

Peyvand

Peyvand No.99, Spring 2023

*A publication of Iranian Cultural Society of North Carolina
ICSNC is a nonprofit, nonpolitical and nonreligious organization*

Opening of ICSNC
Persian School



پیوند

نشریه کانون فرهنگی
ایرانیان کارولینای شمالی

شماره ۹۹ - بهار ۱۴۰۲ خورشیدی - ۲۰۲۳ میلادی





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خود در باره مجله پیوند
با من تماس بگیرید.

Peyvand2022@gmail.com



دکتر شهلا باقری فارغ التحصیل دانشکده پزشکی دانشگاه تهران می باشد و تخصص خود را در رشته روان پزشکی از نیو یورک مدیکال کالج اخذ نموده است. هم اکنون او در شهر رالی به درمان کودکان، نو جوانان و بزرگسالان مشغول می باشد. شهلا به نویسندگی و روزنامه نگاری علاقه فراوان دارد و از چندین سال پیش سردبیری پیوند، نشریه کانون را به عهده گرفته است.

در چند ماه گذشته معنای زندگی برای ما ایرانیان دگرگون شده و سبب تغییرات و تلاطم فراوان در روند زندگی ما گشته است. این دگرگونی مجموعه ای بوده از شادی، غم، همبستگی، گسستگی، اشک ریزی و لبخند. همچنین پس از ۴۴ سال، حس افتخار به میهن و هویت ایرانی در جامعه ما بیدار شده است. عشق به کیان پیر فلک، کودکی را که نمیشناختیم، در دلمان آن چنان جایگزین شده که باور نکردنی است و هم آوازی ما در سوگ جوانانی که زود از میان ما رفتند نشان دهنده بشر دوستی و همبستگی می باشد که از دوره نیکان باستانی در سلول های ما به جای مانده و در ژرفنای وجودمان ریشه دوانده است. این روزهای تلخ، شیرین هم بوده اند. روزهایی که فقط پر از اشک، و خشم نبوده بلکه هویت ایرانی را به روشنی به خودمان آشکار نموده است. مهسا، نیکا، سامیرا، خدانور، کیان و دیگر فرزندان دلیر ایران فروهرهایی هستند که مهمترین وظیفه ما ایرانیان دورافتاده از میهن را به یاد مان می آورند. این وظیفه مقدس پاسداری از هنرها، رسوم و فرهنگ ایرانی و حفظ زبان کهن و شیرین فارسی می باشد.



Greetings to Our Readers:

In this issue of Peyvand, we are presenting the process of building Aria Cultural Center, our partnership with Giorgios Hospitality Group for catering and managing events at the Aria Cultural Center, re-opening of the Persian school since its closure due to Covid, and introducing many other events conducted at the center. For this reason, due to the increase in English articles, we have decided to print this issue of Peyvand in the English style, from left to right.

At ICSNC, our mission remains to be promoting the Iranian arts, culture and customs, enhancing fellowship in the Iranian American community, and Preserving our beautiful and poetic Persian language.

درد بر خوانندگان گرامی:

در این شماره پیوند، ما به گفتگو در باره ساختن مرکز فرهنگی آریا، همکاری با گروه کیتترینگ جورجیوس برای مدیریت رویدادها و همچنین ارائه بسیاری برنامه های دیگر از جمله بازگشایی مدرسه فارسی می پردازیم. به دلیل افزایش مقالات انگلیسی، تصمیم گرفتیم این شماره پیوند را به سبک مجلات انگلیسی از چپ به راست چاپ کنیم.

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Layout & Graphic designer: Rozita Shahriari

Advertising and Distribution: Maria Ahmadi Thoenen

Copy Editors: Laya Shamgah, A Memar

Proofreading and address labels: Nazi Ahmadi Kite

Address: 2609 N Duke ST, Building 700, Durham, NC 27704

Change of mailing address and email: 919-946-9991

Email: Peyvand2022@gmail.com Website: www.ICSNC.org

Cover: ICSNC Persian School Opening Day

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Aria Cultural Center

Khaneh Iran

Khaneh Iran Journey in Great Detail

Executive Summary

Kazem Yahyapour

Dear fellow Iranian/Americans,

As Aria Cultural Center Executive Director, I intend to promote clear and transparent communications; therefore, I have written about our Khaneh Iran journey in great detail in an executive summary that was emailed to the community on Jan 20th. I also encourage the community members to attend the town hall meetings organized by the BOD and myself to address any concerns or questions.

Aria Cultural Center has obtained its Certificate of Occupancy (CO for the entire building).

The total cost to renovate the building as of this writing is \$1,690,952.

ACC Team has raised \$1,589,453 in donations and Promissory Notes.

A final fundraising will be conducted to pay for the few remaining invoices and to maintain a modest cash flow. We have had internal audit committee reviews of our finances. The last audit took place on Nov-11-2022, and it clearly revealed that our bookkeeping was accurate.

An important agreement that brought a lifeline to our project was Giorgios Hospitality Group (GHG) agreement. This agreement was monumental in completing our project but, most importantly, to ACC sustainability.





developing plans, and physical labor, was at least 20,000 hours.

Khaneh Iran committee members has met every Monday night since January 2020 and as of today still continue to meet weekly. We are indebted to the outstanding support and hard work of this team under the leadership of Mr. Mike Zibaie.

I cannot thank enough the great team that stayed with us all along; Maryam and Paul Mahoutchian, Mahdi Fahim, Hamed Afshari, Afshin Roshdi, Maria Thoenen, Forooz Salim and Nazi Ahmadi

Kite. Also, thanks to Ramin Karimpour

and Farazeh Pourshariati for their involvement during multiple phases of the projects. In addition, Mrs. Maryam Moffatah and Ms. Parisa Jabarzadeghan are now helping us with ACC operations and our special thanks go to Sid Pazokian and Alireza Mousavi for their ardent involvement. I would like to give you a summary of the three phases of this project as of the end December, 2022.

Aria Canter Journey Journey (Details)

We received our certificate of occupancy (CO) for the three units which our building is divided into: Unit 700, which is the space available for ICSNC use, including the Grand Ballroom.

Unit 720, which is a dedicated facility to hold our cultural and language classes, is referred to as the Cultural Education and Learning Center.

Unit 730, which is the small (Rumi Crystal) ballroom.

A common outside Garden with a gazebo and benches is dedicated to all the above units.

Our journey started in January 2020 to realize our 34- year dream of owning our Khaneh Iran and it was achieved through your financial support and spirit of volunteerism. As of the year end 2022, more than 167 of you contributed financially to this project during this difficult time, strained by a pandemic. Donations and purchased Promissory Notes amounts ranged from \$25 dollars up to \$350,000 for the purchase and renovations of the Khaneh Iran building. We collected \$780,953 in donations and raised \$808,500.00 in the sale of Promissory Notes. This aggregate includes \$231,500 from Giorgios Hospitality Group (GHG) for the purchase of all kitchen equipment, tables and chairs, table settings, and decorative elements, all of which are now assets of ICSNC. The total amount raised is \$1,589,453. These funds came from individuals living in the great STATE OF NORTH CAROLINA. None of these funds came from outside of our state.

Also, I would estimate that the number of volunteer hours put in by members of our community between meetings,

PHASE 1 (Purchasing the Property)

The Khaneh Iran team and ICSNC *members* succeeded in securing the initial funding to purchase the building priced at \$1,860,000.00. The building owner A&G/TRI-MED, LLC. A NORTH CAROLINA COMPANY, via the broker Griffin Associates Realtors, gave us a discount of \$910,000, bringing the actual price of the building to \$950,000.00. Their generosity lowered the bar for us



and made our goal obtainable. More than 140 people contributed to the initial phase of the Khaneh Iran project in amounts ranging from \$25 dollars up to \$150,000 toward the purchase of the building.

