



FEBRUARY 2016

# MESSENGER

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

## Making Candler Park even better

See p. 8



### INSIDE THIS MONTH'S MESSENGER

Little 5 Arts Alive  
seeks CP input

**PAGE 6**

Students do  
great things

**PAGE 7**

Meet Pastor  
Alvin Lingenfelter

**PAGE 10**

City plans  
zoning rewrite

**PAGE 12**





NOW OFFERING  
CUSTOM NEW HOMES!

# Green House Renovation Atlanta

♦ 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**

Licensed and Insured



Under Contract in  
**2 Weeks!**



Under Contract in  
**1 Week!**

***Your  
House  
Here!***

Under  
Contract  
**ASAP!**



FITZGERALD REALTY

JOHN MORGAN  
**770-655-9423**  
[johnbmorgan3@gmail.com](mailto:johnbmorgan3@gmail.com)  
[www.johnbmorgan3.com](http://www.johnbmorgan3.com)



***Your 30307 Real  
Estate Specialist***

# Help tell the stories of Candler Park

By Zaid Duwayri

In my December column, I mentioned the updated website as one of the 2015 CPNO achievements. That effort, which was primarily led by Kelly Jackson (of Elmira St.), intended to address nagging technical issues and a need to modernize our presence on the web. CPNO received many compliments on the new website from our own residents and from other neighboring communities. We later worked to unify the theme between the CPNO communication channels and incorporate the same images in our newsletter and Facebook page. The marketing efforts for Fall Fest drove a large number of visitors and subscriptions to our social media pages and the result is that Candler Park now has a wider recognition and following among the intown

## PRESIDENTIAL BRIEFING

communities and Atlanta residents.

It is now time to kick it into the next gear and introduce our next phase of Candler Park marketing, which we are calling Stories of Candler Park.

The Stories of Candler Park project aims at highlighting all of what is special in Candler Park. This can only be done by understanding what Candler Park means to its residents, old and new. We recently announced on our website - and other channels - an effort to collect special stories about Candler Park submitted by its residents, which will subsequently be compiled by a volunteer team (led by Kelly Jackson) and we will work to get

*See President, 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>Zaid Duwayri</b> 404-637-6691
<b>MEMBERSHIP SECRETARY</b> membership@candlerpark.org	<b>Roger Bakeman</b>
<b>TREASURER</b> treasurer@candlerpark.org	<b>Chris Fitzgerald</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>Lindy Kerr</b>
<b>COMMUNICATIONS OFFICER</b> communications@candlerpark.org	<b>Russell Miller</b>
<b>FUNDRAISING OFFICER</b> fundraising@candlerpark.org	<b>Drew Jackson</b>
<b>EXTERNAL AFFAIRS</b> external@candlerpark.org	<b>Lauren Welsh</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.



## Ready To Put Down or Pick Up Roots?



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

**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.**



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



- Adoption
- Commercial Real Estate
- Wills & Estate Planning
- Corporate & LLC Formation
- Other Business Legal Services



Sherry Neal, J.D.  
Sherry@nealandwright.com

Dan Wright, J.D.  
Dan@nealandwright.com

Jodi Greenberg, J.D.  
Jodi@nealandwright.com

Visit our website at  
www.nealandwright.com

P.O. Box 5207  
Atlanta, GA 31107  
(404) 257-6494



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



Contact us today for more information!  
678.905.4842 • sales@kda-communications.com  
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 President p. 3

them published on our website and in print. It is important to note that these stories will also inspire other design aspects of our marketing plan, such as logos and merchandise. A good part of the Candler Park history is documented by several entities and groups, and this project is looking to add to that by capturing the memories of the existing residents of Candler Park, documenting and then sharing it with the rest of our community and with our neighbors.

Marketing the neighborhood is important because it helps build and grow a positive image and attracts investments of time and money by current and prospective residents and businesses. It also revitalizes the community and establishes a common theme to drive energy and momentum. In short, a community that knows and celebrates its history is more likely to invest in its future.

Like all projects driven by CPNO, our membership will

be informed, consulted and involved every step of the way. We are seeking volunteers to help us with the first phase of the Stories project and collect stories and images from the past and present of Candler Park. If you have a story to share about what you think makes this neighborhood special, this is your chance to turn it into a long lasting memory and get it shared with the rest of the community. If you know someone who's had a lot of cool stories to tell, please encourage them to write it down and send it to us. Visit our website [www.candlerpark.org](http://www.candlerpark.org) for more information about the Stories of Candler Park project and how to submit your story.

I hope I was able to convey the importance of this project and encourage you all to participate. For any question, don't hesitate to reach out to me at [president@candlerpark.org](mailto:president@candlerpark.org).

## Thanks to Candler Park Market and Cameli's!

Thanks to Candler Park Market for providing the delicious goodies for the February CPNO Members' Meeting. And a hefty expression of gratitude to Cameli's Pizza for the pies at the January CPNO Members' Meeting.

If you know of a local food purveyor who wishes to partner with CPNO as a cash-free meeting sponsor, email Chris Fitzgerald at [chrisfitzgerald@gmail.com](mailto:chrisfitzgerald@gmail.com).



## THE MESSENGER

### EDITOR

David Terraso  
[terradave@gmail.com](mailto:terradave@gmail.com)  
404.578.3121

### 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 18th of the month prior to publication.

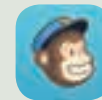
If you have a news tip or story idea, please email relevant information including contacts to [editor@candlerpark.org](mailto:editor@candlerpark.org) or call the editor.

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: David Terraso



# DATES TO REMEMBER

## FEBRUARY

- 8** CPNO Board Meeting,  
7 pm, Epworth Church
- 15** CPNO Members  
Meeting, 7 pm, 1st  
Exist. Church
- 17** Candler Park  
Conservancy Meeting,  
9 am, 1st Exist. Church

*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.*



Starting in April more music and art are in store for the plazas in Little Five Points thanks to the Little 5 Arts Alive program. Credit: David Terraso

## Interested in neighborhood planning?

The Candler Park Neighborhood Organization (CPNO) is part of NPU-N, one of 25 neighborhood planning units in the city of Atlanta. Created in 1974 to encourage citizen participation in the city's comprehensive development plan, each NPU is comprised of a number of members who learn about and vote on issues of planning, parks, city ordinances and more in their community.

