “The camaraderie, friendships and laughs were all worth it. Not to mention playing in front of friends and families on Friday nights, especially this past season when the stands were packed.”

One of the most meaningful moments of his soccer career came during Myers Park’s state semifinal match last fall. Just days earlier, the school community had experienced the loss of a friend, Parker South. “We ended up losing, but the way the Myers Park community came together in support and stayed until the end was beautiful,” Oliver recalls. “It made that game a really positive memory for me. I still think about that night all the time.”

Away from the field, Oliver has also been involved in Myers Park’s Student Government Association, helping organize school dances and events while building lasting friendships.

Balancing soccer, academics and extracurricular activities was no small feat. As a student in the International Baccalaureate Programme, Oliver learned the value of time management and discipline. “I had so little time to fit everything in, that it actually created a structure where I had no choice but to get things done whenever I had a free moment,” he says. “I was much more efficient when I was busy. More than now, for example.”

When asked who inspires him, Oliver points to his longtime teammate and friend, Henry Boner, who was named the state’s soccer player of the year. “I drew inspiration from his relentless dedication to soccer and tried to apply that sort of mindset to aspects of my life,” Oliver says. “His discipline is really impressive, and I think everyone could take a page out of his book.”

As he prepares for his next chapter, Oliver has one piece of advice for younger students navigating the college admissions process. “Do everything way earlier than you think you need to,” he says. “Things pile up, and you don’t want to submit your applications thinking you had more to give.”

With years of hard work, leadership and perseverance already behind him, Oliver is well-positioned for success wherever his future leads.

To recommend a neighbor to be featured, please email Delia at clteditor@strollmag.com.



Oliver, Henry Boner and Miles Young on the balcony of their hotel room before the “white night” on senior spring break in Cancun



(L to R): Avery McDonald, Amir Boyce-McIntyre, Luka Beyazyurek, Oliver Badir, Miles Young and Cassidy Black, all members of student government, before the annual Senior Carnival. Student government provided many members with long-lasting friendships.



Henry Boner and Oliver Badir high-fiving before their home game against South Mecklenburg High School



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The Miller family: Chris, Will, Fran and Ryan

FRAN MILLER Dickens Mitchener

For Fran Miller, real estate is about much more than buying and selling homes—it’s about helping people find a place where life happens. A longtime Dilworth resident and Realtor with Dickens Mitchener, Fran has spent years helping clients navigate one of Charlotte’s most beloved neighborhoods while also calling it home herself. What began as a temporary move to Dilworth in 2008 quickly became permanent.

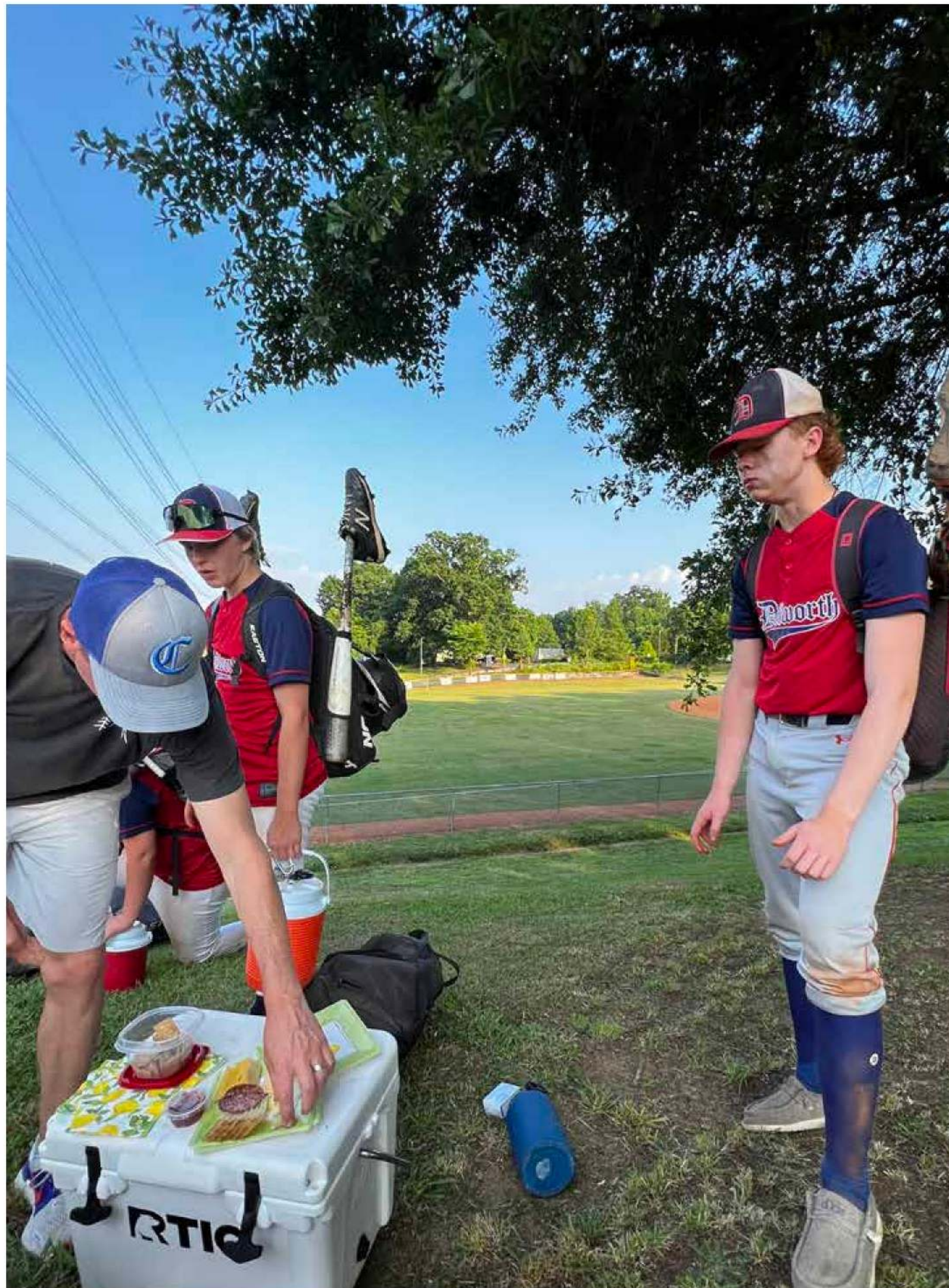
“We moved here thinking it would be temporary while we waited for our Charleston home to sell,” Fran says. “But after living here, we realized we never wanted to leave.” It’s easy to understand why. With its historic homes, tree-lined streets, walkability and strong sense of community, Dilworth offers a lifestyle that’s increasingly hard to find. Fran believes that’s one of the reasons

