



April 2016

# MESSENGER

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

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# Funding local projects through member contributions

By Zaid Duwayri

In our March meeting, the membership voted to financially support the Early Edgewood/Candler Park Biracial History Project. The CPNO board was happy to bring this motion in front of the membership because of the high impact nature of this project and because the board believes that this is part of what CPNO is meant to facilitate and sponsor; projects that celebrate the spirit of Candler Park, past and present.

There are many worthy projects within Candler Park that are waiting get picked up by volunteer advocates. Our neighborhood Master Plan is packed with ideas and projects that were proposed and discussed by our members a couple of years ago. Since then, we managed to cross several large projects off that list – see Roger Bakeman's article in the March issue. For the larger infrastructure-type projects, the infrastructure committee chaired by John Maximuk (of Elmira St.) will be working on managing such projects – please reach out to [president@candlerpark.org](mailto:president@candlerpark.org) if you would like to volunteer on that committee.

Funding is an important step in the lifecycle of many of our neighborhood projects, large or small. While we continue to solicit publicly available funds for our larger projects, such as sidewalk repairs, we do allocate CPNO funds to support smaller high-impact projects. We are working on reviving our small

## PRESIDENTIAL BRIEFING

grants program to allow for members to request funding for projects that target the betterment of our community, so stay tuned for updates on this in coming months.

In order for our organization to effectively fund a substantial number of initiatives, we have been intensifying and diversifying our fundraising efforts. While planning for our fall festival –our largest fundraising event – continues with an impressive momentum, we are always looking for additional opportunities to increase our revenues. As such, you should expect to see several smaller fundraising events pop up in our communications channels in the upcoming weeks and months. One example is the Horizon Theatre event that was coordinated by Chris Fitzgerald, where 80 percent of the revenue from ticket sales will go to benefit CPNO. The event is scheduled for the evening of May 19 and is preceded by a dine-out event that will also benefit CPNO. Look for details on our website, <http://www.candlerpark.org> and on our Facebook page.

Finally, our sincere gratitude to all of you who have been contributing on our website upon renewing your membership. CPNO membership remains free, but your generous contributions make it easier to support great local projects and initiatives.

## So long, and thanks for all the fish

By David Terraso



I want to take this opportunity to thank each and every person who has helped me put The Messenger together since I became editor last July. That includes past CPNO President Ken Edelstein for both his leadership

on CPNO, his guidance as past editor of The Messenger and his unsurpassed expertise in journalism. It also includes current President Zaid Duwayri and Communications Officer Russell Miller for their help in wrangling additional writers and letting me post our content on Facebook and NextDoor in an effort to reach more neighbors. There are countless

others who, either by agreeing to be part of a story, writing a story, or just spreading the word about The Messenger, have helped me and our neighbors illustrate just a little bit of what makes Candler Park such a wonderful and fascinating place.

I'll still be your neighbor, but a new full-time job is going to require me to pass the torch of editing on to someone else. If you are interested in being the editor, writing a story, or taking photographs, please let Zaid know at [president@candlerpark.org](mailto:president@candlerpark.org). I still plan on writing an occasional piece, but The Messenger will be someone else's ship to steer.

I've had a great time meeting and chatting with all of the neighbors I've met since last July, so don't be a stranger. I won't be.

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

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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.

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## Köszönöm to Palacsinta Hungarian Crepes and Pastries

Thank you to Palacsinta Hungarian Crepes and Pastries for providing dinner during the April CPNO meeting. Enjoy scrumptious delicacies like amazing sweet and savory crepes and breads from our neighbor at the corner of McLendon and Oakdale (1404 McLendon).

If you know of another 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).



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## THE MESSENGER

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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.

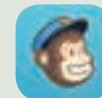
If you have a news tip or story idea, please email relevant information including contacts to [editor@candlerpark.org](mailto:editor@candlerpark.org) or call the editor.

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.