NPU-N is made up of nine members – Candler Park, Inman Park, Lake Claire, Poncey Highland, Cabbagetown, Reynoldstown, Druid Hills, the Little 5 Points Community Center and the Little 5 Points Business Association. I'm serving as the NPU representative for Candler Park this year, and we need others to serve as NPU alternates on the occasions when I can't make a meeting.

Interested in learning more about how the NPU systems work but not ready to take on the full representative position? Being an alternate is a great way to get some experience and to help out CPNO without taking on too much of a commitment. If interested, please email me at [lnwelsh@gmail.com](mailto:lnwelsh@gmail.com).

- Lauren Welsh  
External Affairs Officer

## BRIEFS

### L5P Halloween Fest a rippin' success

The 2015 Little Five Points Halloween Festival made more money than in previous years thanks to good weather and alcohol

sales. This past year the festival brought home \$12,900 to the Little Five Business Association (L5PBA). In 2014 the festival made \$7,350; in 2013 it made \$6,570, and in 2012 it lost money.

### L5P seeks funding for mini precinct

The Atlanta Police Department's mini precinct in Little Five Points is currently seeking funding to keep it running through this calendar year. The mini precinct is staffed on Mondays through Fridays during daylight hours by Officer Dino LaRosa. Weekend evenings and a floating weeknight are covered by Officer Alex Crawford. The precinct will cost \$15,426 this year. Typically the L5PBA funds the precinct with \$5,000 from the Halloween Parade and \$5,000 from the Inman Park Neighborhood Association, while L5PBA also solicits donations from local residents, condo associations and other local businesses. The Candler Park Neighborhood Organization has made donations toward the precinct in the past, but at the group's January meeting Scott Pendergrast, treasurer of L5PBA, said that they haven't made any donations in the last several years.

### Little 5 Arts Alive wants to hear from you

The program managers of the Little 5 Arts Alive Program want to hear from CPers as to what kind of arts they'd like to see in Findley and Davis Plazas when the program starts in April. This nine-month program will bring theatre artists, dancers, musicians, circus performers and more to the area on Fridays, Saturdays and Sundays. They're looking for performances as well as participatory arts events from both professionals and students. The program is a partnership of the

Horizon Theatre Company and the Little Five Points Community Improvement District. So help them turn the plazas into a vibrant community space for everyone, and let Boyd Baker and Rachel Parish know what kinds of arts you'd like to see in our community. Just send your wishes to [boyd@sumorwriter.com](mailto:boyd@sumorwriter.com).

### Apply for an arts grant with the city

Want to be part of bringing arts to CP? The city of Atlanta has opened its public funding program for the arts for 2016. If you want to apply for a Contracts for Arts Services Award or a Neighborhood Arts Grant, click on down to their website for more info. Both programs seek to help spur development of the arts among the diverse population of the city. For a how-to, visit: <http://www.ocaatlanta.com/?programs=contracts-for-arts-services>

### CPNO welcomes new members!

- Blake Travis
- Christa Carson
- Tony Knuppel, Anandi Salinas, and their dogs, Ziggy and Pancake
- Bonnie Casamassima
- Jose Lopez

Become a member or renew by visiting, <http://candlerpark.org/register>. Remember, membership expires at the end of each year, so if you haven't renewed for 2016, there's no time like the present!

- Roger Bakeman  
Membership Secretary

Cover photo credit: David Terraso,  
Edie Haggerty flies high in Candler Park.

# Keeping up with the kids: news from Inman and Grady

By Susan Rose

With the 2015-2016 school year more than half-way complete, it is time to highlight the achievements of Inman and Grady students.

## Inman Middle School

Inman has retained the top middle school ranking in Atlanta Public Schools (APS) based on Georgia Milestones test results administered in spring of 2015. The Milestones test replaced the CRCT (Criterion-Referenced Competency Test) as the state standard test in the 2014-2015 school year.

Inman's cheerleading squad won first place in the AA division at the Atlanta Public Schools Cheer Championship Competition on October 31, 2015.

The two Inman Ultimate Frisbee teams competed fiercely at the Atlanta Flying Disc Club Metro Atlanta Middle School Ultimate Tournament in Emerson, GA on November 1, 2015. The green team placed third by beating Paideia 9-7 in the final game. The white team also took home a third place win after beating Henderson.

Inman Academic Bowl Team celebrated a big win on November 17, 2015 in the APS Academic Bowl. Inman outperformed every school and beat Sutton 195 – 45 in the finals. Multiple students from Candler Park helped the team to win.

Competing against 14 schools and 93 teams, the Inman Debate Team won first place for Community Awareness and first place overall in the Sweepstakes Award in a competition on December 6, 2015. Inman was also recognized for the largest donation to the Atlanta Urban Debate League.

Congratulations to Owen Ebersbach and Jay Hammond (of Candler Park!) for passing the audition for the District V Georgia Music Educators Association Honor Band. They are two of only four students in APS who were accepted into this ensemble. Jay received the highest score out of the entire district which in turn earned him first chair. In February, the two will participate in a two day Honor Band clinic with other students in District V.

## Grady High School

Grady High School's Mock Trial team competed in the inaugural Empire Atlanta Invitational on September 10-14, 2015 in downtown Atlanta. Out of 28 teams, Grady finished second. Most of the Grady competitors in this tournament were freshman and sophomores.

The APS Knights Girls Water Polo Team won the state championship in early October 2015 and got a shout out in the national news as "one of the best teams around in the state of Georgia."

Grady High School Latin Teacher Mr. Scott Allen was honored as the APS High School Teacher of the Year. Mr. Allen teaches grades 9 – 12 and admits "teaching is in my blood."

On October 31, 2015, Grady placed second at the Regional One Act Play Competition with their play "Am I Blue." Junior Audrey Sullivan was awarded best actress, and senior Emma Matthews also received recognition for her performance. Senior Grace Hawkins directed the play.

The Grady Knights football season came to an end in the second round of state playoffs. Led by junior QB Caylin Newton, Grady secured the third seed from Region 6-AAAA with a 15-3 win over



The Inman cheerleading team right before winning first place at the APS AA Division Championships in October. Credit: Susan Rose

Arabia Mountain on Oct. 31, finishing the regular season 6-4. (Caylin Newton is the brother of Cam Newton, quarterback of the NFL Carolina Panthers.)

Building on 10 years of experience, G3 Robotics achieved success in its 11th year by winning the inaugural FIRST (For Inspiration and Recognition of Science and Technology) Georgia Southern Classic Regional, advancing to the World Competition in St. Louis. The team's outreach has grown with more elementary and middle schools committing to the FIRST LEGO League (FLL) and G3 Drones for Good (DFG) programs. G3 started in 2004 with 10 students, four mentors, and one sponsor. Today, the team has grown to 64 students, 10 mentors, and 16 sponsors.