During this phase, we raised \$222,756 in donations and sold \$176,000 in Promissory Notes for a total of \$398,756. We then secured a \$750,000 mortgage from North State Bank at 4.25% Interest for 10 years with the option to review after 5 years. The initial agreement with the bank was to make interest only payments until we obtained a Certificate of Occupancy (CO) for the building.



Phase 1 Financial Summary:

Final Building Price	\$950,000
North State Bank Initial Loan	\$750,000
Total Donations Raised	\$222,756
Total Promissory Notes Raised	\$176,000
Closing Costs and Down Payment	\$222,005
Funds remaining for Renovation	\$176,745

PHASE 2 (Demolition and Plan Approval by the City of Durham)

We closed Phase 1 of this project on June 8, 2020, when we closed on the building. We immediately started working on Phase 2, the demolition of the walls surrounding the more than 60 small rooms and halls throughout the building and removing the suspended ceilings and worn carpeting

in all areas except the grand ballroom.

With many people volunteering their time (over 3,000 hours), we were able to do much of the work ourselves, saving over \$80,000 in costs. During Phase 2 we had another drive to raise additional funds. We secured an additional \$352,737 in donations and \$94,000 in Promissory Notes for a total of \$446,737.

It took 14 months to complete the Plans for our building, including Electrical, Mechanical, Plumbing, Landscaping, Kitchen Equipment, etc. All of this work was done by very talented members of our community under the leadership of Mr. Afshin Roshdi and his team consisting of Armita Mohammadian, Vahid and Simin (Raad) Pouya, Sahar Teimouri, and Mahmouderza Riahi. Plans were approved by the City of Durham by July 1, 2021.

Phase 2 Financial summary:

Total Donations Raised	\$352,737
Total Promissory Notes Raised	\$94,000

PHASE 3 (Rebuilding the Center)

We started Phase 3 immediately after getting the City of Durham's approval. The pandemic caused much shortage in availability of building materials and labor, adding tremendous costs and delay to the project. We were not deterred!

Through the generosity of our supporters, we raised \$205,459 in Donations and an additional \$397,000 in Promissory Notes for a total of \$512,459 in this phase. During this time, we secured an additional \$500,000 loan from the bank to put toward Phase 3 IF NEEDED to complete the project.





The Sattar Fundraising event resulted in \$103,300 of funds raised, with a total expense of \$49,804. The net raised funds, \$53,496, are included in donations and Promissory notes stated above and below.

Phase 3 Financial summary:

Total Donations Raised	\$205,459
Total Promissory Notes Raised	\$397,000
North State Bank Loan (1)	\$250,000
North State Bank Loan (2)	\$250,000

Actual Expenses paid as of 12-31-22 for Completing the Project

Projects Actual Expenses Paid	
Total	\$1,730,711

ASSETS (As of 12/31/2022)

Cash	\$32,250
Land and buildings	\$2,008,331
Improvements	\$1,499,211
Less Accum. Depr.	0
Other Assets/GHG	\$231,500
Total Assets	\$3,771,292

LIABILITIES & CAPITAL (As of 12/31/2022)

Accrued Interest	\$23,340
Bank Loan	\$1,250,000
Member's Loan (Promissory Notes)	\$807,000
Total Liabilities	

\$2,080,340

Donations	\$1,690,952
Retained Earnings	0
Total Capital	\$1,690,952
Total Loans & Capital	\$3,771,292

A final fundraising will be scheduled to pay for remaining expenses/invoices not captured in the above 12/31/2022 estimates to have a cash flow until income is generated by the center.

Proforma (10 years) is available upon request.

Internal Audit Committee

Over the past three years, we have had an internal audit committee review our finances annually. The last audit was on Nov-11-2022. In this audit, the committee members found a discrepancy of only 35 cents out of over \$1.3 Million in expenses.

Audit Committee Members: Mr. Paul Mahoutchian: Chairperson, Ms. Moujan Khorram, Mr. Behrooz Mohebbi, Mr. Ramin Karimpour.

ICSNC Attorney

The Honorable Attorney Mr. James Jordan has advised ICSNC over the past three years on the legal aspects/issues of constructing our Khaneh-Iran. He has helped us with the bank loans, the GHG Contract, easements needed for the installation of the gas line, and with non-profit



questions, and more. His fees for these services could very well cost over \$25K but Mr. Jordan has only charged ICSNC \$1200 in legal fees. I am extremely grateful to Mr. Jordan for all he has done.

ICSNC CPA/Tax Report

I have been very lucky to have worked with one of the outstanding CPAs in our community, Ms. Minoo Rakhsha for the past three years. She has been doing our ICSNC Taxes at a minimal cost to ICSNC. Thank you, Ms. Rakhsha for supporting us. Our tax reports are public and the records for the past few years can be found on the ICSNC website.

Accounting Process

In the recent years, ICSNC used Excel for its bookkeeping. When we purchased the building, we continued to use Excel to track revenue and expenses. Going forward we will be using a different accounting system- QuickBooks and will migrate our data to the new system in the next few months.

Giorgios Hospitality Group "GHG" Contract with ICSNC

As part of our endeavor to build the Aria Cultural Center (ACC or Khaneh Iran) and to further solidify a sustainable model that will benefit our community, the ACC team selected and signed an agreement with Giorgios Hospitality Group (GHG) as our exclusive caterer for our center. GHG operates over 15 key restaurants and is a well-known entity in the Southeast. The contract with the group offers us over 30 years of experience in the culinary industry.

The agreement helps us to boost demand for our Aria Grand ballroom, the Rumi Crystal ballroom, and Conference rooms by leveraging GHG's marketing, social media expertise, and brand experience. GHG, also as an exclusive caterer, will bring design, operational and delivery experience, catering gourmet food at the highest level of service.

- The Opening of the Persian School at the Aria Cultural Center was one of the most beautiful days in the recent history of ICSNC.
- Parents and grandparents waited inside the beautiful building, chatting and socializing, as children were introduced to their classes and teachers. It was a day full of joy with a sense of accomplishment and was completed with the children dancing to Persian music in the lobby. The proud smiles on the faces of the parents, grandparents and teachers were the best reward anybody could have.



The outcome of the agreement with GHG will help us:

- Provide the finest catering service (Persian or non-Persian cuisine) to our ICSNC members and guests, helping the ACC generate the required income to sustain itself.
- Tap into GHG's expertise in interior decorating, ballroom design, and kitchen design/flow to create sought-after event space.
- Become Financially debt free, paying off the bank loan and Promissory Notes in less than nine years.



From left to right: Mehri Ebrahimi, Azar Ghoddoussi, Shahla Bagheri

The GHG partners have personally donated \$75,000 and invested an additional \$231,500 in business expenses (kitchen equipment, tables/chairs, place settings, decorative elements, etc.) This amount is considered a Promissory Note (PN.) According to our exclusive contract with GHG, the group forgives \$20,000 yearly of the purchased promissory notes as a donation to ICSNC. All the purchased items (equipment) are assets of the ACC and hence ICSNC. Finally, either party can terminate the contract. If ICSNC

terminates the contract, ICSNC is obligated to pay back the remaining sum of promissory notes within five years. GHG has clearly shown that they have a keen interest in the success of the Aria Cultural Center. We are proud to be associated with this fine culinary establishment and consider this agreement a win-win for both organizations.