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

Cover photo: David Terraso

## DATES TO REMEMBER

### APRIL

- 11** CPNO Board Meeting,  
7 pm, Epworth Church
- 12** Freedom Park  
Conservancy, 7 pm,  
Carter Center
- 18** CPNO Members  
Meeting, 7 pm, 1st  
Exist. Church
- 20** Candler Park  
Conservancy Meeting,  
7 pm, Rush Center

*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.*

## Tickets galore

Help out CPNO, have a great dinner and see a fantastic show, all in one night! No, it's not a dream, it's the CPNO Horizon Theatre fundraiser on Thursday May 19. Tickets are only \$25, with \$20 going to CPNO. Get your tickets for the show now as there will only be 100 tickets this year and a sellout show is likely. Tickets can be purchased online at <http://bit.ly/1TnSaNs>. If cash or check is your preference, email CPNO Treasurer Chris Fitzgerald at [treasurer@candlerpark.org](mailto:treasurer@candlerpark.org) to make arrangements and she will set aside your tickets for you. Don't forget to make dinner plans before the show at Radial Cafe. They will donate 20 percent of all generated sales to CPNO. So, make your plans now to eat, drink and be merry and help your neighborhood at the same time.

*- David Terraso*

## BRIEFS

### No tree left behind

The Fifth annual Friends of Candler Park Mulch Madness is in the history books. We had over 50 mulch movers and distributed 300 cubic yards of mulch to



John Skach gets to work at Mulch Madness. Credit: Mark Clement

much-deserving trees. The madness went on from 9 a.m. till noon, with 30 minutes of overtime. Our MVMs (Most Valuable Mulchers) were John Skach and Ainsley Platt. Skach is from the Candler Park Conservancy and brought the doughnuts. Thank you, Ainsley and John for all your hard work! To our surprise, Mulch Madness was number one in Creative Loafing's list of "Things To Do" that day-two spots ahead of the Bacon Fest! Despite the oc-

A poster for a benefit night event. At the top, it says 'HORIZON THEATRE COMPANY' and 'CANDLER PARK NEIGHBORHOOD ORGANIZATION'. The main title is 'BENEFIT NIGHT!' in large, bold letters. Below that, it says 'Horizon Theatre Euclid &amp; Austin Aves. in Little Five Points'. The title of the play is 'The City of Conversation' by ANTHONY GIARDINA. To the right, there is a graphic of a notepad with 'The Off-Broadway Smash' written on it and a red lipstick smudge. At the bottom, it says 'Thurs., MAY 19 @ 8pm'. A small paragraph at the very bottom describes the plot: 'Washington DC was once a place where people actually talked to each other. Hester Ferris opens her home for political foes to lay down arms and raise a glass. But that is all about to change. Then, her beloved son brings home a Reaganite girlfriend and a shocking new conservative world view, rocking Hester's world. Follow the Ferris family from the end of the Carter presidency through the Reagan era and into Obama's game-changing inauguration.'

casional rain showers, the work went on as planned. Thanks to Park Pride and the Candler Park Conservancy. Thanks to the Fox Bros, Raging Burrito, Front Page News and Tijuana Garage for the gift certificates we raffled off-great rewards for our neighbors' volunteerism!

*-Mark Clement*



### Run on the rocket for Mary Lin

Come out Sunday, May 1, and run a beautiful course on a lovely spring morning in Inman Park and support Mary Lin Elementary School, its students and community. The funds raised through the Rocket Run will support the outdoor classroom as well as fund the ongoing work of the foundation to help Mary Lin achieve

*See Briefs, p. 7*



its educational goals by providing instructional, physical and technological opportunities for the enrichment of students.

To register for the Rocket Run, go to the race website: [www.rocketrun.org](http://www.rocketrun.org). The 5K starts at 9 a.m.; the 1-mile Rocket Blast for kids race follows the 5K at 9:45 am. The race start and end point is Freedom Park in Inman Park on Euclid Avenue just north of the MARTA station.

Thanks to your fantastic participation and fundraising last year we raised more than \$45,000 to help build Mary Lin's new playground. Let's keep up the momentum for our school!

Start gathering pledges now and you could win a NEW BIKE – earn a raffle ticket for every \$25 you raise!