The Grady Jesters Speech and Debate team competed at the George Mason University Patriot Games National Invitational in Fairfax, Virginia in early December 2015. With 37 states represented and 3,000 entries creating the largest invitational in the nation, the Jesters took 10th place overall.

Congratulations to six Grady Knights Orchestra musicians who recently passed competitive auditions for metro area youth orchestras. String players Justin Oliver, Uzuki Kakinuma, Julia Borthwick, Sejin Kim and Lucy Gelber were chosen to join the Emory Youth Symphony Orchestra (more than 370 teens competed for fewer than 100 spots), and Eve Robinson was accepted into the Metropolitan Youth Symphony Orchestra.

The boys and girls cross country teams finished their 2015 season with the girls placing fourth and the boys finishing seventh at the State Cross Country Meet. Along the way, the girls also captured a City Championship and the boys finished City Runner-Up. Both teams finished third in Region 6-AAAA. "Togetherness," is the word coach Jeff Cramer used to sum up his team's success.

Sixteen Grady Seniors received hand-delivered letters of admission from Georgia Tech in early January for the Fall 2016 semester. The Georgia Tech Early Admission acceptance rate was 30 percent.

The Grady Swim team started the new year with a victory by taking first place in the APS Dual Meet on January 7th. The girls team finished in 1st place while the boys team finished in 3rd place. Several swimmers made personal best times and scored points for the team.



# How we plan to improve the neighborhood

A new crop of leaders man the helm of CPNO this year, so it's time to check-in with them to see how they plan on wielding the power you've given them. Here's a look at what they plan to accomplish this year ... in their own words.

## Zaid Duwayri - President



When I submitted my name as a nominee for CPNO president, I had to think long and hard about what I hope to achieve in 2016. I narrowed a relatively long list of objectives

to two important and interrelated goals; I'll start with the first which is reviving the broader interest of the community in our master plan. A few years ago, our community spent thousands of hours (and thousands of dollars too) to create a document that summarizes our vision for the future of Candler Park. The master plan is full of great ideas to protect the neighborhood's character and make bold improvements in the future. Without continued broad interest in implementing these great ideas, they remain just that... great ideas! I intend to work with Russell (communications officer) and the board to drastically increase the awareness of our community of the master plan and provide a open channel for members, old and new, to take ownership of and provide input on the projects contained within this living document (<http://candlerpark.org/master-plan>), and then work with Drew (fundraising officer) to fund projects from the plan.

My second objective is increasing members' engagement in our organization. The CPNO was built to serve the collective interests of the Candler Park residents. It can and will act to advance these interests through our relationships with city officials and neighboring community organizations. The elected board of CPNO brings in a wealth of experience to help our members move things along, but, together with our committee chairs and members, we are still a relatively small number of volunteers. I intend to work with Roger (membership officer) and the

board to increase our membership and invite all to help us deliver meaningful contributions to this great neighborhood.

## Bonnie Palter - Secretary



The goal of the secretary is to keep and maintain accurate records for the organization. These include but not limited to the minutes of the board and membership, but also

registration with State of Georgia as a non-profit entity and any applications for money grants which are distributed.

## Roger Bakeman - Membership



This begins my second year as membership officer for CPNO. My first goal is to encourage those of you who are members currently to renew and those of you who are not to join.

Remember, according to our bylaws, membership is for the calendar year. So even if you renewed or joined in the last few months, you still need to renew for 2016. My second goal is to make renewing or joining as easy as possible, either on our web site or at a membership meeting early in the year (you can also mail in the application in this newsletter). So, why should you be a member of CPNO? In addition to being able to vote at CPNO meetings, the more members we can claim, the stronger position I think we are in to push the city to support our master plan. For the November Messenger, I had written that I thought the best thing CPNO had done was the master plan (although, embarrassingly, this got printed as my "best recent accomplishment has been the master plan"—and, no, I didn't invent the Internet either). But I remain convinced, when CPNO deals with the city on any of the many matters that affect our neighborhood, the more members we have, the louder our voice.

## Chris Fitzgerald - Treasurer



I am excited to be a new member of the CPNO Board. As treasurer, my first point of business is to finalize the budget for 2016 with an eye toward tightening expenses wherever possible and

increasing projected revenues. Recently, CPNO spent a significant portion of our capital on the master plan. This was the right thing to do but it set us back and we must now all work together to rebuild our balance sheet. I look forward to collaborating with the board members, especially Zaid and Drew, to maximize Fall Fest income and help identify and execute new fundraisers so that we can continue to implement the master plan objectives. We live in the best neighborhood in Atlanta - together we can make it even better!

## Seth Eisenberg - Zoning



2016 is shaping up to be a critical year for CPNO zoning. The committee will be replacing one of its valued members, Tom Painter, who for years provided his skill and expertise to ensure

CPNO's development is consistent with the existing neighborhood's character. Additionally, numerous infrastructure projects along Euclid Ave. and Dekalb Ave. should begin construction that will improve the streets and sidewalks in Candler Park.

The key for 2016 will be exploring ways the zoning committee can further the land use recommendations set forth in the master plan. The master plan committee prioritized certain land use recommendations that will help guide the committee in 2016. The zoning committee will balance this prioritization while continuing to serve as Candler Park's oversight of all variance and special exception applications for residential and commercial development projects.

*See Improvement, p. 9*



### **Russell Miller - Communications**



Lucky for me, as the new communications officer for CPNO, I'm following in the footsteps of our new president, Zaid Duwayri, who did much of the heavy lifting in 2015 to improve the

CPNO communications channel. I'll work to continue that momentum in 2016 and will partner with other groups within our community to make sure their good works don't go unnoticed. Groups such as the Candler Park Conservancy, Friends of Candler Park, Candler Park Lake Claire Patrol, master plan committee, and others are all doing wonderful things within our hood, and I want to make sure that CPNO shares that with the community at large. Whether on Facebook, Twitter, CandlerPark.org, NextDoor, or the pages of the Messenger, I want the world to know all the GREAT things that go on in Atlanta's best neighborhood. I encourage anyone with a noteworthy story, event, or maybe even a bit of local history to help me share it with our neighbors.