Closing Remarks:

ICSNC now has a place to call home. We have a large ballroom (Aria Grand Ballroom 5,000 sq. ft.), a smaller ballroom (Rumi Crystal Ballroom 3,500 sq. ft.), a beautiful lobby (2,500 sq. ft.), two conference rooms, an office, classrooms, a garden, and a 2,000 sq. ft. Kitchen. Also, very importantly, we have a dedicated facility for our Cultural Education and Learning Center.

We would not be where we are today without the generosity of many people in our Iranian/American community and friends. Our business case shows a bright future where we will pay off both bank loans and all Promissory Notes within 7-9 years. On behalf of the Iranian American Cultural Center Committee, we extend our SINCERE THANKS to all of you.

I will be the Executive Director of the Aria Cultural Center for the next three years. If you have any questions about this facility, please contact me via e-mail (yahyapour5@aol.com) or phone me at 919-280-9737.

Sincerely,
Kazem Yahyapour
Aria Cultural Center Executive Director



From left to right: Shahla Bagheri, Mina Vakil-Zadeh, Haleh Saci Barzegar



Kazem and Karen Yahyapour with their extended family

Kazem and Karen Yahyapour dedicated three years of their lives, with meticulous care, supervising the process of building Khaneh Iran. The Iranian American community extends a big thank you to the devoted and generous couple and their family.





Giorgios Hospitality & Lifestyle Group A Concept in Culinary Arts and Living Well

My first encounter with GHG's Giorgios Bakatsias and Jay Mehdiian was at a UNC Nowruz celebration a few years ago. I remember when we arrived at the venue, all in our group were quite hungry but to our pleasant surprise, we discovered plates of feta cheese, bread, and herbs (noon-o paneer-o sabzi) awaiting us at our table. We devoured the appetizers, as well as the entree and dessert that followed. All were outstanding, as expected, and all hit the spot.

I was delighted to hear that GHG has the exclusive catering rights for events held at the Aria Cultural Center. GHG will not only bring their expertise in fine dining experience but their proficiency in marketing and social media and their well-known brand. This relationship will boost demand for scheduled events at the ballrooms and conference rooms which will help provide for the sustainability of the Aria Center for many years to come.

The company is run by founder, Giorgios Bakatsias originally from Greece, and CFO and partner, Iranian born Jay Mehdiian. Giorgios Nikolas Bakatsias, the Southeast's most prolific and visionary restaurateur, boasts over 40 years of experience in the

culinary industry. He has been the creative force behind countless dining restaurants, food venues, and gourmet markets. From conception to opening, Bakatsias directs all aspects of the creative process, including concept development and branding, architectural and interior design, selection of key management, lighting, textiles, and furniture. His appreciation for the

guest experience, intuitive sense of cutting-edge trends in dining, and talent for menu composition have garnered the attention and praise of local and national food critics alike.

I find in Giorgios' attitude toward life, the same longing I see in many Iranians, who in their homes hang onto memories of their



Kipos Hellenic Cuisine Restaurant

homeland through their gardens. I know many who plant and nurture fig trees, and raise vegetables and herbs, all the while taking pleasure in their oneness with nature. Giorgios' house in Bahama, North Carolina represents his way of life and his approach to food as an ingredient with healing power. The lush vegetation, koi pond, vine-covered arbor, and the view at his home reminds him of the beauty of Greece and the memories of his childhood. It's a place for him to escape from the fast-paced restaurant industry and find solitude. That quietness rejuvenates him, allowing him to fully embrace his role as one the most renowned chefs in North Carolina. Growing up in the small northern Grecian village of Karista, Giorgios admits that school was not one of his strengths. He would rather help his mother cook, run around the fields nearby, plant vegetables and climb trees to watch the action as the villagers made wine. He immigrated with his family to the United States at the age of 12. His parents' small diner, above which the family lived, was his first introduction to Durham, North Carolina, and the American way of life. He went on to obtain a global culinary education, learning in the kitchens of Paris,



New York, and the Mediterranean. At 23, he had already developed several restaurant properties and conceived dozens more. "Having a heroic mother like mine, through her food, you were enlightened," Giorgio says. He believes that food is medicine with healing powers. Giorgios' restaurants present a combination of great design and tasteful fare. Interestingly the word "taste" come from Anglo-French "taster" and from Vulgar Latin "Tastare" meaning touch or feel. We may all look at an empty room and see four walls, but Giorgio sees the potential that the room holds; a place full of

energy and human interaction that enlivens people through sharing food and conversation.

Giorgios has been building on these experiences for over four decades. In the village that he grew up he says, "everything came from the land," "There were no grocery stores, everything had to be gathered and harvested and loved and appreciated through the seasons." While his "heroic" mother did all the farming and gathering and cooking at home in the village, his father—"a true pioneer, an amazing human being"—lived in the United States, working, slowly earning enough to bring his family over, one by one. "I'm blessed with amazing parents and ancestors," he says. Arriving in the US at age 12, he began working and earning money, which he loved.

By age 16, he had earned enough to send himself on his first trip to Paris.

Giorgio opened his first restaurant in Durham when he was just 21 years old. "I was attracted to the international influence that came from the universities in this area," Bakatsias says. "Back then the food scene was basically non-existent, there was barbecue and there was the Angus Barn." His first restaurant, BC (for Bakatsias

Parizade Restaurant





Giorgios at his lakeside estate in Bahama



Farm Table Restaurant

Cuisine) was a classical high-end restaurant in the European style. He is amused thinking about the village boy who had a strong desire to create such opulence. At the time of this writing GHG owns and operates 15 restaurants. Each of these restaurants has the Giorgios Bakatsias special touch, but some, like KIPOS and Rosewater, are closer to how he dines day-to-day.

At home, “I could eat spinach and rustic bread all day long,” says Bakatsias. “I’ll cook a plate of vegetables from the garden, cabbage or arugula, and my body feels this connection to the vibrations of the vegetables.” He hosts 75 chickens and seven rarely-seen cats on his wooded, lakeside estate in Bahama. Bakatsias eats seasonally, lots of stews and soups, “dishes that bring

you a certain comfort,” he claims. “For me, food at home is another level of nourishing, and the older I get, the more I understand that the experience is about nourishing both the body and soul.”

Among GHG restaurants are the Mediterranean flagship restaurant Parizade, French bistro Vin Rouge, neighborhood gastropub Local 22 Kitchen & Bar, and the Nasher Museum Café in Durham, Gatehouse Tavern and Farm Table Kitchen & Bar in Wake Forest, garden restaurant Rosewater Kitchen & Bar in Raleigh’s North Hills, Chapel Hill’s signature steakhouse, Bin 54 Steak & Cellar, authentic Greek restaurant Kipos Greek Taverna and Italian trattoria Osteria Georgi.

The list goes on with Kipos Hellenic Cuisine in Wilmington, Las Ramblas, Giorgio Pizza Bar, East End Bistro in Raleigh, and NIKO in Durham.

Dining with Giorgios Bakatsias is about a feast for the senses, and he believes that it is during this ancient ritual of eating together that one is present in the moment.

We'd love to introduce ourselves!



