



APRIL 2015

# MESSENGER

News for Candler Park • Your In Town Hometown • [www.CandlerPark.org](http://www.CandlerPark.org)



## SAFETY FIRST

See p. 3

### INSIDE THIS MONTH'S MESSENGER

Laughter in the Park,  
now in living color!

**PAGE 3**

CPNO backs Oakdale-  
McLendon 4-way stop

**PAGE 6**

Fall Fest gets early start  
on planning, budget

**PAGE 7**

Your primer on staunching  
leaky water bills

**PAGE 9**



# Proven Quality Home Renovations Green House Renovation Atlanta

NOW OFFERING  
CUSTOM NEW HOMES!

♦ ADDITIONS ♦ BASEMENTS ♦ GARAGES ♦ KITCHENS ♦ FULL REMODELS ♦ GENERAL IMPROVEMENTS & REPAIRS ♦ INSURANCE CLAIMS



Tom Colquitt  
Green building specialist  
Green House Renovation Atlanta, LLC  
[greenhouserenovation.com](http://greenhouserenovation.com)

CALL  
**770-527-7148**



2011-14 Best Brewpub in Atlanta  
and '14 Best Bar Food  
-Creative Loafing

#1 Bar, "Top 50 Bars in Atlanta"  
-Atlanta Magazine

Top Ten Brewpub in the country  
-Beer Advocate

Simply the best hand crafted beer, food  
and drinks right here in your neighborhood.

292 Moreland Ave NE • 404-221-2600  
[www.wreckingbarbrewpub.com](http://www.wreckingbarbrewpub.com)

 **Eye Etc.**  
[www.EyeEtcAtl.com](http://www.EyeEtcAtl.com)



Check  
out our  
always  
cool  
frames,  
like Alan  
Mikli

**MICHAEL G. STAMBOLY, O.D.**  
**484-D MORELAND AVE NE**  
**404-523-3937**

Complete Vision Care in Little 5 Points



# Mobilizing the masses and more security lessons

By Russell Miller

Recent high profile crimes in and around Candler Park have created a lot of anxiety for our neighborhood. In response, groups focusing on safety are mobilizing on multiple fronts. Neighbors in the Iverson area have re-doubled their efforts to strengthen their part of Candler Park Neighborhood Watch, CPNO is engaging with the new Little Five Points Community Improvement District to work for solutions to some of that area's "quality-of-life" issue, and a dedicated group of volunteers is working to make the Candler Park/Lake Claire security patrol a reality.

A recent poll on the neighborhood social media site Nextdoor quickly

## SAFETY BRIEFING

accumulated 150 votes from neighbors who said they'd subscribe to a safety patrol if it was established.

Another example of our neighborhood's recent actions to combat crime was residents' solid attendance on March 21 at the Atlanta Police Department's Citywide Neighborhood Watch Safety Training Course. Eight Candler Parkers attended the event which was the largest the Crime Prevention Unit had ever hosted. Topics covered were preventing home burglary, situational awareness, and activities that a Neighborhood Watch can do to make our streets less attractive to criminals.



See Safety, p. 5

## LAUGHTER IN THE PARK

By Deb Milbrath



The mission of the **Candler Park Neighborhood Organization** is to promote the common good and general welfare in the neighborhood known as Candler Park in the city of Atlanta.

## BOARD of DIRECTORS

<b>PRESIDENT</b> president@candlerpark.org	<b>Ken Edelstein</b> 404-372-5871
<b>VICE PRESIDENT</b> vicepresident@candlerpark.org	<b>Lexa King</b> 404-452-9898
<b>MEMBERSHIP SECRETARY</b> membership@candlerpark.org	<b>Roger Bakeman</b>
<b>TREASURER</b> treasurer@candlerpark.org	<b>Peter Bluestone</b> 404-923-0049
<b>RECORDING SECRETARY</b> secretary@candlerpark.org	<b>Bonnie Palter</b> 404-525-6744
<b>ZONING OFFICER</b> zoning@candlerpark.org	<b>Seth Eisenberg</b>
<b>PUBLIC SAFETY OFFICER</b> safety@candlerpark.org	<b>Russell Miller</b>
<b>ENVIRONMENTAL OFFICER</b> environment@candlerpark.org	<b>John Skach</b>
<b>SPECIAL PROJECTS OFFICER</b> projects@candlerpark.org	<b>Mark Clement</b> 404-808-3635
<b>COMMUNICATIONS OFFICER</b> communications@candlerpark.org	<b>Zaid Duwayri</b>

Find a complete list of CPNO committee chairs, representatives and other contacts at [www.candlerpark.org](http://www.candlerpark.org).

## MEETINGS

CPNO Members Meetings are held every third Monday at First Existentialist Congregation, 470 Candler Park Drive.

Committee meetings take place at Epworth United Methodist Church, 1561 McLendon Ave., unless otherwise announced (enter from the street level door and ring the bell if you're late).

All are welcome. Only registered members are eligible to vote at monthly meetings. Membership applications must be received by Membership Officer by the first day of the month of meeting.

Find specific meeting information on page 1 and a complete list of CPNO meetings at [www.candlerpark.org](http://www.candlerpark.org).

## MEMBERSHIP

CPNO membership is free to Candler Park residents, property owners and businesses. Membership must be renewed annually.

Sign up at [www.candlerpark.org](http://www.candlerpark.org) or complete the membership form in this issue of the Messenger.

**Introducing... THE KINDESTCUT**  
**Eco-Friendly, Manual Lawn Care!**

- Hand trimming and mowing!
- Hand aeration!
- Rakes and brooms – No blowers!
- No noise!
- No emissions!
- Healthier lawn!
- Affordable rates!
- Prompt, courteous service!