### **Drew Jackson - Fundraising**



As the new head of fundraising for the Candler Park Neighborhood Organization, I wanted to take a minute to introduce myself to the community and share

with you two very specific goals for this new position in 2016. The first, is to create more fundraising opportunities to fund community activities that were identified and outlined in our 2013 master plan. These activities are focused on the improvement and maintenance of the quality of life in our neighborhood, and currently remain unfunded. In an effort to remedy this situation, my focus will be on both elevating Fall Fest by growing the festival itself and expanding sponsorship opportunities, and identifying new events and activities that include a fundraising element.

Our second goal for 2016, is to increase participation in CPNO to strengthen our efforts, and illustrate Candler

Park community pride. This increased participation can range from serving on a CPNO committee, to volunteering with marketing, fundraising and event activities, to financially supporting CPNO activities through sponsorships and donations. I hope you will consider getting involved! Just know, that whatever your time, talent or financial support will allow, your participation in CPNO will be truly valued by your community family. Let's make 2016 a true example of what being a resident of Candler Park and a community member, really means!

### **Lauren Welsh - External Affairs**



I will accurately represent the interests of CPNO at all NPU-N meetings. This includes both passing on any CPNO votes that have been made as well as bringing any pertinent

information back to CPNO from the NPU and the city of Atlanta.

I will work alongside the Mayor's Office of Special Events with other organizations holding events in Candler Park to ensure clear communication about the event parameters and to limit impact to our neighborhood.

I will attend a variety of city of Atlanta meetings that occur outside CPNO and NPU-N that address topics of interest to Candler Park and other intown neighborhoods. This may include meetings about safety, zoning, parking, public art, etc. I will report back to CPNO what I have learned and ensure CPNO is well connected to the critical issues impacting Atlanta and our neighborhood.

### **Lindy Kerr - Public Safety Officer**



My primary goal for 2016 is to elicit more engagement in neighborhood watch. To me, neighborhood watch is about fostering a sense of community.

And a strong sense of community oftentimes makes for a safer community. It is knowing your neighbors and watching out for one another. Aside from making sure there is a block captain (or two) for every street in Candler

Park, I want to ensure our block captains have up-to-date contact information for homes on their street, so important and time-sensitive safety information may be distributed quickly and efficiently. I would also love to organize an event comprised of each block captain hosting a porch party on the same evening. This is would be a fun way to make sure everyone knows their neighbors and bring our neighborhood together on one night.

And here's one who's not on the CPNO board, but is one of the many important people serving on the Candler Park Conservancy.

### **Stacy Funderburke - Candler Park Conservancy President**



The Founding Board of the Candler Park Conservancy ("CPC") was successful in completing its primary goals for 2015: receiving its non-profit, 501(c)3 designation, establishing

Board committees, and holding its first community forum to gather and expand on ideas and priorities for improving Candler Park.

Our goals for 2016 include:

- Transition founding board to a regular board of directors
- Activate the new CPC website
- Establish and grow membership and fundraising efforts for CPC
- Begin development of a Candler Park master plan in collaboration with the city's Parks Department, building off of ongoing community engagement
- Complete short-term park improvement projects that have meaningful impact
- Expand neighborhood participation in CPC through committees, membership and volunteer opportunities
- Develop a high-level strategic plan to guide the CPC's efforts

Please contact us if you'd like to get involved at [info@candlerparkconservancy.org](mailto:info@candlerparkconservancy.org). It's going to be an exciting year!

# People in Your Neighborhood: Alvin Lingenfelter

By David Terraso

If Candler Park were a small town, Epworth at Candler Park, a United Methodist Congregation, would stand at its heart. Located across the street from the park, you can see its spire from much of the neighborhood and hear its bells throughout the day.

Reverend Alvin Lingenfelter has been pastor at Epworth for the past year and a half. A part-time pastor (the entire church staff is part-time), he lives in Decatur and divides his time between overseeing the church and teaching as an assistant professor at LaGrange College. He's worked at First Methodist, in Grant Park, Martha Brown (now Eastside United Methodist) in East Atlanta and he helped rebuild Dunson United Methodist, in LaGrange, after it was destroyed by fire.

**DT** What brought you to Epworth?

**AL** Like a lot of city churches that struggle with membership and facilities, they had a full-time pastor who moved, and it wasn't viable for them financially to have a full-time person come in. So they went part-time, and I happened to have some specific experience dealing with churches that may be in transition. I've worked at a number of places in LaGrange and here in Atlanta, with churches who are going through an identity crisis, wanting to move in different directions, dealing with internal or external conflict, merging, those kind of things. So I was excited to be part of this church.

**DT** What issues is Epworth facing?

**AL** The primary issue is continuing to be a hospitable, modern and relevant congregation in the city. The primary thing is reminding the church of new, fresh ways to serve the community, to serve the world, to find an identity that resonates with all the great people in the neighborhood.

There's action everywhere here. There's action in the park, people up and down the street, sports, music, just to name a few. And because of some of the church's struggles, they may have turned a little inward like a lot of churches do when they have smaller congregations, and so it's time for the church to turn back outward to the community. And that's what we've been working on.

**DT** How so?

**AL** So we participate in Fall Fest. We provide space for the preschool, which serves a lot of families in the community. There are music classes, along with the Candler Park Arts Center. We host Five at Five where they invite local musicians for music and storytelling. We are also hosting the Frank Hamilton Folk School, as well as the Atlanta Area Friends of Folk Music's Fiddlers' Green Series. There are sewing groups that meet here. We have a Zoomba class; we host the Cub Scouts and Girl Scouts. We host Mr. Michael's Children's Music Group for young kids on Tuesday morning. We make space for Georgia CPR. We're finding ways to reach out and be open to the community.

**DT** Why not just serve your members?

**AL** You can't be a neighborhood church and not support the neighborhood. It's a reciprocal relationship between the church and the neighborhood.

One of the things that has changed dramatically for city churches is that worship isn't the entry point anymore. It used to be if you wanted to go to a church you would go to their worship service. You'd walk through the doors, sing the hymns, hear the sermon. That was your entry point into the community. Now, far more often, the entry point is through other activities or services the church might offer. More people enter the church through those services, outreach and relationships than through a worship service.



Reverend Alvin Lingenfelter is pastor of Epworth at Candler Park. Credit: David Terraso

Our goal is to be a part of the larger community and to participate as much as we can. We, like many other city churches, want to be seen as opening and welcoming to nontraditional church folks. It's a way to offer that "love your neighbor" idea.

**DT** What is Epworth's philosophy?

**AL** One of the central words we often use is "compassion." Reflecting the light of Christ, showing compassion to all, is the mission statement that I walked into when I came here.