-Eric Goldberg

## CPNO membership has its privileges

One new privilege is free tickets. This year's Candler Park Music & Food Festival—scheduled for Friday and Saturday, June 3 and 4—will charge admission. However, the event's organizer, Rival Entertainment, will offer two free tickets to each CPNO member household—redeemable for a specified period online via the festival's ticketing website—to members who join or renew by May 15. If you haven't already joined or renewed ([www.candler-park.org](http://www.candler-park.org)), you now have another reason: call it a Candler Park Perk. For the festival's line-up of music and food see [www.candler-parkmusicfestival.com](http://www.candler-parkmusicfestival.com).

-Roger Bakeman, Membership Officer

## Mosquito prevention begins with you!

By Susan Rose

Mosquitos are an annoying menace which can ruin the fun of outdoor gatherings, gardening and recreational activities in Candler Park. Controlling mosquitoes is a “neighborhood effort” according to Gordon Stacey Cargal, environmental health county supervisor with the DeKalb County Board of Health. He spoke at the March CPNO meeting on March 21 and shared information on county efforts to control mosquitos as well as tips for homeowners to eliminate mosquito breeding sites.

Cargal said the predominant mosquito in our area is the Asian Tiger mosquito, which has white stripes. An infected Asian Tiger mosquito can transmit the West Nile Virus with one bite. Cargal provided a DeKalb County Board of Health brochure describing West Nile Virus as a serious, even fatal, disease that affects the central nervous system. Controlling mosquitoes is critical to preventing West Nile virus infection.

“If you have mosquitos, then you are growing them yourself,” said Cargal.

Stagnant water is the primary breeding ground for mosquitoes. Even a soda bottle cap holds enough water to breed mosquitos. Cargal provided residents with a weekly mosquito prevention checklist. The list includes dumping the water out of birdbaths two times per week and scrubbing to remove eggs. In addition removing water from containers like dishes under flower pots, toys, and buckets is essential. He also suggested turning wheelbarrows upside down when not in use.

Cargal explained the practice of the 5 Ds:

**Dispose** – get rid of anything that can hold water around your house and in the neighborhood (community clean up!) Cargal said that neighbors who do not address standing water can be cited for county code violations.

**Drain** – dump out containers after every rain. Don't put saucers under outdoor plants. You can use larvicides (Mosquito Dunks or Mosquito Torpedoes) where water cannot be dumped.

**DEET** – wear mosquito repellent when outdoors. Keep repellent by the door as well as in the car.

**Dress** – wear lightweight long-sleeved shirts, long pants, and socks.

**Daytime** – Mosquitoes bite during the day and at dawn and dusk.

Cargal said that the county puts larvicide in storm drains and inspects/treats parks with larvicide where there is a problem of stagnant water. He described larvicide as a pheromone releaser which prevents young mosquitoes from becoming adults.

Although the Zika virus is not transmitted by the Asian Tiger mosquito, Cargal said Zika is a concern for Georgia. The Asian Tiger mosquito is a cousin to the mosquito which is transmitting Zika in South America.



Two retention ponds have neighbors wary of breeding mosquitos. This one is behind homes on Oakdale. Credit: Sheila Henn

The DeKalb County Board of Health, Division of Environmental Health, offers inspection services to help property owners identify and clean-up mosquito breeding grounds. The phone number is 404-508-7871, and the website is [dekalbhealth.net](http://dekalbhealth.net). Cargal ([Stacey.Cargal@dph.ga.gov](mailto:Stacey.Cargal@dph.ga.gov)) encouraged Candler Park residents to contact him with questions and for assistance with mosquito control efforts.

# Stagnant retention ponds at Mary Lin worry neighbors

By Susan Rose

Two stagnant retention ponds at Mary Lin Elementary have long worried neighbors along Oakdale Road. One pond is located in the habitat area of the school property and situated immediately behind the homes on the odd-numbered side of Oakdale Road. The other pond is on Oakdale Road next to the gravel driveway leading to the rear of Mary Lin.