Dr. Leila Kiefer ***Principal and ICSNC Persian*** ***School Committee Chair***

I was born in Boston, Massachusetts and moved to North Carolina with my family when I was 11 years old. I received my bachelor's degree in Food Science from North Carolina State University, my master's degree in Pharmaceutical Sciences from North Carolina Central University and my Doctorate in Pharmaceutical Sciences with a concentration in Pharmacology/Toxicology from the University of Rhode Island. I met my husband, Adam, in Rhode Island and we moved to Cincinnati, Ohio together where I completed a post-Doctoral fellowship at Cincinnati Children's Hospital Medical Center. We had our son Darian in Cincinnati in 2016 and in 2019 were beyond thrilled to be able to move back to North Carolina for job opportunities at UNC-Chapel Hill. I have been involved in numerous ICSNC activities since

moving to North Carolina as a child. As a high schooler I helped form the ICSNC Teen Club where we organized events for teens to volunteer their time at the NC Food Bank and nursing homes. During my college years I served as a dance coach for the children, teens and adults for the International Festival and other cultural events. Upon returning have made it a priority to ensure that my son is also raised within the ICSNC organization. In 2019 I had the opportunity to serve as Vice Principal for the Persian School in 2019 and am looking forward to serving the community again by working with the dedicated Persian School volunteer teachers to bring language and culture to the next generation of ICSNC members. I am so very thankful for all that ICSNC has done for our community and I look forward to contributing to their impact.



Mrs. Sahar Siamak: Vice Principal

I was born and raised in Tehran, Iran and moved to NC in 2003. I have a bachelor's degree in Computer Science and an MBA. I live in Raleigh with my husband and seven-year-old son.

After years of Agile Programming and IT Project Management, I decided to take some time off from the corporate world to raise our son. I am also the founder and creative designer of Surena Design, inc.

The idea of teaching my son proper Farsi in an

environment far from Iran and my family proved to be very challenging. However, watching my child thrive in one of the best Montessori schools in NC made me believe that this modern yet simple style of teaching can also be applied to Persian language to maximize its outcome.

I joined the team to make sure that a Montessori Persian School doesn't stay just a dream and becomes reality not only for my own son but for all the Persian community's children.

Mrs. Maryam Najafy: Volunteer Teacher



I have over 20 years of experience in education. I have worked as speech therapist and family counselor and currently am working as a school counselor for Orange county public schools. I have great experience in teaching students in 3 the languages of English, Arabic and Farsi. I have worked as a volunteer for many years as a speech therapist and guidance counselor. Teaching is my passion, and I am very excited to teach this young generation and to be a part of their great experience of learning the rich and beautiful language of Farsi.





Mrs. Behnaz Armin: Volunteer Teacher

Welcome to Farsi Class! My name is Mrs. Behnaz Armin. I was born and raised in Isfahan, Iran but have lived in North Carolina for the last 23 years. I live in Durham with my husband and my eight-year-old daughter. I graduated from NC State University in 2014 and possess a bachelor's in business finance and a Master of Business Administration. I started working with children between the ages of 3 to 8 after graduating from high school. I have volunteered over the last ten years teaching character education. I have learned and loved a great deal about the Montessori method of teaching when my daughter was in preschool.

In addition, I have been spending a great volume of hours at her school over the past four years. I am glad to be a part of this Farsi school and look forward to getting to know and work with your children. It is a true honor and privilege for me to be a part of your journey!

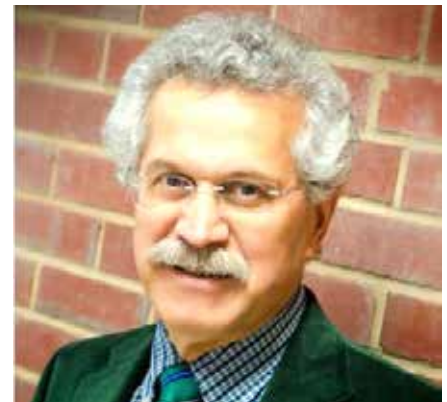


Mrs. Mitra Shabrangharehdasht

My name is Mitra and I'm so excited to be a part of the Persian School family. I received my graduate degree from University of Tehran in 2013. I work at UNC Chapel Hill as Research Specialist on Cancer Immunology. My husband and I have two amazing boys, Aiden and Adrian, and I enjoy spending time with them. Reading and writing about the culture and history of Iran was always my passion. I began my journey by publishing a journal called "Khak-e-Khasteh" through Isfahan University of Technology, in Iran. After moving to US, I worked with Iranian American Society of Utah in Salt Lake City, helping with cultural events and planning fun activities for kids and teaching them about Iranian culture and art. I love to work with students and staff in Persian School here in the Aria Cultural Center to build an authentic literacy experience and help the children reach their potential and also challenge them to be curious and take chances when learning. I look forward to getting to know you!

Dr. Javad Taheri: Volunteer Teacher

I am Javad Taheri, a retired professor at NCSU and currently the ICSNC President. I am excited to teach the adult Farsi class this semester. I am counting on drawing from my experience of teaching Industrial Engineering classes online during the pandemic period at NCSU to help me to teach this class. I live with my wife, Pamela, in Cary. We have two sons, Jahan and Roshan, and two grandsons, Kian, seven months, and Liam, six months. Besides being on the ICSNC Board of Directors for several years, I have been and will be a student at the Persian School studying classical poetry. Persian School is the most important component of the ICSNC and the paramount reason for my engagement. I am honored to teach along with other volunteer teachers and staff to serve at the Persian School this year.



We are so excited to have your family join us for the Inaugural class of the ICSNC Persian School at the Aria Cultural Center!



Opening of the Persian School at the Aria Cultural Center

The Opening of the Persian School at the Aria Cultural Center was one of the most beautiful days in the recent history of ICSNC. Parents and grandparents waited inside the beautiful building, chatting and socializing, as children were introduced to their classes and teachers. It was a day full of joy with a sense of accomplishment and was completed with the children dancing to Persian music in the lobby. The proud smiles on the faces of the parents, grandparents and teachers were the best reward anybody could have.



Let the Child be the Guide

Establishing lasting peace is the work of education; all politics can do is keep us out of war.
Maria Montessori

Montessori is a scientifically based education approach that emphasizes independence, freedom within limits, and respect for a child's natural psychological, physical, and social development. It was developed by Italian physician and educator Maria Montessori. Montessori education is based on the belief that all children are unique individuals, that they all have immense potential, that they want to learn and be busy. Therefore the teacher needs to guide each child through the learning process by using materials that fit

their specific needs and pace. The Montessori method of education is a unique form of early education.

It's been successfully integrated into many private and public schools' curriculum. This method takes a child-centered approach to learning. Each lesson and activity in a Montessori classroom revolves around each child's unique interests and abilities. Although each Montessori school is unique, there are certain consistencies between schools which are based on a common set of components that guide students and teachers throughout the program.



Elham Shameli: Volunteer Teacher

I am Elham Shameli and I have been an educator for more than 30 years. I got my BS in Applied Mathematics with Emphasis on Teaching from Tehran University.



After so many years teaching in high school, I decided to be a teacher for

elementary because I believe we should give the best to the smallest. I got my MAT (Master of Art in Teaching K-6) from NCSU. I am AMS (American Montessori Society) certified teacher. This year is my 4th year teaching in Children's House at Sterling Montessori & Charter School in Morrisville. (Wake County).

I have two daughters and three grandkids, Kian 13, Hannah 11 and Eli 6. Besides loving being a teacher, I love to cook for my family and share funny stories around dinner table. I enjoy reading, nature walk, and going to the beach.

What is The Montessori Method?

Guiding students and teachers throughout the program

MULTI-AGE GROUPINGS OF CHILDREN

1

Multi-age groupings of children are a unique classroom component of the Montessori program. The reason for multi-age groupings within the classroom is twofold: Younger students naturally learn more from their older peers, and older students tend to retain more information when they teach it to younger ones. Besides that, having children of different ages and stages together in the classroom mimics the real world, teaching students how to get along with people of different ages and interests.