My secret philosophy is to try not to be boring. Try to resonate with the needs of the community, serve those in need, be a good healthy neighbor. Those are critical. I have a very inclusive and forward vision of the church. It needs to move forward at a more rapid pace, which is often difficult for large institutions like the United Methodist Church to do.

The great thing about a church like ours is that everyone is a viable participant. You don't have to be a biblical scholar to be a leader in worship. You don't have to be a fabulous musician to share your gifts. And so we try to remind people that we're open to all of that. It's a regular point of our worship to invite children to be leaders, scripture readers, participants, musicians, just like we do for adults.

**DT** What are the challenges facing Epworth?

**AL** We have to continue to look forward. I would like to think churches would be more trendsetters than trend followers and to be faithful to our mission and our calling as followers of Jesus. It's a message that is very progressive, and very open and very hospitable. I just think it's a question of whether we can fully live that out. That's any church's question. How close can you get to the model you're wanting to imitate? How bold will you be? This church needs to be bold. It needs to take risks. It needs to not be afraid of controversial topics, but at the same time be welcoming and nurturing to those in need.

**DT** What are the opportunities for Epworth?

**AL** We have an educated, progressive neighborhood. I think there's a way we can meet that need better. It might be educational. It might involve bringing guest speakers in. It might involve facilitating educational experiences. I think this is a neighborhood that loves quality music. They've already been receptive to that. I think we've got to find a way to offer a welcome to children and youth in this community.

**DT** Is there anything you want to add?

**AL** The question we generally ask people is, "How can we help? What can we do to support you?" Although we're glad to support in difficult spiritual and emotional times, we're just as happy to celebrate activities to support the neighborhood.





A smattering of architectural styles dot the streets of Candler Park. Credit: David Terraso, Susan Rose

## Revisiting the master plan recommendations for residential land use

By Seth Eisenberg

On December 28, 2015, a fellow Candler Park neighbor posted a paragraph from the Georgia Trust for Historic Preservation Rambler magazine. The article warns that properties existing within history-rich Atlanta intown neighborhoods, like Candler Park, are ripe for purchase and demolition by speculative developers. The fear is that the development is done without concern for the preservation of the neighborhood's character. The Nextdoor post generated a healthy amount of discussion about future land use in Candler Park and featured a wide range of opinions on potential action.

Everyone living in Candler Park has likely heard of the master plan - adopted by this community in October 2013. Fewer people will know that "Land Use" for Candler Park is a featured component of the plan's overall vision for Candler Park. The plan notes that the present-day Candler Park is predominately an urban single-family neighborhood consisting of mainly low density residential land use categories. The plan further explains that the northern boundary of our neighborhood is zoned to SPI 7 to ensure that the development of properties along this area remain consistent with the historic building pattern of Candler Park.

In the land use recommendations section, recommendations 7.2 and 7.3 are the two provisions that speak directly to residential land use changes. These recommendations envision required trees, required sidewalks, required front porches and height restrictions. These recommendations seek to prohibit future development inconsistent with the neighborhood's



character while falling short of seeking the more restrictive design and architectural regulations encompassed in the SPI 7 zoning area of Candler Park. It's clear that the master plan was intended to provide a blueprint for neighborhood action and designated recommendations 7.2 and 7.3 as ripe for short-term implementation by Candler Park.

Based on the active dialogue on Nextdoor, it is clear that the neighborhood is eager to take action on this issue. I urge everyone to revisit Candler Park's Master Plan available online at <http://bit.ly/1UyY3Fn> and reach out to [Zoning@candlerpark.org](mailto:Zoning@candlerpark.org) if you are interested in taking an active role in shaping future land use in Candler Park.

# Atlanta plans zoning rewrite

By Lauren Welsh

The city of Atlanta is undergoing a major rewrite to its zoning ordinance for the first time in more than 30 years. Led by the city's new planning commissioner, Tim Keane, the Atlanta Zoning Ordinance Rewrite Assessment will start with a review and analysis of best practices in major peer cities and innovative zoning and land use practices. The assessment will also focus on how well the current zoning ordinance implements city policies and plans, such as the Comprehensive Development Plan and will also identify the strengths and weaknesses of the existing zoning ordinance in terms of its content, structure, organization, clarity, ease of use, enforcement, zoning districts and district standards, regulations of general applicability, definitions, graphics and procedures.

In mid-January, the city held two public meetings as a kickoff to what will be a multi-year process. According to

Commissioner Keane, there are three main points he wants Atlantans to know:

- Rewriting our zoning will help Atlanta determine how we can regulate land use and growth.
- Zoning should be tied to where we want the city to be – it can help develop a path for what kind of city we want.
- There's a great team leading the effort between the Department of Planning and Community Development (DPCD) Office of Planning, City Council Zoning Chair Mary Norwood, and local planning and architecture firms TSW, Canvas Planning Group and the Zoeckler Firm

What does this mean for Candler Park as a neighborhood? Nothing will happen immediately since the zoning rewrite will take about 3 to 5

years to complete, but right now is the opportunity for residents to get involved by providing input about what they'd like to see in Atlanta as we grow. One key improvement under discussion for our neighborhood and others is to make sure zoning is based on homes as they currently exist rather than the zoning from 30 years ago that has left all of our homes in violation. That means eliminating the confusing and time intensive process required to get a variance when the project is within the current footprint or setback of the home.

To learn more about the process, visit the project website at [zoningatl.com](http://zoningatl.com), take their quick survey and sign up for email announcements. The next set of meetings should occur in April.



Over ½ Million Dollars to Animal Charities!

**TWO UPSCALE THRIFT STORES  
BENEFITING HOMELESS PETS**

*Celebrating 5 Years!*



**40% Off  
Storewide**  
February 13

**Clothing, furniture,  
housewares  
& more!**

1 N. & 89 N.  
Clarendon Ave.  
Avondale Estates  
678-974-5671

Open Tuesday - Sunday

Donate.  
Volunteer.  
Shop.