Although both ponds are contained by fencing, Mary Lin parents have expressed concern on social media about children's safety because gates have been left unlocked and sometimes even open.

According to Kate Sandhaus in a Facebook post in the Mary Lin parents' group, emails to Atlanta Public Schools (APS) officials from concerned neighbors began in 2010 when the ponds were unfenced large pools of water. Neighbors expected proper remediation of the problem with the renovation of Mary Lin. During and since the renovation, dozens of emails have been exchanged between the renovation project managers at APS, school leaders and neighbors. Yet, the ponds continue to sit with stagnant water due to improper drainage.

At the March CPNO meeting, members mentioned the problem to Gordon Stacey Cargal, Environmental Health County Supervisor with the DeKalb County Board of Health. Cargal said that the County can administer larvicide in the ponds as a temporary solution for mosquito prevention. However, Cargal



The second of two retention ponds is next to the homes Oakdale Rd. just south of North Ave. Credit: Sheila Henn

said that stagnant water means that the drainage ponds were "not built right."

The Oakdale neighbors continue to speak with APS about the problem. CPNO president Zaid Duwayri said that if there is no traction, the problem will be discussed at the April CPNO meeting along with a plan to escalate to APS superintendent Meria Carstarphan.



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# Why you should always appeal your property taxes (even if you think they're right)

By David Terraso

If you're a homeowner in the city of Atlanta and you haven't received a shock upon opening your property tax bill, just wait. It's coming. That's because property values in the Candler Park and Intown Atlanta have been rising.

"The market is going up like crazy," said Elena Volkova, realtor and Candler Park resident.

Arman Deganian moved to Ferguson St. in 2006. He moved to Atlanta in 2003. He rented, first at the Bass Lofts in Inman Park and then at the North High Ridge Apartments in Poncey Highlands.

"I wanted to stay in town, but I wanted to buy and this was the only house in this area in my price range," said.

DeKalb county assessed value of his two bedroom, one-and-a-half bath cottage at \$191,000 when he purchased the home. In 2012, the value assessed dropped to \$130,000. So when he opened his tax bill for 2013, he was shocked to find that the county appraised the value at \$380,000.

"I was thinking it was a mistake," Deganian said. "So I called and of course I couldn't get anybody on the phone down there. And then I searched it and saw where people were talking about it online and I came across the process to appeal. So I went ahead and sent my notice to appeal the next day."

To file an appeal, homeowners must mail in their paperwork to the county's board of equalization (BOE), which is made up of regular people who own property in the county.

Being fast on the draw to appeal is crucial, said tax attorney Walter Hotz.

"When you get your annual notice of assessment you've got a 45-day window to file an appeal," he said. "If you don't file an appeal during that 45 days, then you've lost your right to file an appeal. There's no excuse accepted. You can't say 'I was in the hospital,' or 'I was on vacation.'"

Hotz recommends everybody file an appeal.

"The reason why you file an appeal is because we have a statute that allows you to freeze that result for the next two years,



Arman Deganian had to fight the property tax man, not once, but twice. Credit: David Terraso

whether it is a reduction or no change," said Hotz.

So even if the board decides to deny the appeal, the assessment is frozen for 2016 and 2017 and the county won't be able to raise taxes on the property until 2018, assuming you don't appeal during that time and no renovations are being made. If the appeal is granted, even better.

"If you get in the habit of filing a tax appeal every three years," said Hotz, "then you've been able to give the county only three bites at the tax apple every ten years versus the county having ten bites. And in a rising market like we are in now, that can save a taxpayer thousands of dollars."

After Deganian sent in his appeal, he sent in sale prices of homes that are comparable in size, year-built, quality and condition, also known as comps. The data is found via a company known as First Multiple Listing Service (FMLS) and is best obtained through a realtor or an attorney.

"Those sales should match up to be in the same tax neighborhood," explained Hotz. "If you're a ranch style home then all the comparable properties should be ranch style. If you're a two-story then they all should be two stories. If you're brick you try to get the same exterior."