buyers continue to be drawn to the neighborhood. “People aren’t just buying a house here, they’re buying a lifestyle, a sense of place and a true connection to the city,” she says. As both a resident and real estate professional, Fran has witnessed Charlotte’s rapid growth while watching Dilworth preserve the character that makes it unique. She credits the Historic District Commission, the Dilworth Community

CONTINUED ►



Any given Sunday at “The Outback”



Dilworth Little League: baseball and a way of life

Association and dedicated residents for maintaining the neighborhood's charm amid surrounding development.

Community involvement has always been important to Fran. Over the years, she has been active with the Dilworth Community Association and the Historic Dilworth Home Tour, combining her love of neighborhood engagement with a lifelong fascination for homes. "I've always loved houses," she says. "Even before I became a real estate agent, I was the person who wanted to tour every old home and see what people had done with it."

That passion translates directly into her work with clients. Living in Dilworth allows Fran to offer insights that go far beyond market statistics. She understands the neighborhood's personality—from the streets that draw the biggest Halloween crowds to the hidden gems that make daily life special.

Her most cherished local spots include longtime favorites like Paper Skyscraper, Ed's Tavern and Comet Grill, along with newer additions such as Foxcroft Wine Co., Dilworth Tasting Room and Inizio Pizza. But what she appreciates most is being able to enjoy much of the neighborhood without ever getting in the car. "You can walk to dinner, run into neighbors at the park or grocery store and really feel connected to the community," she says.

When she's not helping clients, Fran enjoys spending time with her husband, family and friends. Many of their favorite memories were made through Dilworth Little League, neighborhood gatherings and evenings spent on the porch with neighbors. Their backyard, affectionately known as "The Outback," frequently serves as a gathering place for friends and family.

For Fran, the concept of home remains deeply personal. "Home is a haven, a refuge, a retreat," she says. "It's where you can exhale, recharge and be completely yourself."

That philosophy guides her work every day. While she understands the financial side of real estate, she never loses sight of the emotional side. "I love helping clients find not just a beautiful house, but a place that feels right for their life and the way they want to live."

To have your business featured in an upcoming issue, please email Zane at zane.odom@strollmag.com.



After nearly two decades in Dilworth, Fran still feels grateful to live and work in the neighborhood she loves. "I get to work in a career that was meant for me, in a neighborhood I care deeply about, helping people find homes and communities that feel right for them too," she says. "That's pretty special."

Contact Fran Miller
For more information

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Reagan

BY DILWORTH NEIGHBOR LORI CULICERTO

Reagan is our sweet Irish setter/poodle mix, born August 22, 2017. We brought her home that October after our youngest daughter, Whitney, spent six years asking—okay, begging—for a dog. Giving in was one of the best decisions we’ve made, because Reagan has brought so much joy to our entire family. She’s even named after President Ronald Reagan.