**secondlife**   
save money. save a pet's life.

[secondlifeatlanta.org](http://secondlifeatlanta.org)




**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—  




# CPNO officer and committee reports for January

*These reports were submitted by officer and committee chairs prior to the January Members Meeting*

## Zoning Officer-Seth Eisenberg

The Applicants for 512 Sterling St NE (V-15-357) seek a variance from the zoning regulations to reduce the required front yard setback from 35 feet to 30 feet, to reduce the half-depth front yard from 17.5 feet to 5 feet, and to reduce the required south side yard setback from 7 feet to 1 foot 6 inches to construct a 2nd story addition to an existing single family residence. The discussion focused on the south side yard setback request because the Applicants currently have their neighbor's permission to use the south side driveway to access that side of their property. The Applicants presented signatures from adjacent neighbors except for certain neighbors that front the property. The Applicants further stated that access to the south side of their property could be managed from the rear of the property - eliminating the need to use the south side neighbor's property to access that side of the subject property. The Committee voted unanimously to support a motion in favor of V-15-357, 512 Sterling St NE with the conditions that (1) the Applicants present signatures or certified mail receipts evidencing delivery of their Application materials to 495 Sterling St. and 519 Candler St.; (2) the Applicants appear before the NPU-N and present the application prior to appearing before the BZA; and (3) the project be built according to the Site Plan filed with the City of Atlanta Office of Planning.

The Applicant for 479 Candler St NE (V-15-340) seeks a variance from the zoning regulations to reduce the required front yard setback from 35 feet to 18 feet and 5 inches. The Applicant demonstrated to the Committee that all proposed work is inside the existing attic space and will not require any change to the existing roofline. The Zoning Committee voted unanimously to support a motion in favor of V-15-340, 479 Candler Street NE with the conditions that 1) the Applicants present signatures or certified mail receipts evidencing delivery of their Application materials to immediate neighbors on opposite side of Candler Street; (2) the Applicant appear before the NPU-N and present the application prior to appearing before the BZA; and (3) the project be built according to the Site Plan filed with the City of Atlanta Office of Planning.

## External Affairs Officer Report -Lauren Welsh

I will be attending my first NPU-N meeting as CPNO's representative on January 28, 2016. Any votes made at CPNO's members meeting will be brought to this NPU meeting.

We have a few folks interested in being an NPU-N alternate to attend meetings when I cannot. If interested in being an alternate, please contact me at [lnwelsh@gmail.com](mailto:lnwelsh@gmail.com).

I attended the City of Atlanta's Zoning Ordinance Rewrite public meeting held on Monday, January 11. CPNO will be engaged throughout the multi-year planning process and public input is highly encouraged. More information can be found at the city's website at [zoningatl.com](http://zoningatl.com).

## Freedom Park Conservancy-Carol Gregory

The Freedom Park Conservancy board met for their regular monthly meeting on Jan. 12, 2016, at the Carter Center. The board welcomed new regional representative, Jay Sandhaus. New chair of the PR & Events Committee is Julie Davis from Old Fourth Ward. Steve Cushing from Poncey Highlands is the new chair of the board development committee. Business included accepting a donation from Inman Park neighborhood and learning about tree planning in the dog park. Board seats are still available. If you have a passion for Freedom Park, join us.

## CPNO Membership Application

All who live in Candler Park, or own property or a business in Candler Park, are eligible to join. Mail this application or visit our website to join [www.candlerpark.org](http://www.candlerpark.org) register or renew. [www.candlerpark.org/renew](http://www.candlerpark.org/renew)

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Email: \_\_\_\_\_ Date: \_\_\_\_\_

### Business applicants

Name of business: \_\_\_\_\_  
Address of business: \_\_\_\_\_  
Name of designated agent: \_\_\_\_\_  
Agent's Email: \_\_\_\_\_ Date: \_\_\_\_\_

### Optional contributions

Membership in CPNO is free, but we welcome optional contributions. To contribute, please visit our website [www.candlerpark.org/contribute](http://www.candlerpark.org/contribute) or mail a check with this application. Typical contributions range from \$10 to \$100.

**If sending by mail, please address to:**  
**CPNO Membership**  
**P.O. Box 5418, Atlanta GA 31107**



**See your savings add up.**



**Bill Kelly**  
**404-876-3180**

1776 Briarcliff #A, Atlanta GA  
[wkelly@allstate.com](mailto:wkelly@allstate.com)



**Allstate**  
You're in good hands.

Insurance and coverages subject to terms, qualifications and availability. Allstate Property and Casualty Insurance Company, Allstate Fire and Casualty Insurance Company: Northbrook, Illinois © 2010. Allstate Insurance Company.

# January 18 CPNO Members Meeting — draft minutes

*These draft minutes are presented for review. They may be amended before being considered for official adoption at the February 15 Members Meeting.*

The meeting was called to order at 7:00 pm by Zaid Duwayri, President. Motion to adopt the agenda passed. New members introduced themselves. In honor of Martin Luther King Holiday, Roger Bakeman, Membership Officer, gave an impromptu history of the First Existentialist Church and Candler Park neighborhood.

## Guest Speaker:

APD did not have a representative present.

## Announcements:

Thank you to Cameli's for tonight's food. Thank you to Chris Fitzgerald for coordinating and picking up the food tonight. Zaid Duwayri announced the Board Appointments for 2016: Kate Sandhaus, Education Chair; Ken Edelstein, FallFest Chair; Carol Gregory, CPNO Freedom Park Conservancy Representative; Ken Edelstein, CPNO Candler Park Conservancy Representative; NPU-N Alternates, Mark Clement, Seth Eisenberg, Amy Stout; Infrastructure Committee Chair-open. Membership- Roger Bakeman, Membership Officer, reminded those present to renew their membership. If you attend Jan, Feb, Mar meetings and sign in, he will renew your membership for you.

## Treasurer's Report:

Chris Fitzgerald, Treasurer

Thank you to Seth Eisenberg for being tonight's volunteer 'bartender'. FallFest lost money due to the weather (-\$8,609). Net income was \$11,000. The 2016 Operational Budget was presented. To help reduce expenses this year, there will be no child care. In the past year, only four families utilized the service. FallFest contingency line is for time sensitive expenses that occur before the presentation of a FallFest budget in March. The cost of insurance seems high; therefore, Chris is looking into some other options. Motion to approve the 2016 Operational Budget was withdrawn. The vote will be next month (February).

## General Discussion:

Zoning Ordinances-Lauren Welsh, External Affairs Officer  
The City is beginning a five year process to revise the Zoning Ordinances. The goal is not only to simplify, but also to maintain the neighborhood 'style'. The public will have input. Lauren encouraged anyone interested to contact Mary Norwood, Council Rep-at-Large, or Tim Keane, Zoning Commissioner.

Candler Park Marketing- An effort to compile stories/history of our neighborhood will be initiated.