**Good For Your Turf...  
 GREAT For The Earth!**



**404 755-8170**  
[kindestcut@bellsouth.net](mailto:kindestcut@bellsouth.net) / [kindestcutlawncafe.com](http://kindestcutlawncafe.com)

*Nurturing Young Hearts and Minds*



**The Glenn School  
 for Young Children**

For 50 years, nurturing the young hearts and  
 minds of the children of your community

*Limited Space Still Available*  
 Find your Application online for the 2015-16 School Year

*Serving*  
 Children 6 Months through Kindergarten in a  
 Half-Day, Play-Based, Early-Learning Program

*Tours on Wednesday*  
 Please call to arrange your personal tour



**1660 N. Decatur Rd • 404.634.6494 • [www.glennschool.org](http://www.glennschool.org)**

**Intown Atlanta's  
 Historic Neighborhood Specialists  
 Since 1983**




**THE PAT &  
 MELISSA  
 GROUP**

**RE/MAX METRO**  
 atlanta | cityside

**Melissa Miller 404-276-7736**  
**Pat Westrick 404-388-6466**  
**Re/Max Cityside 404-371-4419**

**NOW OPEN  
 in Inman Park**



**Grooming & Dog Supplies**  
 745 Edgewood Ave NE | Inman Park  
[www.barkinghoundvillage.com](http://www.barkinghoundvillage.com)



**KDA**  
 cömmünications

Contact us today for more information!  
 678.905.4842 • [sales@kda-communications.com](mailto:sales@kda-communications.com)  
[www.kda-communications.com](http://www.kda-communications.com)

Candler Park Messenger is a publication of KDA Communications. Subject matter published is the opinion of the author and does not necessarily reflect the opinion of the publisher of this newsletter. Professional advice should be obtained before making any decision in which a professional is readily available. Advertisers assume responsibility for the content of the ads placed in this publication. Material published may not be reproduced without the written permission of KDA Communications.

The information and advertisements contained in this Newsletter are provided for the residents of Candler Park as a courtesy only. No representations are made as to information presented, the quality of the goods or services advertised, or the veracity of the statements relating to the goods and services. The printing of opinions, information or advertisements does not constitute an endorsement by the Neighborhood of such opinions, information, goods or services.



*From Safety, p. 3*

While mobilizing the masses can effect sweeping changes, it's important that we take daily responsibility for the safety of our families and neighbors to effect lasting change.

Among the points that APD trainers shared:

- Create barriers that can keep home burglars at bay. Most barriers will be obvious, like installing heavy duty deadbolts, kick plates with three-inch screws or longer., and an alarm system (along with posting the alarm systems' signs in your front and back yard). Some barriers are more subtle: Trim back bushes where a burglar could hide and wait for a resident to leave. Make sure your motion control floodlights are pointed at your door.

- Situational awareness is the key to avoiding the types of robberies that occur throughout the city. This means trusting your intuition and not putting yourself in places where you become an easy target (e.g. a poorly lit parking garage). Feel like a car coming towards you or behind you as you walk alone in the neighborhood is moving too slow? Quickly and with confidence walk up a neighbor's front walk and ring the doorbell. Again, common sense, but so often we don't trust our gut, and it can cost more than just our phones and wallets.

- Finally, neighborhood watch

activities can yield real results in reducing crime. Everyone plays a role in an effective neighborhood watch, not just block captains and leaders. There are plenty of activities that individuals can engage in to improve our safety: if you see something say something, (always) cleaning up trash (trash begets trash), offer to cut an elderly neighbor's grass that is overgrown, and clean up graffiti near your house. A clean neighborhood shows criminals that we are looking out for one another, and that's ultimately what neighborhood watch is all about, not catching criminals, but rather doing what we can to make sure they know they aren't welcome.

Speaking of clean, I've got another tip for you: Remember to CLEAN OUT YOUR CAR every time you get out of it. Lock valuables in a trunk or take them inside. Larcenies from cars account for more than 50 percent of our crime. Let's stop giving criminals a reason to come to our neighborhood.

Candler Park Neighborhood Watch still needs block captain volunteers for many streets so if you're interested in becoming the unelected mayor of your block or street, or in helping to make Candler Park safer in any other way, contact me [safety@candlerpark.org](mailto:safety@candlerpark.org)

Stay safe, CP.

*Russell Miller is the CPNO safety officer.*

## Thank you, Mojo Pizza N' Pub!

Did you know that Mojo Pizza N' Pub just remodeled its dining room the heart of Oakhurst? Well, now you do: Come see what's new at Mojo.

Of course, you may also be happy to know that the well-loved pizzeria brings its fare April 20 to our very own Members Meeting. That's right: Mojo is CPNO's next food sponsor.

Do you know of another local restaurant or caterer who wishes to partner with CPNO as a cash-free meeting sponsor? Email Chris Fitzgerald at [chriscfitzgerald@gmail.com](mailto:chriscfitzgerald@gmail.com).



## THE MESSENGER

### INTERIM EDITOR

Ken Edelstein  
[editor@candlerpark.org](mailto:editor@candlerpark.org)  
404.372.5871

### ADVERTISING

[sales@kda-communications.com](mailto:sales@kda-communications.com)  
678.905.4842

The Messenger is the monthly newsletter of the Candler Park Neighborhood Organization. Articles reflect the opinions of authors, and not necessarily those of CPNO, the CPNO Board of Directors, the Messenger or the editor.

Articles must be signed and submitted via email to [editor@candlerpark.org](mailto:editor@candlerpark.org) by the 20th of the month prior to publication.

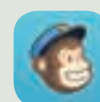
If you have a news tip or story idea, please email relevant information including contacts to [editor@candlerpark.org](mailto:editor@candlerpark.org) or call the editor.

If you live in CP or own a business in CP, and aren't receiving the Messenger by mail, be sure to notify us! Send your name and address to [editor@candlerpark.org](mailto:editor@candlerpark.org). Place the words "Messenger Delivery" in the subject line.

## CP ONLINE

For the most up-to-date information on Candler Park events and news, check us out on the Web at [candlerpark.org](http://candlerpark.org).

### JOIN CPNO TO GET EMAIL BLASTS



To receive informative email blasts, sign up online to become a CPNO member. We don't spam!

### MESSAGES & CRIME ON NEXTDOOR



Join the Candler Park group at [candlerpark.nextdoor.com](http://candlerpark.nextdoor.com) to keep up on crime reports and other messages.

### LIKE US ON FACEBOOK



You'll get the latest news and will be able to interact with 500 of your neighbors at [facebook.com/CandlerPark](https://facebook.com/CandlerPark).

### FOLLOW US ON TWITTER



Our handle is your handle: [twitter.com/CandlerParkATL](https://twitter.com/CandlerParkATL)

Cover photo: Ken Edelstein.

## DATES TO REMEMBER

### APRIL

**13** CPNO Board Meeting,  
7 pm, Epworth Church

**20** CPNO Members  
Meeting, 7 pm,  
First Existentialist  
Congregation

### MAY

**11** CPNO Board Meeting,  
7 pm, Epworth Church

**18** CPNO Members  
Meeting, 7 pm,  
First Existentialist  
Congregation

*In case of cancellations or changes,  
check calendar at [candlerpark.org](http://candlerpark.org). For  
meetings at Epworth, knock on door at  
street level to get in. All CPNO meetings  
are open to the public.*

## CPNO endorses 4-stop at Oakdale McLendon

CPNO members overwhelmingly approved a motion March 20 urging the city to make permanent a four-way stop at McLendon Avenue and Oakdale Road. That was only about 45 days into a 60-day Department of Public Works study on replacing the traffic signal there with a stop sign. But on Nextdoor and in public meetings, opinions of the change have been overwhelmingly positive.