Volkova said that she and many realtors provide comps for people for no charge. She warned against using websites like Zillow to find home prices.

"Zillow is not accurate for estimates at all," she said. "They take a one mile radius and then even out the value. They don't look at your schools. They don't look at renovations."

So depending on where the house is in Candler Park, that could mean that Zillow is using home prices in Druid Hills, Lake Claire, Inman Park, Poncey-Highlands or Edgewood. Sometimes it will result in Zillow estimating a higher value for the home, sometimes it would give a lower value. The bottom line is it's not accurate.

"Take pictures of your home, the front and the back and anything that's wrong with your house," recommends Hotz. "Look at your home as if you were a prospective buyer and what you would want fixed before you bought it. Look and see what upgrades you do not have. If you have anything that needs serious repair, like water leaking in your basement, you can get estimates for the cost of repair and take those with you to the BOE."

The BOE denied Deganian's appeal, so he hired Hotz as his attorney and they appealed it up to DeKalb County Superior Court, where homeowners can demand a jury trial. But before going to court he and Hotz were able to get the property appraisal reduced from \$380,000 to \$230,000.

Because he was in the process of renovating the house, the tax freeze didn't apply, so the following year the appraisal shot back up to \$360,000. Deganian called the tax assessor and negotiated a new value of \$260,000.

Once the renovations were completed last year, the county appraised the value at \$330,000 and he accepted that. He sold the house last month for \$394,000.

"When that tax notice comes, don't sit on it," said Deganian. "My instinct was to think, 'This is crazy!' and then put it down to deal with it later. Don't do that! I saved about \$1,500 that first year."

# How to assess your home's value

By David Terraso

Feeling overwhelmed by that property tax bill you just opened? Never fear, tax attorney Walter Hotz offers this checklist to help you make finding the true value of your home less taxing.

1. There are two methods to use in attacking your assessment. You can find the sale prices of comparable properties (comps) in your area using FMLS, or you can use your county's appraisal website (in DeKalb it's <http://www.qpublic.net/ga/dekalb/>) to see if they are assessing similar properties with similar values.
2. If you don't have access to FMLS, find a realtor who can find comparable properties for you for free. Many realtors will do this as a service to potential clients.
3. Whether you are searching for comps or assessed value, be sure the houses you are using to compare match your home as closely as possible. That means the year built, type of exterior, number of floors, renovations etc, on the properties should be similar to yours. The square-footage of the primary living spaces (not counting the basements, or attics) should be within 15 percent of your home.
4. If your home has a basement, then the properties selected for comparison should have a basement. If your basement is finished, the others should have a finished basement.
5. Make adjustments for any differences between your

home and the comparative properties, for example if one has granite countertops and the other doesn't, or if one has a chef's kitchen and the other doesn't, make a dollar adjustment.

6. If there is an easement on your lot that limits its use, for example for drainage or sewer, make a note of it.
7. Mention and provide evidence of flooding issues, if any.
8. Play the role of home buyer in inspecting your property. What would you want addressed before purchasing it? Note the age and condition of the roof and HVAC system. Are there foundation issues? Any leaking? Advise the board of equalization of any repairs that would need to be completed to ready the property for sale. If possible, get an estimate for repairs and bring that with you to the hearing.
9. Break your home value down to a per square-foot basis because the board of equalization prefers to see it that way. Use only the primary living space and ignore the basements.
10. Find the way your county classifies your home as to condition and quality and make sure the properties you are using for comparison match. You can find information on your home's classification for DeKalb County at <http://taxassessor.dekalbcountyga.gov:81/PropertyAppraisal/realSearch.asp> or <http://bit.ly/1pNF1e2>

You don't have to follow this checklist, but if you want to make the best case for yourself when appealing you'll have as much of this information as possible. This is not an exclusive list of all the items you should consider in supporting your appeal, but you follow these recommendations you will be better prepared than 95 percent of taxpayers who handle their own appeal.