## Zoning:

Seth Eisenberg, Zoning Officer

Seth led a discussion regarding the thread about development that was on nextdoor.com.

### 512 Sterling Street

Motion to support the Variance Application (V-15-357) with the following conditions that the Applicants appear before the NPU-N and present the application prior to appearing before the BZA; and the project is built according to the Site Plan filed with the City of Atlanta Office of Planning passed.

### 479 Candler Street

Motion to support the Variance Application (V-15-340) with the following conditions (1) the Applicants present signatures or certified mail receipts evidencing delivery of their Application materials to 495 Sterling St. and 519 Candler St.; (2) the Applicants appear before the NPU-N and present the application prior to appearing before the BZA; and (3) the project is built according to the Site Plan filed with the City of Atlanta Office of Planning passed.

Motion to approve the December Minutes passed. Motion to adopt January Officer and Committee Report passed.

## Meeting Adjourned at 8:15pm.

Submitted by Bonnie Palter, Secretary,  
January 18, 2016

*Atlanta Intown*  
CONCIERGE

*You Can Do It All  
But You Don't  
Have To!*

*Let Us Assist You With*

- Home/Office Organization
- Project/Contractor Management
- Garage & Estate Sales
- Errands & Waiting Services
- Event Management
- Moving Services

*How can we help you today?*  
404-286-5409 | [alison@intownconcierge.com](mailto:alison@intownconcierge.com)  
[www.intownconcierge.com](http://www.intownconcierge.com)

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!

404 755-6170  
[kindestcut@bellsouth.net](mailto:kindestcut@bellsouth.net) / [kindestcutlawncafe.com](http://kindestcutlawncafe.com)





# KDABusinessConnect

*Connecting Local Businesses to Your Neighborhood.*

## A/C Heating Services

Casteel Heating & Air - 770-419-7463  
E. Smith Heating & Air - 770-422-1900  
Precision Heating & Air - 770-445-0870

## Blinds & Shutters

Classic Blinds & Shutters  
678-820-7998

## Closet Organization

Closets By Design - 678-999-8122

## Decks/Outdoor Living

Leisure Time Decks - 404-935-0212

## Electrical Services

Casteel Heating & Air - 770-419-7463

## Foundation Repair/Waterproofing

AquaGuard - 678-956-7098

## Home Theater/Automation

Atlanta Audio & Automation  
404-602-0559

## Organic Produce & Food

Nature's Garden Express  
www.naturesgardenexpress.com

## Outdoor Kitchen/Fireplaces/Gas Logs

The Mad Hatter - 770-740-8133

## Painting

Painting Plus - 404-382-9988  
The Painting Company - 678-710-9240

## Plumbing

Dupree Plumbing - 770-872-0476  
Greenlee Plumbing - 678-954-1781  
Plumb Pros - 770-384-1886

## Swimming Pools

Mirage Pools - 770-886-1304

## Tree Services

AKA Tree Removal - 404-496-5405

## Under Deck Systems

Undercover Systems - 678-608-4384

# KDA

communications

**Get noticed. Advertise.**

**Contact us Today!**

To advertise in a KDA Neighborhood  
Newsletter, please contact us at

678-905-4842 • [sales@kda-communications.com](mailto:sales@kda-communications.com)

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

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

# Candler Park crime reports, December 4 - December 21

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

## 1100 block Mansfield Ave

Larceny from auto – 12/4 Friday Evening  
Parking lot of Bar. Window broken. 2  
back packs taken.

## 1300 block McLendon Ave

Larceny – 11/30 Monday Day. Victim  
said that her house sitter allowed her new  
boyfriend into the house while she was  
out of town. He has since been arrested  
by Sandy Springs police. Wedding-  
engagement ring, amethyst and gold ring,  
emerald and diamond ring, sapphire ring,  
bracelet, diamond and 4-gold necklace  
taken.

## 400 block Moreland Ave

Burglary – 12/7 Monday Morning.  
Specialty store. Glass front door broken  
with rock. 3 smart balance wheel scooters  
taken.

## 400 block Sterling St

Larceny from auto – 12/9 Wednesday  
Morning. Street. Window broken. iPhone  
5 taken.

## 1300 block McLendon Ave

Larceny from auto – 12/16 Wednesday  
Morning. Parking lot. Victim forgot to  
lock the doors. \$600 cash taken.

## 1500 block McLendon Ave

Larceny from auto – 12/17 Thursday  
Morning. Parking lot. Window broken.  
iPhone taken.

## 1100 block Mansfield Ave

Larceny from auto – 12/18 Friday  
Evening. Street. Window completely  
busted out. Piedmont Hospital medical  
ID, messenger bag and backpack,  
stethoscope, pair of Ray Bans, HP  
Pavilion laptop, Swiss Gear backpack,

prescription hydrozyne medication and  
prescription Lumigdol medication taken.

## 400 block Oakdale Rd

Larceny from auto – 12/21 Monday  
Morning. Driveway. Victim said she left  
her vehicle unlocked last night. Ashtray  
and money taken.

## 300 block Moreland Ave

Larceny – 12/25 Tuesday Evening.  
Restaurant. Victim said she attended a  
private party and when it was time to  
leave she could not locate her purse. Cell  
phone, GA ID, school ID, debit card and  
other miscellaneous items taken.

## 400 block Oakdale Rd

Auto theft – 12/21 Monday Morning.  
Parking lot. 2007 silver Honda Civic with  
NC tag taken.

## 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.

**An Atlanta Magazine's  
TOP DENTISTS IN ATLANTA  
5 STAR DENTIST**

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

*"We Cater to Cowards"*

**kW** KELLER WILLIAMS REALTY  
BUCKHEAD

**Patter Byrne**  
404.823.0880 mobile  
patterbyrne@gmail.com

**Intown Real Estate  
Specialist -**

***NOW IS THE TIME!***



### **Recent Neighborhood Solds:**

**359 Elmira Place – sold in 2 days!**

**212 Adams – sold in one day!**

**255 Southerland Terrace – sold in 9 days**

**1721 Coventry Place – sold in 5 days**

**429 Claire Drive**

**626 Hardendorf Avenue**

**1495 N Decatur Road**

**13 Kings Walk**

**210 Sampson Street**

**326 Melrose Avenue**

**966 Ferncliff Road**



**Keller Williams Realty Buckhead | 404.604.3800**



**McNack's Kitchen...** If you have the desire to cook, you can cook, and we can help you.



## Stock Up!

February in Atlanta is generally a time when we are all a bit on edge regarding winter weather. Schools might be closed due to snow and ice and getting to the store can sometimes be a hazard. In order to keep your sanity and great meals coming, here are some tricks to keep you going through the winter months!