## BRIEFS

The motion, by Randy Pimsler, authorizes CPNO to communicate its support of the intersection modifications to DPW, to consider improvements to the intersection's crosswalks, and to more clearly indicate the new no parking zone on the east side of Oakdale, from McLendon to Miller, via yellow curb paint.

Traffic problems at the intersection were a core impetus for the Candler Park Master Plan.

— Jay Sandhaus

## In praise of silent renewals

Membership in CPNO is for the calendar year. And, yes, this is a reminder to renew for 2015 if you haven't already done so.

Since we started keeping records in 2010, more than 1,000 people have joined (some as couples), but members don't always renew. As a result, our membership at the end of 2014 was about 450 (almost 40 percent of whom had joined in 2014). Of those, about a third came to one or more meeting.

People who take leadership roles in groups like CPNO tend to think members who count are the active ones — those who come to meetings, who they see. But I'd like to recognize those we don't see, the two-thirds of members who never attend a meeting. I imagine many of them reading the Messenger, well aware of events and supportive; it's just that attending meetings isn't why they joined. Still, they contribute mass and stability to the iceberg that is CPNO; they're an important part of what keeps us afloat.

So I encourage you all to renew — whether you plan to attend a meeting or not.

Speaking of which, CPNO is happy to welcome March's new members:



Neighbors install bench at site of first Antioch East Baptist sanctuary on Oakdale Road, Photo: Edith Kelman

## Mystery donor challenges CP with History Project grant

By Edith Kelman

You can help us make a match! An anonymous friend of the Old Stone Church BiRacial History Project will match up to \$500 in donations to the History Project.

In other words, your monetary gift will be doubled. More good news: Your contribution to the History Project is fully tax-deductible.

This revenue will help cover operating costs for 2015. Donations of all sizes are greatly appreciated. Please support our local history efforts!

Please send your check to: BiRacial History Project, PO Box 5567, Atlanta GA 31107

- Scott and Amanda Jones
- Nicole and Todd Cibrowski

Not a member yet? Join today! It's easy, and it's free: Simply go to [www.candlerpark.org/register](http://www.candlerpark.org/register) and fill out the quick form.

— Roger Bakeman  
Membership Secretary

A poster for Fall Fest 2015. It features a large, stylized leaf graphic with the words 'FALL FEST 2015' inside. Below the leaf, it says 'OCTOBER 3RD - 4TH' and 'CANDLER PARK'. The background is yellow. Text on the poster includes: 'We all want a safer neighborhood more fun events, & improved public spaces. DON'T WE?', 'There's a fun way to help fund all those projects: GET INVOLVED IN FALL FEST!', 'SUGGEST SPONSORS [fsponsors@candlerpark.org](mailto:fsponsors@candlerpark.org)', and 'VOLUNTEER [volunteer@candlerpark.org](mailto:volunteer@candlerpark.org)'.



# Bylaws review: Here's how you can have input

By Jay Sandhaus

CPNO's special Bylaws Review Committee has been tasked over the next four months with recommending updates to the organization's bylaws.

We want to gather input as broadly as possible, and then make sure ideas are discussed and vetted thoroughly before bringing them to the floor for a vote. So we've put a process in place to help that happen.

The bylaws themselves require a two-step process for any changes. First, the board must take up the proposed amendment. If board members support it with a majority vote, the amendment is sent to the membership for discussion and a vote at the next monthly meeting. Two-thirds of members present at that meeting most vote "yes" for the amendment to take effect.

We hope our committee's process will yield ideas that are broadly supported. That way, they'll reflect the wishes of the membership and each stand a good chance of successfully passing these votes. Toward that end, here's the process we're committed to following:

1. Collect input: We've published a survey at [candlerpark.org/bylawsupdate](http://candlerpark.org/bylawsupdate) and let members know about it through announcements at the Members Meeting, publishing it in the Messenger and [candlerpark.org](http://candlerpark.org), and broadcasting it via e-mail blasts. We've also proactively e-mailed key participants, including past



Candler Park Bylaws Review Committee hard at work revising our governing documents at a recent meeting.

board members, and long-time and active residents, asking for their input. Finally, the committee is thoroughly reviewing the existing bylaws for consistency with how the organization currently operates and is researching best practices of similar organizations.

2. Describe changes: We'll take all the input and prepare a set of potential changes. Each change will include a note explaining why the change is being proposed. Where there are multiple potential approaches to a single area, we'll present them as a set of alternatives. We'll

make it easy to see what might change and why.

3. Present to the board: We'll review all the potential changes with the board, collect feedback, and adjust as necessary.

4. Public discussion: We'll hold a special public meeting for discussing potential changes. This will give us a forum for a longer, more substantive discussion of changes before bringing them to a Members' Meeting for a vote. If necessary, we'll hold multiple meetings.

5. Non-binding votes of support: If there are proposed changes that don't have clear consensus, we'll ask the organization to take a non-binding vote of support on each issue to gauge sentiment. This will help us identify areas that might require separate binding votes at the end of the update process.

6. Amendment: Proposed updates will be published at [candlerpark.org](http://candlerpark.org), and members will be notified by email and in the Messenger of an upcoming vote to amend the bylaws. The board will vote; if the board recommends the changes to the organization, there will be a formal debate and vote at a membership meeting.

By following this process, there will be multiple opportunities along the way for members to meaningfully participate in updating our bylaws. If you have an idea on how to improve our bylaws, or feedback on the process above, please e-mail me at [jaysandhaus@gmail.com](mailto:jaysandhaus@gmail.com) or reach out to any member of the committee.

## Fest budget faces April vote

This may be the earliest Fall Fest budget yet: Our proposed 2015 spending plan faces a vote at April's CPNO Meeting.

The reason? A larger team has gotten a jump on planning to increase our chances at a fun and financially successful event. That means spending some money a bit earlier than usual. For example, permit fees already are due so that we can lock in the our best weekend — Oct. 3-4.

The proposal is a conservative one. Although we've reorganized some of the categories, overall it closely tracks the 2013 and 2014 budget. Because it's so early, though, we may need to propose revisions in a few months.