Each night, Reagan makes her rounds, dividing her time between all of us. She

especially loves sleeping in the bed—usually on her back, legs straight up in the air, which never fails to make us laugh.

She has a few favorite “paw” friends in the neighborhood. Teddy King, who lives behind us, loves to sneak through the fence to play, and Reagan often goes on walks with Iris and Boston Herring. But her absolute favorite thing is going to the beach, where she can run free chasing birds and tennis balls with her friends Derby and Daisy Rentch. Those beach days are just about the only time she willingly wakes up early. Otherwise, she’s an easygoing traveler—you barely even notice she’s in the car.

No matter how long we’ve been gone, Reagan is always at the door to greet us, proudly carrying one of her toys. She’s definitely spoiled and loves perching on the back of the couch, keeping watch as neighbors pass by.

We truly can’t imagine life without her.

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Jami Masters School of Dance held their 37th Anniversary Celebration of Dance at Queens University in May. This year's dancers, ranging from 2 to 18 years old, enthusiastically performed in 21 different shows, including a company showcase. As is tradition, JMSD honored 11 graduating seniors! Registration is now underway for the 2026-27 Dance Year. Visit JamiMastersSchoolOfDance.com.



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Everything But the Kitchen Sink

BY JAIME L. MACH, ARCHITECT TO URBAN BUILDING GROUP, INC.



The kitchen sink probably isn't the first thing you think of when designing or re-designing your kitchen. But it's a critical element. Sinks are not just for washing dishes anymore. They have become all-in-one workstations with numerous functions and many customizable features such as sliding drying racks and cutting boards. Understanding the different types of kitchen sinks and their advantages can help you make an informed decision that enhances both aesthetics and functionality of the space.

Top mount sinks are the most budget friendly and easy to install as the sink basin is dropped into a cutout in the countertop. The edge or rim of the sink rests on top of the countertop. Top mount sinks are compatible with most countertop materials, but the exposed edges do tend to collect dust and crumbs.

Undermount sinks are installed right underneath the countertop, creating a flawless appearance. They allow homeowners to take advantage of the entire countertop area and are easier to clean around since crumbs can be wiped right into the sink. Undermount sinks come in at a higher price point and cannot be used with laminate countertops.

Farmhouse sinks (also known as apron-front sinks) have an exposed

front panel and a deep basin. Farmhouse sinks are more complex to install as they need custom cabinetry for support. They are also more costly.

Integrated sinks are made from the same material as the countertop, so they are limited to compatible countertop materials. They have a streamlined design with no seams, which makes cleaning easy. Integrated sinks can be expensive to fabricate and replace if damaged.

Outside of style, one should also consider material for the kitchen sink.

One of the most popular choices for ease of maintenance, durability and compatibility with most kitchen aesthetics is stainless steel. It is lightweight, resists corrosion, commonly available and inexpensive. But it is vulnerable to scratches and water spots.

Porcelain sinks are a classic choice. They are chemical and stain-resistant but can crack if a heavy object is dropped on it.

Granite composite sinks are made from crushed stone and resin. They tend to be matte in appearance and offer resistance to heat, scratches and stain.

Fireclay sinks are shaped at high temperatures and covered with a glaze, resulting in a hard, glossy finish. Though these sinks are both durable and long lasting, they come at a high cost and weight.

Selecting the perfect sink is about finding the best combination of function, design and budget. Let Urban Building Group help you with your kitchen remodel today.

Learn more about Urban Building Group's projects at urbanbuildinggroup.com; follow them on Instagram @urbanbuildinggroup_charlotte; Facebook – Urban Building Group or call the office at 704-307-4606 to get started with your custom home and/or renovation.

CHARLOTTE MECKLENBURG DREAM CENTER

Meet the “Pursuits” behind Noble Food & Pursuits



At the heart of Charlotte's mission-driven community stands the Charlotte Mecklenburg Dream Center, a place transforming lives through the power of the Gospel. The Dream Center serves as a hub for outreach, support and connection, offering programs that meet people exactly where they are while restoring dignity and empowering individuals to dream again.

For 12 years, volunteers have shown up consistently through Adopt-A-Block, building trust in local neighborhoods and forming meaningful relationships. The Dream Center's Food Market and street outreach programs address food insecurity while creating opportunities for conversation, care and connection. Youth and children find encouragement through Kidz Jam and YTH Night, where safe environments support growth, mentorship and faith development. At the core of the Dream Center's long-term impact is its Discipleship Program — a transformative, year-long journey for individuals facing

homelessness, addiction or instability. Participants receive housing support, counseling, spiritual formation and job training, creating pathways to sustainable independence.