STUDENT CHOICE OF ACTIVITY There's not a one-size-fits-all approach to

2

Montessori instruction. Montessori teachers set up their classroom to promote safe, independent exploration and learning, often through hands-on activities and lessons.

Learning in a space that encourages their natural curiosity, children will feel the freedom to explore and learn about the world around them. Typically, a teacher will give students a choice among a set of hands-on activities to fill their day. These activities introduce or reinforce concepts and skills a teacher selects based on the students' ages and needs. Among the benefits of this approach, teachers can design activities that match each child's age and ability.





The child is both a hope and a promise for mankind.

*” Maria Montessori
(Education and Peace).*

THE ABSORBENT MIND

3

A young child is naturally an eager, highly capable learner who can absorb a significant amount from their environment. That is why their preschool and early elementary years are such a critical time to expose them to as many experiences, concepts and lessons as possible. The ideal time to enroll a child in a Montessori program is during their toddler phase — anywhere from 16-32 months. Why so young? Although learning is a life-long concept, the brain of a toddler is similar to a sponge — it soaks up everything in its path. There is no better time to begin encouraging their natural inclination to explore the world around them. As children continue through the Montessori curriculum into elementary school, the emphasis on exploration and discovery continues, but it becomes guided by a child’s need to know “why” something is happening. When children are given the space to learn at their own pace and in their own way, they actually enjoy learning! Montessori methods are designed to help your child develop a life-long love of learning and insatiable curiosity about the world around them. The Montessori program also has a strong emphasis on personal accountability and practical concepts, such as time management and keeping personal space clean.



A PREPARED ENVIRONMENT

4

In a Montessori school, the class environment is carefully designed to make learning an experience. Montessori classrooms are designed for children to take the reigns of discovery. Furniture is scaled to their size, materials are all child-friendly and the teacher spends most of their time assisting students in discovery rather than “teaching” in the traditional sense.

CULTURALLY RESPONSIVE CLASSROOM

5

Last but not least, one notable difference between Montessori and traditional education is that the Montessori curriculum includes a strong cultural component. As children grow, they are taught to value world peace and inspired to make a change in the world as they grow into adults.

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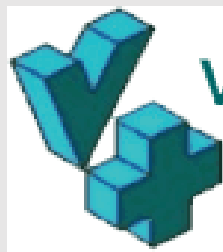
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Persian School, Then and Now

Kanoon's Persian School started over 30 years ago as Farsi Classes with less than 5 students, two of which were our daughters Sheila and Tara. These classes were the brainchild of Mrs. Habibeh Ghorbani Berenjjan. I volunteered to be her assistant the following semester and Maryam Mahoutchian volunteered to teach a class. We all decided to make classes tuition-free and did some publicity. The number of students increased in the following year and we gained a second volunteer teacher. It is important to note that due to past history, Mrs. Ghorbani wanted to keep these classes stand-alone and independent from Kanoon but graciously agreed with me that we should maintain Kanoon's affiliation.

The community had welcomed these classes, but the church could not tolerate our traffic and "noise"; so, we were asked to move out! Thankfully Mrs. Ghorbani found another church in North Raleigh, but they also asked us to move in the middle of our semester!!!

Our next move took us to Forest Hills Baptist Church (FHBC). Dee Froeber, the Minister to Internationals at FHBC saved the semester by giving us good accommodations. We expanded and became Persian School, and I began

my new position as Principal. We continued to grow, added classes and gained more volunteer teachers. A couple of years later I turned over the Persian School to Nazi Ahmadi-Kite as my home and IBM responsibilities had increased. School leadership continued to change hands.

In 2001, school president Elie Valie asked me to take over the Persian school again as it was not functioning well. Thankfully the community responded and with much planning and great volunteer teachers, students, and parents we continued to excel and grow in the next couple of years. In 2004 our Persian school had 50 graduates. Mr. Hassan Dougani took over the School in September of 2004 while I stayed in the background for one semester. He led the school through many good years with his steadfast dedication and initiative to graduation in May 2011. Mr. Dougani was a great principal for Persian school.

Farazeh Pourshariati Mohadjer assumed the leadership role in 2012 after Dr. Katayoun Tabrizi had taken on the challenge in the interim. Farazeh led the school for 5 years. She added Rumi Masnavi class taught by Dr. Bathaee to the

Persian School curriculum. Farazeh left in May 2017. Ms. Nasrin Habibi led the school for one year followed by Armita Mohamadian until Covid closure in 2020.

We are excited to add a new chapter to the Persian School and restart at our own home, Aria Cultural Center, under Dr. Leila Valanejad-Kiefer's leadership along with her team in 2023. We are truly fortunate to have dedicated community of volunteer teachers, parents, and community members who have helped the Persian school to operate since 1992.

Parviz Mahoutchian



GHG

By: Shahla Bagheri

A Hospitality Group, A Life Philosophy...



Jay Mehdián

On a sunny Saturday morning, with February chill in the air, I met Jay Mehdián and Giorgios Bakatsias at Kipos Greek Taverna in Chapel Hill to learn more about Giorgios Hospitality Group (GHG.) The outdoor seating at Kipos had a sweet Mediterranean look, but we chose to sit inside since it was one of the coldest of recent North Carolina days. We started lunch with a warm lemon chicken soup, a popular choice in the Greek cuisine, while discussing food, culture, the meaning of life and people with different mind sets. One of my first questions was about future plans for GHG and Jay informed me that the company plans to hire an experienced Persian Chef. This person must not only have the ability to provide exquisite dishes with exceptional service but must also fit into the GHG's culture. Giorgios Hospitality Group is not only a business but also a life philosophy.

Both Giorgios and Jay believe that the Aria Cultural Center can be a place to serve the community as a whole, providing services such as special events, dinner theater, programs for young adults, dancing and singing performances and more. The benefits from such programs will allow ICSNC to offer more cultural events, support the Persian school and bolster our Outreach program.

Giorgios believes that in any business, people usually have a tendency to satisfy their initial vision and then just let it be, but according to Giorgios, it is important to see the grand vision and see what makes the

model successful in the long term. Innovation and timing in the culinary business are very important. "Let things blossom at their own time" is a principle that Giorgios practices. Giorgios believes that Jay has been a great help to him on his journey. "Trust is very important in a relationship.



Local 22 Restaurant



There are different layers in any experience which we should let blossom in their own time and in proper fashion." In our business, we have a platform that lets people rise to their potential.

Jay and Giorgio met 30 years ago. Jay is the quiet partner which complements Giorgio's vibrant and spirited presence. Giorgios believes that Jay is his guardian angel. Jay (Jafar) arrived in the US in 1973 and has been visiting Iran regularly since. When he met Giorgios, the Parizade Restaurant in Durham had already been established. They decided to grow the business together. Jay focused on the operations, revenues, and staffing, while



Parizade Restaurant

Giorgio took charge of design, promotions, marketing, and public relations. This assignment of responsibilities happened naturally and organically. Giorgios believes in the notion that great minds and great leaders influence their culture. When you are outside of a process, you have clarity of mind. “When times are difficult, you ride the waves without being sucked into the undercurrent.” Also, one can’t be afraid of change. Embracing change is essential to a successful business. GHG strives to get the best out of employees and provide a first-rate experience for its’ audience, not just fixate on a set business practice. Jay says business is a phenomenon that is alive and breathing. You should not have tunnel vision but constantly move forward along with a changing culture and go beyond a great start. Giorgios says you cannot take your eyes off of a continually growing and changing business and just fall into a set routine. We have to always move to a higher level, influence the market, the city, the community. We should



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– Rhonda Mitch

bring life into the business, balancing out the money side with our product, which is about what we put in our bodies, mixing ingredients, and focusing on living longer and healthier.