Like all CPNO spending greater than \$500, the Fall Fest budget required a discussion before the vote. So I presented a detailed version at our March meeting. We expect to vote on the budget April 20.

Please send any suggestions or feedback to me at [president@candlerpark.org](mailto:president@candlerpark.org).

— Ken Edelstein

PROPOSED BUDGET FOR 2015 FALL FEST IN CANDLER PARK						
	2013		2014		2015	
	Budget	Actual	Budget	Actual	Proposed	Notes
<b>INCOME</b>						
Sponsorships	\$20,000	\$11,430	\$15,000	\$11,900	\$16,400	Includes general, Tour of Homes and 5k sponsorships.
Market booths	\$20,000	\$22,429	\$20,000	\$19,090	\$22,875	Includes Artists' Market and Kids' Market
Food vendors	\$8,000	\$10,295	\$11,000	\$8,150	\$11,200	
Tour of Homes tickets	\$2,400	\$2,199	\$2,400	\$2,630	\$4,000	
Runners' entry fees	\$14,000	\$11,777	\$14,000	\$5,539	\$8,600	
Beer, wine, beverages	\$18,000	\$17,360	\$18,000	\$8,920	\$18,000	
ATM commission	\$700	\$678	\$700	\$0	\$800	
Merchandise	\$500	\$2,297	\$2,000	\$1,062	\$2,425	T-shirts, CPNO banners, etc.
<b>TOTAL INCOME</b>	<b>\$84,600</b>	<b>\$78,691</b>	<b>\$86,100</b>	<b>\$65,234</b>	<b>\$84,300</b>	
<b>EXPENSES</b>						
Marketing	\$15,000	\$8,381	\$10,500	\$10,331	\$8,300	Printing, signage, t-shirts, photography, advertising, PR
Music	\$18,850	\$20,535	\$19,500	\$18,360	\$20,400	Production, talent, licensing
Kids' Village	\$600	\$900	\$900	\$900	\$1,200	Bouncers, adding rowing artists
Artists' Market	\$350	\$300	\$350	\$300	\$1,200	Market festival to artists. Plus artists expenses previously under miscellaneous.
Operations	\$32,350	\$28,515	\$35,820	\$33,699	\$35,120	Fencing, first aid, garbage/recycling, generators, golf carts, insurance, labor, security, tent rental, toilets, permits, pool house rental, miscellaneous, contingency, etc.
Runs	\$4,850	\$4,861	\$5,100	\$2,065	\$7,100	5k plus new fun run
Tour of Homes					\$250	Printing previously under misc
<b>TOTAL EXPENSES</b>	<b>\$72,000</b>	<b>\$63,492</b>	<b>\$72,220</b>	<b>\$66,671</b>	<b>\$73,875</b>	
<b>NET INCOME</b>	<b>\$12,600</b>	<b>\$15,199</b>	<b>\$13,880</b>	<b>-\$10,443</b>	<b>\$10,425</b>	

**RE/MAX METRO**  
atlanta | cityside

#1 Re/Max Agent in Georgia  
Top Producing Agent in 30307

**Chad Sells Again!**  
(404)266-7199  
Chad@ChadSells.Com

Top Agent      Search For Homes Online At:  
Lifelong Resident      **ChadSells.com**  
Neighborhood Expert

**DR. RICHARD SHAPIRO**  
is pleased (and bragging a little) to be in the  
**Atlanta Magazine**  
**TOP DENTISTS IN ATLANTA**  
listing of  
**5 STAR DENTISTS**  
as selected by patients and peers

Family Dentistry in Little 5 Points  
(404) 523-2514

**KDA**  
cömmünications

**Get noticed. Advertise.**  
**Contact us Today!**

To advertise in a KDA Neighborhood  
Newsletter, please contact us at  
**678-905-4842 • sales@kda-communications.com**

3300 Highlands Pkwy • Ste 100 | Smyrna, GA 30082  
678.905.4842 | [www.kda-communications.com](http://www.kda-communications.com)

# Mountain Home For Sale!

Enjoy the Seasons at their most Beautiful






Come see this beautifully Maintained and Updated home in the Mountain Community of Bent Tree only on hour North of Atlanta. Enjoy the mountain and small town lifestyle while taking advantage of the amenities such as a Lake, Golf, Tennis, Stables, Pools, Trails and Dog Park and more. Live in and be part of a community not just a neighborhood.

View the narrated slide show at <http://realestgallery.com/164Starcross.htm>

**BERKSHIRE HATHAWAY**  
HomeServices  
Georgia Properties

**Maria Ashby**  
Cell: 770.893.8451  
Broker: 770.720.1400  
164 Starcross Lane, Jasper GA 30143  
FMLS # 5502220  
[mariasellshomes@icloud.com](mailto:mariasellshomes@icloud.com)  
Resident of Bent Tree for 20+ years

3 BR / 3.5 BA • 2 Car Garage  
Easy Driveway • Screened Porch  
Wrap around Deck  
New HVAC System  
New Roof • Close to main gate  
**\$264,900**

[www.cmariacloseyourdream.com](http://www.cmariacloseyourdream.com)





## Hey, wait a second: Why's my water bill so high?

*By Zaid Dulwayri*

Whether you're new to Atlanta or are a new homeowner within the city limits, odds are you were surprised by your first Atlanta Watershed water and sewer bill. The first question likely to have popped in your head was: "Is it me or is everyone else paying this much?"

As you would expect, your cost is attributed to the combination of usage and water rates in the city. Let's start by talking about rates.

Water in Atlanta is expensive — and this is not just me talking. Several studies and pricing surveys conducted over the past few years continue to show that Atlanta has one of the highest water rates in the among major metropolitan areas. Atlanta's prices are higher than those of New York City, Los Angeles and Boston and very close to those of Seattle and San

Diego. That's pretty high!

The Atlanta Department of Watershed Management's website states that the rate increases over the past decade were instituted to help pay for the federally mandated overhaul of the city's aging and deteriorated sewer systems — a \$4 billion project.

Water rates in Atlanta are tiered, which means that higher consumption leads to higher rates. We pay one rate for the first three CCF (100 cubic feet, or about 749 gallons of water), a higher rate for the next three, and the highest rate for everything else. The sewer portion of the bill is directly related to the water portion. Senior citizens receive a discount on their bill.

Now to the part of the water bill that you can directly control: consumption. Consumption can be intended, as in your everyday water usage, or unintended, as in

a leak. You could read a whole lot online about how to conserve in your water usage, but since the intent of this article is to address the possible reasons behind a surprise in the water bill, I'll move to the unintended consumption part, leaks.