Behind this vision, is the broader Noble Food & Pursuits (NF&P) family, a collection of purpose-driven ventures rooted in generosity, hospitality and service. Founded by Jim Noble and the belief that business can be a force for good, NF&P measures success not only by excellence but by impact. Its history reflects a deep commitment to nourishing both body and soul through feeding initiatives and workforce opportunities.

The Charlotte Mecklenburg Dream Center is a natural extension of that mission. The same heart that created welcoming spaces around the table now fuels programs designed to strengthen communities. Participants in the Discipleship Program gain hands-on work experience through NF&P restaurants, blending skill development with accountability and purpose.

Dream Center Church provides the spiritual foundation that sustains this work. Through worship, teaching and community, the church and Dream Center function hand-in-hand — one meeting immediate needs, the other cultivating lasting transformation.

Recently, the Dream Center received a \$2 million grant from the City of Charlotte to expand its Discipleship Program. Residents receive safe housing, individualized case management, life skills training, financial coaching and workforce development through NF&P. The grant will increase housing capacity, enhance programming and support more individuals pursuing a fresh start, a critical expansion as housing costs rise and shelters remain full.

From years of consistent outreach to a bold vision for housing, the Dream Center's mission remains the same: walk with people, meet needs and restore hope, one life at a time.

For more information visit cltdc.org.

To share a photo or article idea, please email Delia at clteditor@strollmag.com.

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REAL ESTATE
RESOURCE

This is your neighborhood Real Estate Resource page. This information can be useful when trying to compare property values or for just keeping a pulse on the real estate market in our area. For questions regarding the properties listed, or about real estate in general, consult a real estate professional.

The information contained herein has been obtained through sources deemed reliable by The N2 Company, but cannot be guaranteed for its accuracy. Any information of special interest should be obtained through independent verification. Supplied by Fran Miller with Dickens Mitchener

Address	Neighborhood	List Price	Sale Price	Sold Date	DOM	Beds	Baths	SqFt	Price Per Sq Ft
1124 Liganore Place	Dilworth	\$2,790,000	\$2,800,000	05/28/26	2	5	4.1	5,676	\$493.31
1004 Lexington Avenue	Dilworth	\$1,300,000	\$1,300,000	05/21/26	1	3	2	1,857	\$700.05
1316 Ordermore Avenue	Dilworth	\$1,150,000	\$1,100,000	05/18/26	9	4	3.1	3,188	\$345.04
1701 Springdale Avenue	Dilworth	\$1,825,000	\$1,700,000	05/14/26	5	4	4.1	3,169	\$536.45
1830 Asheville Place	Dilworth	\$1,500,000	\$1,500,000	05/12/26	1	3	2	2,231	\$672.34
500 & 504 Atherton Street	Dilworth	\$3,800,000	\$3,800,000	05/12/26	8	8	7.1	4,474	\$849.35
607 Dorothy Drive	Dilworth	\$2,650,000	\$2,500,000	05/12/26	13	5	5	4,291	\$582.61
2115 Kenilworth Avenue	Dilworth	\$750,000	\$760,000	05/06/26	0	3	3	1,858	\$409.04
405 E Tremont Avenue	Dilworth	\$2,250,000	\$2,250,000	05/01/26	1	5	3.2	3,446	\$652.93
1207 Buchanan Street	Dilworth	\$849,000	\$830,000	05/01/26	6	3	1.1	1,375	\$603.64
2131 Dilworth Road E	Dilworth	\$1,725,000	\$1,925,000	04/23/26	0	4	3.1	3,503	\$549.53
417 Magnolia Avenue	Dilworth	\$1,350,000	\$1,475,000	04/20/26	2	3	3	2,428	\$607.50
825 Lexington Avenue	Dilworth	\$699,000	\$625,000	04/17/26	37	3	1.1	1,089	\$573.92
515 Ideal Way	Dilworth	\$1,900,000	\$1,900,000	04/17/26	2	4	3.1	3,891	\$488.31
705 E Tremont Avenue	Dilworth	\$1,400,000	\$1,475,000	04/17/26	1	3	2.1	2,221	\$664.12
1709 Fountain View	Dilworth	\$800,000	\$827,500	04/08/26	0	5	3	2,500	\$331.00
1239 Belgrave Place	Dilworth	\$1,650,000	\$1,520,000	04/07/26	23	3	2.1	2,908	\$522.70
2316 Springdale Avenue	Dilworth	\$2,750,000	\$2,800,000	04/06/26	1	6	5.1	5,907	\$474.01
1519 Lynway Drive	Dilworth	\$3,790,000	\$3,794,276	04/03/26	36	6	6.1	6,859	\$553.18
Averages		\$1,838,316	\$1,835,883		8	4	3	3,309	\$558.37



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