Giorgios believes that the body has great intelligence, and that intelligence knows what is good for it. A bowl of soup can speak to your soul.... You mix together certain ingredients that often result in having other benefits, but you cannot overmanipulate and mix too many ingredients because it can lose its natural truth. The more complex dishes use many ingredients. In some Mediterranean countries they use very few ingredients for a dish and yet it will be delicious.

The big moment in modern culture is to make the healing power of food a priority.

Giorgios envisions the Aria Cultural Center to be a place for talents and minds to get together for everyone’s benefit, for fellowship, celebrating food and life, and a place for communion of love and respect.

Our lunch meeting was a pleasant experience. I noticed that Jay and Giorgios are two souls operating on the same wavelength, communicating with magical, almost Zen like chemistry that not only speaks of a successful and well-run business but also of an old friendship based on respect, love and humility.

Persian School at the Aria Cultural Center



ICSNC Board & Aria Cultural
Center committee members on
school opening day





دکتر بطحانی از اولین معلمان مدرسه فارسی



Blood Drive by Red cross and organized by Karen Yahyapour and ABC channel at the Aria Cultural Center



معلمان مدرسه فارسی

The children at the Persian school become familiar with Iranian music instruments. Siavash Pourfazli teaches them about Tarand Samaneh Aghamiri about Daf.



جشن و نوروز سده در مدرسه فارسی

جشن سده



جشن نوروز





**Elite Fire Taekwondo owners,
Hooman Mirzaie and Neshat Bathaee,
teach martial arts to the children
at the Persian school.**



Congratulations to the bright and young members of our community.

In response to an email sent to the community asking: "Does your family have good news to share with our community on Peyvand?" the parents responded.

Sassan Fahim, a freshman at the University of Richmond (UR), ran a successful campaign for the school student body election and was elected as Class 2026 Senator. Sassan is interested in law and political science.



Sassan Fahim



Jordyn Mirgoli

Jordyn Mirgoli has graduated cum laude from Fuquay Varina High School and will be attending Campbell University in Buies Creek, NC.

Ali Fahim graduated from University of North Carolina in Chapel Hill (UNC) on a Pre-Med track.



Ali Fahim

Sasan Mahmoudi Ms Forooz Salim and Mr Ali Mahmoudi are proud to announce that their son, Dr Sasan Mahmoudi, a graduate of Morsani College of Medicine, has recently completed his residency in internal medicine at HCA Bayonet Point Hospital in Tampa Florida and will start his medical career in Wilson, NC in the near future.

Sasan Mahmoudi

Neshat Bathaee Mirzaei is delighted to announce that her daughter Noosheen has graduated from Appalachian State University, obtaining a bachelor's degree in political science in Dec of 2022.



Noosheen



مریم طبیب زاده ماهوتچیان

در ایالت متحده، ماه مارچ برای اعلام خدمات زنان به جامعه و به عنوان ماه زنان برگزیده شده است. اعضای هیئت مدیره کانون فرهنگی ایرانیان مفتخر است که در سال ۲۰۲۳ فعالیتهای استثنائی یک خانم خردمند در جامعه ما، مریم طبیب زاده ماهوتچیان را به رسمیت بشناسد.

دستاوردهای مریم زیاد است از جمله: تالیف ۷ کتاب به فارسی و انگلیسی، مجموعه سخنرانی های فرهنگی متعدد، تدریس در مدرسه فارسی، یکی از پشتیبانان فعال مدرسه فارسی، یکی از حامیان مهم و مبتکر مرکز فرهنگی آریا، و نویسنده مقالات متعددی در خبرنامه توشه بوده است. او همچنین در طول سالها چندین مقاله به مجله پیوند عرضه نموده است. علاوه بر فعالیتهای فرهنگی فراوان، ایشان یک قطعه زمین بزرگ (۵۰۰۰ متر مربع) در داراب شیراز برای مجتمع مدرسه دخترانه اهدا کرده است. مجله پیوند انتخاب مریم را به او و خانواده محترم ماهوتچیان تبریک می گوید.



دکتر نادر انقطاع

دکتر نادر انقطاع برنده مدال بنجامین فرانکلین ۲۰۲۳ در مهندسی برق می باشد. مراسم اهدای جایزه در آوریل ۲۰۲۳ برگزار خواهد شد. این مدال یکی از قدیمی ترین و معتبر ترین جوایز بین المللی است که از سال ۱۸۲۴ به افتخار بنجامین فرانکلین بنیان گذاشته شد. برخی از برندگان قبلی این مدال عبارتند از آلبرت انیشتن، نیکولا تسلا، توماس ادیسون، ماری و پیر کوری، انریکو فرمی و الکساندر گراهام بل می باشند. همچنین ۱۲۱ برنده قبلی این مدال در سالهای بعد برنده جایزه نوبل هم شده اند.

دکتر نادر انقطاع یکی از پرافتخارترین چهره های ایرانی شناخته میشود و در رشته های الکترومغناطیس و نانوفوتونیک، فوتونیک گرافین، نانومواد از دانشمندان این رشته ها محسوب میشود. وی دانشمند ایران آمریکایی، متولد سال ۱۳۳۴ در تهران و در سال ۱۳۵۷ به آمریکا مهاجرت نمود. نادر انقطاع علاوه بر دریافت مدال بنجامین فرانکلین ۲۰۲۳، جوایز علمی زیادی را دریافت کرده است.

دکتر نادر انقطاع استاد برق، سیستم ها و مهندسی زیستی در دانشگاه پنسیلوانیا است. وی یکی از دانشمندان برجسته جهان در زمینه فرامواد است که ترکیبی از فیزیک، مهندسی و

فناوری نانو برای خم کردن و دستکاری امواج به گونه ای است که مواد طبیعی قادر به آن نیستند. پروفیسور نادر انقطاع مدال موسسه فیزیک نیوتن را که بالاترین افتخار اتحادیه بین المللی علوم رادیویی است، به دلیل مشارکت و ابتکارات پیشگام در نظریه الکترومغناطیسی و کاربردهای مواد کامپوزیت، فرامواد و اپتیک در مقیاس نانومتری، تصویربرداری و اندازه گیری الهام گرفته از زیستی دریافت کرد.

جوایز نادر انقطاع

جایزه پژوهشگر جوان بنیاد علوم ملی ایالات متحده آمریکا، (۱۹۸۹)

فلوی مؤسسه مهندسان برق و الکترونیک، (۱۹۹۶)

جایزه جرج هیلیمیر برای پژوهش برتر، (۲۰۰۸)

جایزه الکترومغناطیس مؤسسه مهندسان برق و الکترونیک، (۲۰۱۲)

مدال طلای بالتازار ون در پل اتحادیه جهانی علوم رادیویی، (۲۰۱۴)

مدال طلای انجمن بین المللی اپتیک و فوتونیک (۲۰۱۵)

مدال مؤسسه فیزیک اسحاق نیوتن به علت پژوهش در زمینه الکترومغناطیس، فراماده و نانوفناوری (۲۰۲۰)

جایزه بنجامین فرانکلین (۲۰۲۳)



چهارشنبه سوری و بازار در خانه ایران



دکتر نوید نصاب فارغ التحصیل از دانشکده دندانپزشکی کارولینای شمالی واقع در چپل هیل در سال ۲۰۱۸ است که هم اکنون ساکن کارولینای شمالی می باشد.