Your water meter measures every little drop of water that passes from the city's main water pipe into your property. According to Atlanta Watershed, the average household in Atlanta consumes 8 CCF (6,000 gallons). Based on my personal experience, a family of 4 should expect to consume 6 to 7 CCF, if all your consumption happens inside of your house. If you consider your usage to be average and you're hit with an unexpected spike in measured water usage, you should suspect a leak.

*See Water, p. 10*

Leaks are tricky and could cause considerable damage to your property, and your wallet. They range from the apparent, like a leaky bathroom faucet, to the discreet, like a cracked underground pipe. Of course, you should attempt to fix all apparent leaks as soon as possible, but you're likely to unknowingly sit on the discreet ones until you get that ridiculously high water bill.

Verifying that you have leak is not very difficult. If you are able, and you know how to access your water meter – typically near the sidewalk in front of your property – then you should be able to read it. You'll see dials that look like clock hands. You'll also see a little red triangle that rotates when water flows through the meter. If water isn't being used at your property (faucets, showers, toilets, appliances) then the triangle shouldn't be moving. If it is moving, then you have a leak. Call a plumber!

The cost of repair will depend on the extent of the damage causing the leak. If

the damage is on the property side of the meter, it's the responsibility of the property owner. For example, if tree roots in your front yard damaged the pipe that runs from the meter to your house, you'll have to pay to repair the damage, as well as for the wasted water. That's what happened to us last year.

It's not all doom and gloom though. The city does have a process for appeals and adjustments. The information is on the Atlanta Watershed website (links below) and it allows for residents to file for an adjustment of charges that were due to an "invisible" leak. The city does specifically say that toilet leaks are not eligible for adjustments as they're considered ones that you could detect and repair. The appeals process takes a few months and a bunch of followup calls, and you should be ready to show a plumber's invoice to indicate that the repair was complete.

Depending on when the meter is actually read by the city, you could be sitting on a leak for weeks. Pay attention to signs in your yard or in your house for

a possible leak. Damp interior walls or wet and muddy parts of the yard are typical indicators.

Finally, the city has partnered with a company called Service Lines Warranties of America, or SLWA, to offer service line warranties. For around \$5 a month, you could insure your external water line and get it repaired with minimal out of pocket. You should review the terms and conditions before subscribing, but it could be a worthwhile investment as the typical repair bill for repairing your main water line costs close to a \$1,000 or more.

If you're not on Candler Park's Nextdoor, please join to seek your neighbors' opinions and recommendations. Also, check these links for more information: Atlanta Department of Watershed Management: <http://www.atlantawatershed.org/>; Service Line Warranties of America: <http://www.slwofa.com/>; Circle of Blue: <http://www.circleofblue.org/>; Candler Park's Nextdoor - <http://candlerpark.nextdoor.com/>.

## Eggs Cooked in Avocado

## Recipe of the Month

Courtesy of McNack's Kitchen  
[mcnackskitchen.com](http://mcnackskitchen.com)

### Directions:

To make it, just cut open an avocado and remove the pit. Then, using a spoon, gently make the opening a little bit larger so an egg would fit. Slice a tiny spot on the bottom of the skin so the avocado will lie flat while it cooked.

Crack the egg into a small bowl and gently pour it into the avocado opening. Sprinkle with salt and pepper and put in a 400 degree oven for about 8-10 minutes so the yolk is still runny.



Scan this code with  
your smartphone to  
view more recipes!





# Candler Park crime reports, Feb. 15-March 8

Crime reports are provided by Atlanta Police Department Zone 6 and compiled by CPNO member David Bruce.

**Candler Park** – Larceny from auto – 2/15 Saturday day. Parking lot. Two vehicles. Windows broken. Purse with debit and credit card taken.

**400 block Sterling Street** – Larceny from auto – 2/18 Wednesday morning. Street. Window busted out. Ice scraper taken.

**400 block Sterling Street** – Auto theft – 2/17 Tuesday day. Victim said this is the second time this vehicle was stolen from in front of their home. 1997 Black Jeep Cherokee with Georgia tags taken.

**600 block Clifton Road** – Burglary – 2/26 Thursday day. Shed and basement doors were left unlocked. Hiwatt lead amplifier, Milwaukee sawzall, 2x2 Yamaha inverter, Makita 10" chop saw, Skill 7" circular saw, Fender solid state amplifier, new Gold Tone banjo and Fender mandolin were taken.

**1400 block Benning Place** – Larceny from auto – 2/22 Saturday day. Victim said that a month ago his vehicle was missing a hubcap and he replaced it. Now he noticed another hubcap missing. He said his neighbor across the street was also missing a hubcap.

**500 block Terrace Avenue** – Larceny from auto – 2/24 Tuesday day. Window busted in. Chanel sunglasses and \$20 cash taken.

**1100 block Mansfield Avenue** – Larceny from auto – 2/26 Thursday evening. Street. Window broken. Backpack with books inside taken.

**400 block Candler Park Drive** – Larceny from auto – 2/27 Thursday evening. Street. Window busted out. Nothing missing.

**1500 block McLendon Avenue** – Larceny from auto – 2/27 Friday day. Parking lot. Window busted out. Diaper bag and antique angel pin taken.

**300 block Glendale Avenue** – Auto theft – 2/24 Monday day. Parking lot. Impounded by Buckhead Towing from Wade Avenue for being illegally parked. Vehicle was never placed as stolen because it was recovered before it could be placed on stolen list. Silver Mitsubishi Galant 2007 Georgia tag.

**1200 block McLendon Avenue** – Burglary – 3/4 Wednesday morning. The hinge that secured the door of the garage wood shop was pulled out. Dewalt reciprocating saw. 2 Dremel 4000 wood finishing tools, Cobalt drill, Milwaukee circular saw and Makita disc grinder taken.

**300 block Elmira Place** – Larceny from auto – 3/2 Monday morning. Door left unlocked. \$20 cash, credit card and NC state employee credit union credit card taken.

**300 block Elmira Place** – Larceny from auto – 3/2 Monday morning. Street. Door left unlocked. I-pod and phone charger taken.

**1600 block Clifton Street** – Larceny from auto – 3/2 Monday evening. Street. Window busted out. I-pad tablet, IBM Thinkpad, Gucci laptop bag and purse, wallet, credit cards, debit card and \$40 cash taken.