# Home safety tips

By Lindy Kerr

Home safety is a topic we all care about. In fact for many, home is synonymous with safety. That is why I want to share the following checklist that was provided by the Atlanta Police Department's (APD) Crime Prevention Unit as part of their yearly Neighborhood Watch Training that occurred in March. While the bulk of the training dealt with setting up and maintaining a neighborhood watch group\*, the APD's tips on home safety was another important piece of information that I believe is worth sharing.

As your safety officer for CPNO, I recommend you take a look at this quiz and see where your home may be vulnerable. Taking measures to ensure your home is not an easy target for break-ins not only increases personal safety, but also increases neighborhood safety. There will always be crime, but most crime is crime of opportunity. Let's continue to do what we can, both as individuals and as a neighborhood, to take away those opportunities.

\*Did you know that Candler Park has an established Neighborhood Watch group? If you are not sure whether your street has a block captain in place and you are interested in becoming a block captain then please contact me at [safety@candlerpark.org](mailto:safety@candlerpark.org). It is a great way to get involved without having to sacrifice much time.

Home Security Checklist		Exterior Doors			
Use this as a guide as you check your home for safety measures. Mark "No" to indicate where you could take action to improve your home's security. These are just some of the steps you can take to decrease the likelihood that you or your home is targeted.		All doors are locked at night and every time we leave the house—even if it's just for a few minutes.	Yes	No	If there are glass panels in or near our doors, they are reinforced in some way so that they cannot be shattered.
		Doors are solid hardwood or metal clad.	Yes	No	All entryways have a working, keyed entry lock and sturdy deadbolt lock installed into the frame of the door.
		Doors feature wide-angle peepholes at heights everyone can use.	Yes	No	



Spare keys are kept with a trusted neighbor, not under a doormat or planted, on a ledge or in a mailbox.

Yes No

### Garage and Sliding Door Security

The door leading from the attached garage to the house is solid wood or metal-clad and Protected with a quality keyed door lock and deadbolt.

Yes No

The overhead garage door has a lock so that we do not rely solely on the automatic door opener to provide security.

Yes No

Garage doors are all locked when leaving the house.

Yes No

The sliding glass door has a strong, working key lock.

Yes No

A dowel or a pin to secure a glass door has been installed to prevent the door from being shoved aside or lifted off the track.

Yes No

The sliding door is locked every night and each time we leave the house.

Yes No

### Protecting Windows

Every window in the house has a working key lock or is securely pinned.

Yes No

Windows are always locked, even when they are opened a few inches for ventilation.

Yes No

### Outdoor Security

Shrubs and bushes are trimmed so there is no place for someone to hide.

Yes No

There are no dark areas around our house, garage, or yard at night that would hide prowlers.

Yes No

Every outside door has a bright, working light to illuminate visitors.

Yes No

Floodlights are used appropriately to ensure effective illumination.

Yes No

Outdoor lights are on in the evening—whether someone is home or not or a photocell or motion-sensitive lighting system has been installed.

Yes No

Our house number is clearly displayed so police and other emergency vehicles can find the house quickly.

Yes No

### Security When Away From Home

At least two light timers have been set to turn the lights on and off in a logical sequence, when we are away from home for an extended time period.

Yes No

The motion detector or other alarm system (if we have one) has been activated when we leave home.

Yes No

Mail and newspaper deliveries have been stopped or arrangements for a neighbor/friend to pick them up have been made when we go away from home for a period of time.

Yes No

A neighbor has been asked to tend the yard and watch our home when we are away.

Yes No

### Outdoor Valuables and Personal Property

Gate latches, garage doors, and shed doors are all locked with high-security, laminated padlocks.

Yes No

Gate latches, garage doors, and shed doors are locked after every use.

Yes No

Grills, lawn mowers, and other valuables are stored in a locked garage or shed, or if left out in the open, are hidden from view with a tarp and securely locked to a stationary point.

Yes No

Every bicycle is secured with a U-bar lock or quality padlock and chain.

Yes No

Bikes are always locked, even if we leave them for just a minute.

Yes No

Firearms are stored unloaded and locked in storage boxes and secured with trigger guard locks.