سیمای آشنا

فاطمه برغانی قزوینی (متولد: ۱۸۱۴ یا ۱۸۱۷ - وفات: ۱۸۵۲) مشهور به قره العین و طاهره بی شک یکی از معدود زنان عارف، مجتهد، شاعر و آزادی خواه تاریخ معاصر ایران است. در زنده نگاهداشتن نام و نقش طاهره در تاریخ می توان از دو گروه عمده نام برد؛ یکی بهائیان که ظهور مفهوم تساوی زن و مرد را در زندگی طاهره متجلی می دانند و دیگری فعالان حقوق زنان هستند که از قره العین به عنوان یک الگوی کنشگری در مبارزات زنان ایران و جهان یاد می کنند.



طاهره قدرتی بی نظیر در دگردیسی فکری داشت. لازمه این تحولات فکری دگراندیشی و بازاندیشی نظام فکری بود که او در آن رشد و نمو یافته بود. در واقع این تحولات فکری نمودی قابل لمس در زندگی روزمره او نیز پیدا می کند. او در نوجوانی علوم اصول و فقه شیعه

را فرا می گیرد و سپس به افکار شیخیه تمایل پیدا می کند و بعداً پیرو سید علی محمد باب می گردد. طاهره برای کسب علم و جستجوی دیدگاهی جدید همراه با همسر خود راهی کربلا می شود و پس از گذر سیزده سال دوری از وطن به ایران بازمی گردد. چندی بعد به دلیل اختلافات خانوادگی که ریشه های عمیق در کشمکش عقاید مذهبی و مردسالارانه داشتند، او را وادار به رها کردن وظایف متداول زنانه ی خود به عنوان دختر، همسر و مادر می کند و برای دومین بار همراه با خواهر خود و چند تن دیگر به کربلا باز می گردد. قره العین از نقش سنتی زن در جامعه مرد سالار دوران قاجار و محدودیتهایی که این سیستم فکری بر زنان ایران تحمیل می کرد آگاه بود.

«محتسب است و شیخ و من صحبت عشق در میان از چه کنم مجابشان پخته یکی و خام دو»

او با هنجار شکنی چهارچوب ساختار فکری غالب را درهم می شکند و تعریفی جدید از مسئولیتهای اجتماعی برای زن در جامعه ایران ارائه می دهد. او با اتکا به نفس خود مقامی والاتر و تاثیر گذارتر در جامعه برای زن متصور می شود:

اگر به باد دهم زلف عنبر آسا را
اصیر خویش کنم آهوان صحرا را
برای دیدن رویم سپهر هر دم صبح
برون بر آورد آئنه مطلا را
گذر من به کلیسا اگر فتنه روزی
بدین خویش برم دختران ترسا را

طاهره و دیگر بایبان سرشناس در تاریخ ۱۸۴۸ در روستایی به نام بدشت در نزدیکی شاهرود دور هم جمع می شوند.

طاهره تصویری نو از نقش زن در جامعه ارائه می دهد که کنشگری در جامعه را بر منفعل بودن نقش زن ارجح می داند. به بیانی دیگر بسیاری او را الهام بخش زنان ایرانی بعد از خود که در تلاش برای دستیابی به حقوق حقه خود هستند می دانند. طاهره در گرد همایی بدشت سخنرانی کرد. ریچارد فولتز، قره العین را قوه محرکه در تشکیل این کنفرانس می داند.^۱ طاهره با حرکتی نمادین نقاب روبنده ی خود را که یکی از اصول تعریف شده حجاب آن زمان بود از صورت بر می دارد و نسخ احکام و سنن قدیم را اعلام می دارد.

این کشف حجاب تاریخی طاهره ممکن است خواننده را به یاد پویش دختران خیابان انقلاب در تهران بیندازد که با کشف حجاب به عنوان یک نافرمانی های مدنی اعتراض خود به حجاب اجباری را بیان میکنند و مژده از یک عصر جدید و نوید از نسخ قوانین سنتی در جامعه ایران را می دهند. همگان شاهد گسترش و همه گیری این جنبش زنان رشید و با شهامت سرزمینمان در طی ماههای گذشته هستند که الهام بخش زنان در سرتاسر دنیا شده است.

بعد از واقعه بدش طاهره به بهانه مشارکت در قتل عموی خود دستگیر می شود و در حبسی خانگی به مدت سه سال در خانه رئیس پلیس تهران محبوس می ماند. در تاریخ ۱۸۵۲ طاهره قره العین به حکم دو مجتهد ارشد محکوم به مفسد فی الارض می شود. او را در خفا به باغ ایلخانی می برند و با فرو بردن دستمالی ابریشمی در حلقش او را خفه می کنند. نام طاهره به عنوان اولین زنی که به حکم مفسد فی الارض اعدام می شود در تاریخ ایران ثبت می شود. نزدیک به ۱۷۰ سال از قتل تراژیک طاهره میگذرد اما ندای آزادی جوی او همچنان در تاریخ طنین انداز است. طاهره قره العین، زنی که زندگی آزادی خواهانه داشت از فردایی روشن برای ایران بشارت می دهد:

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دیگر نه شود مسجد دکان تقدس
بریده شود رشته تحت الحنک ازمدم
نه شیخ بجا ماند نه زرق و تدلس
آزاد شود دهر ز اوهام و خرافات
آسوده شود خلق ز تخیل و توسوس
محکوم شود ظلم به بازوی مساوات
معدوم شود جهل ز نیروی تفرس
گسترده شود در همه جا فرش عدالت
افشاندۀ شود در همه جا تخم تونس
مرفوع شود حکم خلاف از همه آفاق
تبدیل شود اصل تباین به تجانس

1. Richard Foltz, Spirituality in the Land of Noble

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کفتر آزادی‌ام، آسمانم پارسی‌ست

رضا جعفری

درآمد فعال در مقابل درآمد غیرفعال



درآمد فعال به پولی اطلاق می‌شود که از کار فعال به دست می‌آید. این می‌تواند شامل دستمزد، حقوق، پاداش و کمیسیون باشد. اساساً هر درآمدی که از طریق تبادل زمان و تلاش برای پرداخت به دست می‌آید درآمد فعال است. از سوی دیگر، درآمد غیرفعال به پولی اطلاق می‌شود که بدون مشارکت فعال به طور منظم به دست می‌آید. این می‌تواند شامل درآمد اجاره، سود سهام یا بهره از حساب‌های پس‌انداز باشد. درآمد غیرفعال معمولاً از طریق سرمایه‌گذاری‌ها یا دارایی‌هایی ایجاد می‌شود که بدون نیاز به تلاش مداوم درآمد ایجاد می‌کند.

تفاوت اصلی بین درآمد فعال و غیرفعال در میزان تلاش مورد نیاز است. درآمد فعال مستلزم زمان، تلاش و انرژی مداوم است، در حالی که درآمد غیرفعال می‌تواند بدون نیاز به کار مداوم ایجاد شود. در حالی که هر دو شکل درآمد مزایا و معایب خود را دارند، درآمد غیرفعال اغلب به عنوان مسیر بهتری برای دستیابی به استقلال مالی در نظر گرفته می‌شود.

سرمایه‌گذاری املاک

سرمایه‌گذاری در املاک یکی از بهترین راه‌ها برای ایجاد درآمد غیرفعال در نظر گرفته می‌شود. سرمایه‌گذاری در املاک از طریق درآمد اجاره، افزایش ارزش و مزایای مالیاتی درآمد ایجاد می‌کند. سرمایه‌گذاری در املاک همچنین می‌تواند ثروت بلندمدت را از طریق افزایش بهای ملک که در طول زمان ساخته می‌شود، فراهم کند.