**400 block Sterling St** – Larceny from auto – 3/2 Monday day. No sign of forced entry. \$15 cash and I-pod taken.

**300 block Moreland Avenue** – Larceny from auto – 3/3 Tuesday evening. Parking lot. Window busted. Backpack with clothing and sneakers inside and 8GB I-pod taken.

**1300 block McLendon Avenue** – Larceny from auto – 3/5 Wednesday evening. Street. Window broken. Leather wallet, GA DL, credit and debit cards (4) taken.

**600 block Clifton Rd** – Larceny from auto – 3/7 Friday evening. Street. Window broken out. MacBook Pro 15", US passport, Liberto school play book and backpack taken.

**400 block Page Avenue** – Auto theft – 3/4 Wednesday morning. Driveway. 2000 Maroon Jeep Cherokee GA tag taken.

**400 block Moreland Avenue** – Homicide – 3/14 Saturday morning. Parking lot. Two victims were discovered unresponsive in the rear lot of the restaurant with gunshot wounds to the torso. Staff reported hearing shots and found victim

#1. Officers canvassed the scene and discovered victim #2 about 30 yards away.

1400 block Miller Avenue – Robbery – 3/9 Monday evening. Street. Victim said he was walking EB on Miller when an older silver model minivan drove WB towards him. He said 2 B/Ms between 5' 8" and 6', one with a dark colored hoodie suddenly jumped out of the minivan and demanded his phone and wallet while a 3rd B/M was driving the van. One of the suspects had a gun and the other punched him in twice in the face before he fell to the ground. Set of keys, wallet with credit cards and ID taken.

200 block Ferguson Street – Larceny from auto – 3/9 Monday morning. Street. Window broken. Money taken.

1600 block McLendon Avenue – Larceny from auto – Thursday evening. Parking lot. Two vehicles with windows broken. Victim said he saw a black Chevy Impala in the lot with 3 B/Ms. 2 were around the vehicle and one was sitting in the car while it was still running. Computer and laptop taken. Suspects: one with braids and one with a short hair cut, all 3 wearing black clothing.

300 block Ferguson Street – Larceny from auto – 3/14 Saturday day. Street. Window damaged. Lenovo laptop taken.

1200 block Euclid Avenue – Larceny from auto – 3/14 Saturday day. Street. Window busted. I-pad and leather backpack taken.

300 block Mell Avenue – Larceny from auto – 3/14 Saturday morning. Street. Vehicle left unlocked. Android phone charger, Trident gum and cigarettes taken.

400 block Moreland Avenue – Larceny – 3/14 Saturday evening. Store. Victim said she left her black purse hanging on a door inside the building. Video shows a B/M walk into the store through the rear door, take the purse and exit. Purse was recovered at the bottom of the stairs in a dumpster and returned to the owner.

300 block Elmira Place – Auto theft – 3/8 Saturday day. Attempt only on street. 1998 white Jeep Cherokee with GA tag. Door lock was damaged and ignition switch was removed from steering column. tag taken.

# March 16 CPNO Members Meeting — draft minutes

The meeting was called to order at 7 pm by Ken Edelstein, President. Welcome was extended to new members. Motion to amend the agenda by moving the Bylaw Committee announcement/discussion to announcement section passed. Motion to adopt the amended agenda passed.

## Visitors

- Candler Park Soccerfest- Craig Fanti reviewed the history of the festival. This year's festival will be held in Candler Park park on June 12 and 13. There will be large screen(s) to watch the US Women's team play in the World Cup. The festival is free and includes a 5k as well as soccer activities all day.
- Lt. Floyd, Atlanta Police Department, addressed the recent homicides in Little Five Points

## Announcements

- Jay Sandhaus, Bylaw Committee Chair, explained the committee process and invited anyone who wanted to provide input to fill out the survey which may be found on the website. All suggestions will be reviewed by the committee and then passed onto the Board for their consideration. There will be a Special Meeting in which only Bylaw changes will be discussed (date to be determined). The suggested bylaw changes will be presented for membership vote.
- Thank you to Brewhouse Café for providing food at tonight's meeting.
- Thank you to Candler Park Market for donating the candy for the Easter Egg Hunt, March 28th. Egg stuffing for adults only will be March 22 at 1435 Benning Place.
- Thank you to Jay Sandhaus, Bonnie Palter, Kate Cantrell, and Scott Lenhart for serving on the Bylaws Committee.
- Publix Marathon Cheering Section will gather at McLendon and Candler Park Drive at 7am March 22nd.
- Thank you to Jennifer Wildes

for volunteering as this month's 'bartender'.

- Bond Referendum vote is tomorrow, March 17th. Voting is expected to be light. It is not clear what projects will be funded although DeKalb Avenue improvements are on a high spot on the list.
  - Anna Foote, Aide to Stacy Abrams, was present to answer any questions.
  - Joshua Antenucci announced the dates for the Candler Park Music and Food Festival (formerly Midtown Music and Food Festival) as May 29th and 30th. Festival is free; \$10 wristband for alcohol. Motion to support the Festival passed.
  - Zaid Duwayri, Communication Officer, announced that the new website is up and running. He invites feedback to be sent to [communications@candlerpark.org](mailto:communications@candlerpark.org).
  - BiRacial History Project Grant Challenge- Edi Kelman announced that an anonymous donor will match up to \$500 if donations are received from the neighborhood.
  - Russell Miller, Public Safety Officer, announced the city-wide Safety Training is March 21st. Attending the training will complete the requirements for a recognized Neighborhood Watch Program and the placement of signs throughout the neighborhood.
- Treasurer Report: Peter Bluestone reviewed the Balance Sheet and the Profit and Loss Sheet. \$32 was collected for the beer and wine for next month.

## Discussion

- Fall Festival Team- Ken Edelstein introduced members of the committee who have already started working. Five sponsorships have been signed on by Drew Johnson, who is the lead person. Kelly Johnson has designed the new website and will be in charge of marketing. Lexa King will chair the Tour of Homes Committee. Regina Brandt will coordinate the Kids area. Leslie Kipling is in charge

of the Artist Market. Peter Bluestone and Russell Miller will coordinate the Fun Run and the 5k. Mark Clement is the Music Coordinator. Ryan Boblett is the Culinary Coordinator.

- Fall Festival Budget- Ken explained the line items. The membership will vote next month.
- Oakdale-McLendon Intersection- Randy Pimsler requested feedback on the traffic study which will officially end April 1st. Motion that CPNO contact the Department of Public Works with feedback in support of the intersection modifications, to consider improvements to the pedestrian crosswalks, and to paint the curb yellow on the east side of Oakdale from McLendon to Miller passed.