- **When making soups, make extra.** They freeze beautifully and will last for 3-4 months. Portion them in individual or family servings to make reheating easier and avoiding waste.
- **Poach/shred chicken.** Freeze them in quart-sized bags to be used in soup, quesadillas, and pasta. You can also do this with leftover carnitas.
- **Keep a well-stocked pantry.** You need to have a variety of oils, vinegars, spices, rubs and broth. Don't forget the garlic! We recommend that you have a good choice of crackers on hand that you can pull out for a last minute charcuterie tray to serve to socked-in neighbors. You should also have good supply of flour and sugar so you can whip up a batch of muffins or cookies on a moment's notice!
- **Keep a well-stocked Refrigerator** – When stocking your refrigerator, think about what you would bring to a neighbor's house for a last minute gathering. Meat and cheeses are always popular, as well as a variety of gourmet olives and marinated artichoke hearts. Lil' Smokies are always a hit and you can wrap them in biscuits or crescent rolls. Sauces and Dijon mustard are also must haves in any refrigerator so you can make a quick vinaigrette or marinade. Make sure you have lemons and limes for cooking purposes as well as for adult beverages!!
- **Hearty Snacks and Appetizers can be a substitute for dinner** – No one ever said that dinner had to consist of a meat, starch, vegetable and salad.
- **Even though it might be cold outside, embrace the grill** - Grilling is not just for 80 degree weather.

For more tips like these, please visit our website at [www.mcnaackskitchen.com](http://www.mcnaackskitchen.com).  
Be sure to "like" our Facebook Page and follow us on Pinterest!

# Vegetarian Chili

## Ingredients:

6 T. olive oil ( <i>better yet, garlic infused oil if you have it</i> )	2 T. chili powder
2 onions, chopped	2 T. dried oregano
2 carrots, chopped	4-28 oz. cans diced tomatoes with liquid
5 celery stalks, chopped	1 can black beans, drained
2 green peppers, seeded and chopped	1 can red kidney beans, drained
2 red peppers, seeded and chopped	1 can chiles
4 zucchini, cut into cubes	1 can sweet corn, drained
1 can chipotles in adobo sauce, chopped	1 can black-eyed peas, drained
	2 bags baby kale

## Preparation:

In a large pot, heat oil over medium heat. Add onions and next 5 ingredients. Cook until vegetables are soft, about 10 minutes. Add the chipotles AND the adobo sauce, oregano, and chili powder. Mix well. Add the tomatoes and simmer, uncovered for 60 minutes. Add all of the beans, corn, chiles and kale. Simmer for an additional 30 minutes. Serve hot.

## Recipe of the Month

Courtesy of McNack's Kitchen  
mcnackskitchen.com



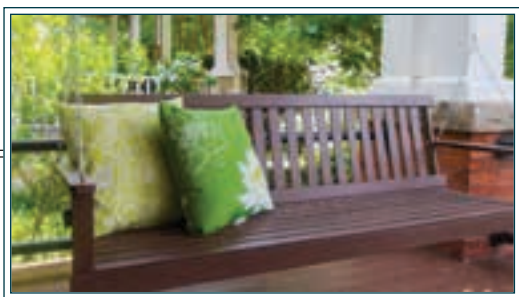
Scan this code with your smartphone to view more recipes!



LUXURY HOMES  
INTERNATIONAL

KELLER WILLIAMS® REALTY  
ATLANTA MIDTOWN

## What's Your Porch Worth?



Contact Leigh for a Free Market Analysis  
Selling 30307 since 1996



LEIGH HAYS Est. 1996  
Atlanta Real Estate

30307 Resident since 1998

direct 404.402.4554

e-mail leigh@leighhays.com

web WWW.LEIGHHAYS.COM

Office 404.604.3100

Each office is independently owned and operated. Information is believed to be accurate but not guaranteed.



It takes a community to care for our homeless and death row dogs & cats!

**PLEASE HELP  
SAVE A LIFE TODAY!**

**Donate**

(Tax deductible: Monetary or Supplies)

**Foster or Adopt**

Check us out online to view our  
"Pet of the week" and all our awesome  
dogs and cats listed on PetFinder.com  
looking for a forever or a loving foster home!  
Dates available on our website for  
PetSmart adoption days.



www.GreenPetsAmerica.com

/GreenPetsAmerica

GPA is a non-profit 501C3.  
We rely solely on the communities donations.





**FREE  
QUOTE**



A full service company offering:

- Residential and business painting and improvements
- Fully licensed, bonded and insured
- References available upon request
- Owner supervised to ensure topnotch quality results

*We serve Metro Atlanta and surrounding areas!*

**404 903 9329**

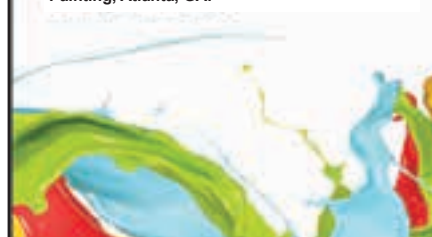


**www.roundhererepainting.com**



**SAVE 15%**  
ON ALL INTERIOR PAINTING  
PROJECTS

Not valid with any other offer. Must present this coupon at time of estimate. No cash value. This offer is only valid at Round Here Painting, Atlanta, GA.



## *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



Must present coupon at time of sale. Not valid with other offers. Offer Expires 3/31/2016.

**EMERGENCY 24-HOUR SERVICE**

**404-496-5405**  
**www.akatree removal.com**



FREE ESTIMATES



Licensed & Insured  
Carries Workman's Comp.

**YOUR HEATING, COOLING & CLEAN AIR EXPERTS**

# ***Precision***

**HEATING & AIR**

**Sales • Service • Installation**

**770-445-0870**

**WWW.PRECISION-HVAC.COM**

**SAVE BIG  
ON ALL FURNACES!**

**NO** Payments **FOR 25 Months**  
**NO** Interest



The new degree of comfort.™



**Furnace**

From

**.\$1795**

Reg. Price \$2795



The new degree of comfort.™



**Furnace  
& A/C**

From

**.\$3695**

Reg. Price \$4695

**SCHEDULE A  
FREE ESTIMATE**

**WE WILL BEAT ANY COMPETITOR'S  
ESTIMATE BY UP TO \$500, GUARANTEED!**