سرمایه‌گذاری در املاک می‌تواند انتخاب علاقه‌ای برای سرمایه‌گذاری باشد که به دنبال درآمد پایدار و قابل اعتماد و همچنین پتانسیل درآمدت کسب سرمایه هستند. این گونه سرمایه‌گذاری‌ها اغلب جریان نقدی منظم را از طریق درآمد اجاره و همچنین افزایش بلندمدت فراهم می‌کنند که می‌تواند به طور قابل توجهی بازده کلی سرمایه‌گذاری را افزایش دهد.

دارایی در مقابل بدهی

دارایی چیزی است که ارزش و درآمد ایجاد می‌کند. نمونه‌هایی از دارایی‌ها می‌تواند شامل املاک، سهام، املاک اجاره‌ای و پول نقد باشد. دارایی‌ها را می‌توان برای ایجاد اشکال دیگر درآمد غیرفعال یا حمایت از هزینه‌ها یا سرمایه‌گذاری‌های جاری استفاده کرد.

از سوی دیگر، بدهی چیزی است که ارزش چندانی ندارد و اغلب هزینه دارد. نمونه‌هایی از بدهی‌ها می‌تواند شامل بدهی کارت اعتباری، وام خودرو یا وام خانه و سایر هزینه‌هایی باشد که به منابع مالی نیاز دارند. برخلاف دارایی‌ها، بدهی‌ها اغلب پتانسیل تولید ثروت را کاهش می‌دهند و می‌توانند بر سلامت مالی تأثیر منفی بگذارند.

املاک و مستغلات به عنوان یک سرمایه‌گذاری

سرمایه‌گذاری در املاک و مستغلات به چند دلیل یک سرمایه‌گذاری خوب در نظر گرفته می‌شود. یکی از مزیت‌های اصلی سرمایه‌گذاری در املاک، پتانسیل ارزش‌گذاری بلندمدت است. ارزش املاک معمولاً در طول زمان رو به افزایش است، به این معنی که سرمایه‌گذاری در املاک می‌تواند پتانسیل بلندمدت ثروت آفرینی قابل توجهی داشته باشد.

علاوه بر سودآوری بلندمدت، سرمایه‌گذاری در املاک می‌تواند جریان ثابتی از درآمد غیرفعال را از طریق درآمد اجاره فراهم کند. سرمایه‌گذاران املاک می‌توانند درآمد مستمری را از طریق اجاره املاک ایجاد کنند، که می‌تواند به جریان هزینه‌های جاری و ایجاد منبع درآمد مداوم کمک کند.

علاوه بر این، سرمایه‌گذاری در املاک مزایای مالیاتی را ارائه می‌دهد که می‌تواند به کاهش بدهی‌های مالیاتی کمک کند. سرمایه‌گذاران می‌توانند هزینه‌های مربوط به نگهداری و مدیریت املاک اجاره‌ای را کسر کنند، که می‌تواند به کاهش کلی صورت حساب‌های مالیاتی کمک کند. به طور کلی، سرمایه‌گذاری در املاک چندین مزیت را برای سرمایه‌گذارانی فراهم می‌کند که به دنبال تولید درآمد غیرفعال و ایجاد ثروت بلندمدت هستند. با این حال، مانند هر سرمایه‌گذاری دیگری، ضروری است که قبل از سرمایه‌گذاری در املاک، تحقیقات خود را انجام دهید و خطرات و مزایای بالقوه را درک کنید.

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می توان گفت قشر جدید ایران نمی خواهد بر سر سرنوشت و آینده خویش بر مبنای صحبت های یک شخصیت قمار کند. از طرف دیگر وضعیت اقتصادی بخش وسیعی از جامعه امکان تداوم اعتصابات را تقریباً غیرممکن کرده است.

از این رو به نظر می رسد قبل از هر چیزی ایجاد صندوقی حمایتی برای کمک به خانواده های قشر درگیر در جنبش و پرداخت هزینه های وکالت برای عزیزان دربند از سوی ایرانیان مقیم خارج باید در اولویت قرار بگیرد. این امر علاوه بر کمک به قشر آسیب پذیر درگیر این جنبش، امکان سرمایه گذاری بر روی افراد متخصص داخلی جهت همفکری، اندیشیدن و پیشنهاد راه حل های ممکن بر پایه شرایط اجتماعی ایران را فراهم خواهد آورد. علاوه بر تخصیص صندوق های کمک هزینه مالی جهت دانشجویان علوم انسانی مستعد می تواند کمک شایانی به بهبود علوم انسانی در ایران کند که نتیجه آن بهبود وضعیت ایران در آینده خواهد شد. در کنار آن، لزوم برگزاری مراسم هایی از جمله تریبون های آزاد و مجلاتی که دیدگاه های متفاوت سیاسی را مورد نقد قرار دهند بیش از پیش باید مورد توجه هر آن کس که دل در گرو آبادانی ایران دارد، قرار بگیرد. چراکه بی شک آزادی و رفاه ایرانیان داخل و خارج از کشور نیازمند تشکلی بسیار منسجم تر و با برنامه است نه سیستم هیئتی حال حاضر.

در چند ماه گذشته، شاهد تحولات عجیبی بودیم که شاید تا قبل از شهریور ماه به هیچ عنوان آنها را پیش بینی نمی کردیم. مرگ عزیزی همچون مهسا امینی تا سید محمد حسینی به معنا زلزله ای چندین ریشتری بود که دیوار قطور بین ایرانیان را متلاشی کرد. چه ایرانیان ساکن ایران و چه خارج نشین ها. این اتفاق به ناگاه منجر به هماهنگی های بی مانندی شد و در نتیجه اجتماعی چشمگیر به منظور هم نوایی با مردم داخل ایران و اهرم فشار بر مسئولان، در خارج از کشور تشکیل شد. از قضا پس لرزه این اعتراضات، گسلهای بین ما ایرانیان مقیم خارج را نیز فعال کرد، به نحوی که اختلاف بین دیدگاه های مختلف سیاسی به یکباره تبدیل به درگیری ها و از بین رفتن بخش زیادی از ارتباطات شد. البته این امر به خودی خود ناپسندیده نبوده و باعث شد تا افراد یکبار برای همیشه موضعی مشخص گرفته و نسبت به انتخاب هایشان بهایی پرداخت کنند.

اما شوربختانه مشخص شدن موضع افراد نه تنها باعث نشد گفتگو بین افکار مختلف شکل بگیرد، بلکه کمینه سطوح گفتگو را نیز از بین برد و ما مهاجرین جدید در همان دامی افتادیم که سالیان قبل پیشکسوتان مهاجرت در آن گرفتار شده بودند. چاهی که کمترین آسیب آن عدم وجود یک اپوزیسیون منسجم بوده، هست و خواهد بود.

نوشته: گوشه نشین



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Shahla's contributions to Coldwell Banker Howard Perry and Walston over the years have been substantial, to say the least. Her performance year after year has positioned her not only as one of the top agents in the state, but among the top agents in the country. She was inducted into the Coldwell Banker Hall of Fame in 2010 and has achieved the International President's Premier ranking, which is only held by the top 1% of Coldwell Banker's 92,000 agents worldwide. Shahla is a leader in our organization, and is held in the highest esteem by her colleagues and coworkers. She has been an integral force in our success since 1994, and we continue to be honored and grateful that she is a part of our team. *Don Walston, Founder and Chairman, Coldwell Banker Howard Perry and Walston*

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