## Zoning

Seth Eisenberg, Zoning Officer

The motion to support approval of the Variance Application No. 15-V-040 for 377 Glendale Avenue with the condition that the construction project be built specific to the site plan filed with the City dated February 24, 2015.

Motion to adopt the February minutes passed. Motion to adopt the March Officer and Committee Report passed.

Meeting adjourned 9 pm.

**The meeting was adjourned at 9:00 pm.**

*Submitted by  
Bonnie Palter,  
Recording Secretary  
January, 19 2015*

The March NPU meeting took place after the Messenger deadline. So you'll find the NPU representative's report at [candlerpark.org](http://candlerpark.org) instead.



**WE'RE AGGRESSIVE...  
WITH OUR PRICES!**

**BULLDOG  
LASER TONER, LLC**



Super-Store Selection • 100% Guarantee  
Superior Quality • FREE Home & Office Delivery

**Call Ken Simmons Today!**  
**770-924-1490 • FAX 770-406-2647**  
**bulldoglasertoner@gmail.com**  
*Locally Owned & Operated!*

**ManyPaws**  
Pet Sitting 404-378-6935



DD6887@comcast.net

*A Mature Approach To Loving Care For Your Animals*  
Daphne Delaney 404-210-8269 Jane Tunno 404-218-3512

**Ready To Put Down  
or Pick Up Roots?**



**Ready to Buy?** I'll leverage my in-town network to find the right property - and negotiate the best deal for you.

**Ready to Sell?** My experience with professional staging, compelling photography, and strategic marketing helps sell your home faster and for the highest price.

**Contact me, your in-town Realtor® and neighbor.**

- ✓ Candler Park
- ✓ Lake Claire
- ✓ Inman Park
- ✓ Decatur
- ✓ Druid Hills
- ✓ Virginia Highland
- ✓ Morningside
- ✓ Poncey Highland
- ✓ Old Fourth Ward



**Call Now: 678-358-3369**  
**cynthia@cynthiabaer.com | CynthiaBaer.com**



**KDABusinessConnect**

*Connecting Local Businesses to Your Neighborhood.*

**A/C & Heating Services**

J.R. Bolton Services - 770-449-3692

**Blinds & Shutters**

Classic Blinds & Shutters - 770-924-0282

**Closet Organization**

Closets By Design - 678-999-8122

**Golf Clubs - Private**

Club Corp (Canongate Golf) - 404-443-8557

**Foundation Repair/Waterproofing**

AquaGuard - 678-956-7098

**Home Theater/Automation**

Atlanta Audio & Automation - 404-602-0559

**Hospital/Health Systems**

Northeast Georgia Medical Center  
www.nghs.com

**Landscape Borders**

Georgia Borders - 678-369-8894

**Orthodontists**

Smiles Forever

Dacula - 678-318-3180

Flowery Branch - 678-960-2600

Wilson Orthodontics

Cleveland - 706-865-0081

Flowery Branch - 770-967-8462

Gainesville - 770-536-0882

**Outdoor Kitchen/Fireplaces/Gas Logs**

The Mad Hatter - 770-740-8133

**Painting**

Painting Plus - 404-382-9988

**Plumbing**

Dupree Plumbing - 770-872-0476

Greenlee Plumbing - 678-954-1781

**Rug Gallery**

Amiri Rug Gallery - 404-231-0830

**Swimming Pools**

Mirage Pools - 770-886-1304

**Tree Services**

AKA Tree Removal - 404-496-5405

**Under Deck Systems**

Undercover Systems - 678-608-4384

# CPNO officer & committee reports for March

*These reports were submitted by officer and committee chairs prior to the March 16 Members Meeting.*

## **Master Plan Coordinating Committee-Randy Pimsler**

The Candler Park Neighborhood Organization, Master Plan Coordinating Committee met on the second of March. In attendance were Scott Pendergrast, Clifton Mack, Eric Dusenbury and Randy Pimsler.

Eric and Randy discussed with the group, some suggested plans for advertising the bond infrastructure vote, early voting for which takes place through the fifteenth of the month and then the final vote occurs on March 17th. The group is hesitant to post a message on Next Door but did opt for a blast on the website. The e mail blast has been up since the fourth of the month and we will attempt to refresh that information prior to the actual vote. The group also discussed signage perhaps at the corner of McLendon and Clifton and Oakdale and McLendon.

The committee wishes to remind all residents to plan to vote on or before March 17th, in support of the Infrastructure Bond Referendum.

Most of the feedback has been positive, as of this time. Also discussed were further improvements at this intersection. At this time, as the sixty day trial heads towards completion, the group is hopeful that a brief discussion of the modifications at this intersection will take place at the general meeting in March. Following that discussion, the committee will meet with the Department of Public Works and exchange findings and follow up with regards to this particular intersection.

Zoning matters were discussed in the committee meeting and the initial focus will be on Clifton McLendon, Neighborhood Commercial district with the hope that the zoning committee will help with the heavier lifting for zoning changes along Dekalb Avenue. Contact will be made with Seth Eisenberg and others on the zoning committee, in this regard.

Eric and Randy have attended several meetings with the L5PBA and IPNA working on the proposed improvements along the Moreland Corridor. A meeting is now set with the DOT, in the coming weeks to review design issues and concerns. The committee will report the outcome of that meeting in upcoming notes.

A great deal of time was spent reviewing the plans related to the sidewalks in the neighborhood. Cliff and Eric are working on a summary of projects that will be submitted to Kwanza Hall in an effort to improve the sidewalks in several key areas - Oakdale, McLendon and Euclid / Fairview. Cost figures have now been assembled for our ask of council person Hall and a meeting is forthcoming.

Eric noted that he has made contact with Melissa Pressman in Lake Claire in an effort to coordinate both neighborhood efforts along Clifton, related to safety along this street.

## **Zoning Officer Report: Seth Eisenberg**

The March Zoning Committee monthly meeting was held on March 4, 2015. The Committee considered the variance request of 377 Glendale Avenue, Atlanta, Georgia 30307, Variance Application No. V-15-040. The Applicant sought a variance from the zoning regulation to reduce the north side yard set back from 7 ft. to 4 ft. The Applicant also sought to increase the maximum lot coverage from 50% to 55% to allow for an addition to a single story residence. The property is zoned R-4, and the Applicant demonstrated that the width and square footage of the property are significantly less than the 70 ft. width and 9000 sq. ft. contemplated by the Zoning code. Additionally, the Applicant made clear that the existing non-conformity is not being expanded but rather the addition is within the setback.

The Zoning committee voted unanimously to support the variance application conditioned upon the Applicant providing certified mail receipts showing the application materials were mailed to adjacent neighbors and that the project be built specific to the site plan dated February 24, 2015.

## **Freedom Park-Carol Gregory**

The Freedom Park Conservancy Board is in partnership with the Dept. of Cultural Affairs on a Bloomberg grant, as recently noted in the AJC. Award winners should be told soon. **City of Atlanta Selected as a Finalist in the Running to Receive Up to \$1 Million from Bloomberg Philanthropies for Public Art that Addresses Civic Topics**

The City of Atlanta submitted a proposal to activate Freedom Park, a 200-acre public park located in the heart of Atlanta's civil rights district, through interactive installations of art. A series of colorful glass arches designed by artist Xenobia Bailey would be installed throughout the park along with calls to action that invite viewers to initiate conversations about freedom. Four local artists will be invited to develop art projects that highlight Atlanta's legacy of advancing freedom, encouraging interaction among viewers, and promoting dialogue about contemporary civil rights issues.

The Board is working on a map of the park to be distributed first at the Inman Park Festival. It should be available after that at neighborhood meetings.

## **Treasurer-Peter Bluestone**

The treasurers report will be presented at the meeting please see handouts of P&L and Balance sheet.





*Intown Atlanta's only true cageless daycare and boarding facility, featuring 24/7 on-site staff, small play groups and streaming webcams.*



**Mention This Ad To  
Find Out How To Get  
Your First Day Or Night  
FOR FREE.**

*"Reservations and  
Temperment Test Required."*

**Call Now: 404.688.2275  
145 Ralph McGill Blvd**

**www.BarkATL.com | info@BarkATL.com**

## **AMNESTY DECLARED!\***

**Finally:  
DENTISTRY WITHOUT GUILT!**  
**We officially pardon all previous dental offenses!**

- No matter how long you've gone without dental treatment
- No matter what shape your mouth is in
- No matter how nervous you feel

**We won't badger or embarrass you about it.  
Put that all behind you and get a fresh start  
in a friendly, non-judgmental, atmosphere.**

**Richard B. Shapiro, D.D.S.\*  
427 Moreland Ave. Suite 200  
404-523-2514**

**\*Check out our website: [shapirodentist.com](http://shapirodentist.com)**

**"We Cater to Cowards"**

**kw KELLERWILLIAMS REALTY  
BUCKHEAD**

**Patter Byrne**  
404.825.0880 mobile  
[patterbyrne@gmail.com](mailto:patterbyrne@gmail.com)

**Intown real estate  
specialist -  
NOW IS THE TIME!**



**Recent solds in 30307:**  
**300 Elmira Place - sold in one day!**  
491 Clifton Road  
1358 Hardee  
**294 Elmira Place - sold in 3 days!**  
333 Candler Street  
2107 Palifox Drive  
306 Nelms Avenue  
319 Elmira Place  
829 Dixie Avenue  
1708 Adolphus Street  
484 Candler Park Drive



**Keller Williams Realty Buckhead | 404.604.3800**



**HEIRLOOM  
DESIGN BUILD**



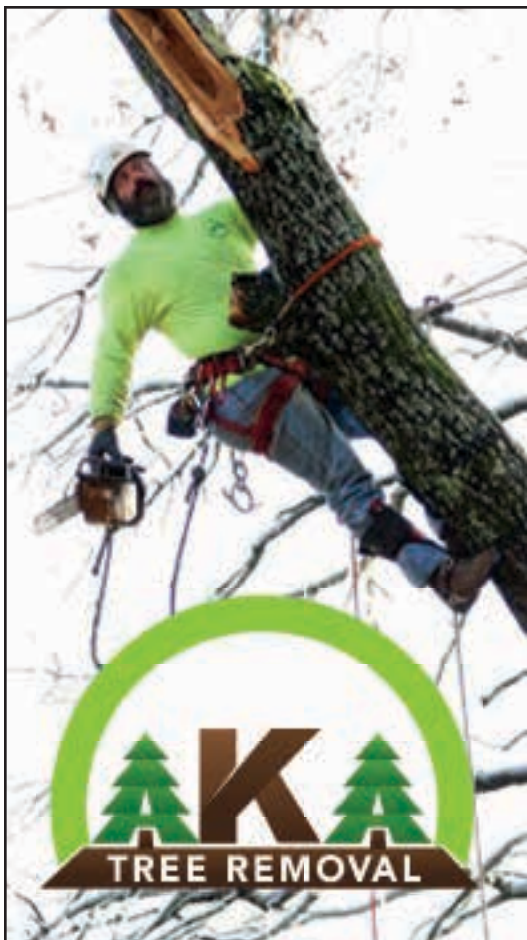
**CANDLER PARK'S LOCAL CHOICE FOR:  
NEW HOMES • DESIGNS • RENOVATIONS**

**CONTACT US FOR A FREE CONSULTATION  
(404) 537-1827**

**[WWW.HEIRLOOMDESIGNBUILD.COM](http://WWW.HEIRLOOMDESIGNBUILD.COM)**

**AS SEEN ON**





# Specializing in **LOW IMPACT TREE REMOVAL**

- Dangerous Tree Removal
- Trimming ➤ Shaping
- Deadwooding

- Crane Services
- Stump Grinding
- Storm Damage Cleanup

**\$100 OFF** any job of \$500 or more

## **AKA Tree Removal**

Must present coupon at time of sale. Not valid with other offers. Offer Expires 06/30/15

**\$100 OFF** any job of \$500 or more

## **AKA Tree Removal**

Must present coupon at time of sale. Not valid with other offers. Offer Expires 06/30/15

### **EMERGENCY 24-HOUR SERVICE**

**404-496-5405**

**WWW.AKATREEREMOVAL.COM**



FREE ESTIMATES



Licensed & Insured  
Carries Workman's Compensation

**\$100 OFF** ANY JOB OF \$500 OR MORE



Pizza | Pasta | Cocktails | Craft Beers | Trivia and Game Nights!

**WE DELIVER!**  
**404.522.1624**

*Candler Park deliveries from Little 5 Points store only.*

Also visit our Beltline location:

**Ponce**

**404.249.9020**

699 Ponce de Leon Ave

**Little 5 Points**

**404.522.1624**

**337 Moreland Ave**

*Call this location for delivery to Candler Park,  
or to enjoy this rooftop patio view!*

**Or pickup from either location!**