Yes No

Valuable items, such as televisions, stereos, and computers have been inscribed with identifying approved by local police.

Yes No

Our home inventory is up-to-date and includes pictures. A complete copy is kept somewhere out of the house.

Yes No

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# People in your neighborhood: Stephanie Miller

By David Terraso

If you've ever walked along Oakdale and spotted the sign that references George Orwell's 1984 declaring "We have always been at war with Oceania" then you've seen some of the political art that Stephanie Miller uses to speak her mind. Miller has lived in New York, and many other places and has been a vibrant fixture of Candler Park since 1978. She hung a shingle in Little Five Points as a chiropractor, retiring just a few years ago. She's now 70 and devotes herself to her art and her dogs full time (she has greyhound rescues).

**SM** I've always done artwork. I was compelled to to be honest. Some would say it was an addiction. Doing more of it just makes me happy. I stayed in chiropractic practice for 35 years. I tried to do the thing where you see some people and then you do art, but it's hard to do, because the focus of artwork is finding yourself in infinity and that gets dissolved by appointments and other things. Eventually I quit taking new patients and I still was frustrated. The first day I said "No more patients, I'll refer everybody," It was like a new life. I loved what I did, but I really enjoy being retired.

I'm still at that point where I want to heal the world. I want to help. I'm an ex-peace corps volunteer. I want to serve.

**DT** Tell me about your practice.

**SM** It was a lot of fun. A friend of mine, Virginia Soules, a medical doctor, opened up on the same hall. We were very funky and very professional at the same time. It was great. The neighborhood was fabulous. It still is fabulous.

I would see young people looking for something new, I would see older people happy that I was there in the neighborhood. There was a diversity of people. I saw cops, I saw lawyers. There were lesbians and gay men. There were older couples who had been here for a long, long, long time. In fact,

one of the original older neighborhood people became my secretary, which was very nice. She's gone now.

**DT** Tell me about your art.

**SM** I've always done a lot of art. I don't think I'm really verbal. I learned to be verbal. I think it is my second language. My first language is a visual acceptance, recognition and interplay with the world. So it was logical to play and communicate by drawing, or coloring or anything like that. It was very pleasurable too.

It used to be I would sort of entice a concept and the concept would then tell me how to present it.

Because I was socially minded, it would usually be around whatever issue was going on right then, what do I see that I wanted people to be aware of or think about. And then I would try to express it, usually by humor, there's almost always humor in my work.

**DT** How do you get inspired?

**SM** Depending on the picture, sometimes it's just colors that I want to work with. I am one of those people who will throw paint on a canvas to start, even if the end result is hyperrealistic, it is a way to approach a blank one. It doesn't necessarily tell me what I will do there, but it's like a broken wall and then I can play.



The signs in front of Stephanie Miller's Oakdale denote a political artist lives here. Credit: David Terraso



"Uncle Roo Roo Fishing" by Stephanie Miller. Photo by David Terraso

If I get to the point where I'm starting a canvas or a sculpture, even if it's political, when I feel like I'm at perfect play, then I'm utilizing all of my resources.

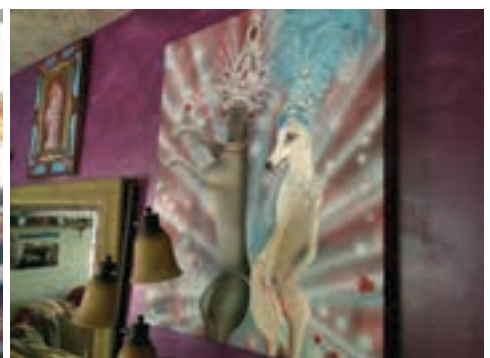
Let me drag you to a picture. This is the mermaid lobby- "The Mermaid lobby was unable to halt the military-industrial complex" We have wasted military products in the ocean deep where now the mermaids



"The Butterflies Mistake Uncle Roo Roo for a Flower" by Stephanie Miller. Photo by David Terraso



Miller's art reaches into the musical realm too. Photo by David Terraso

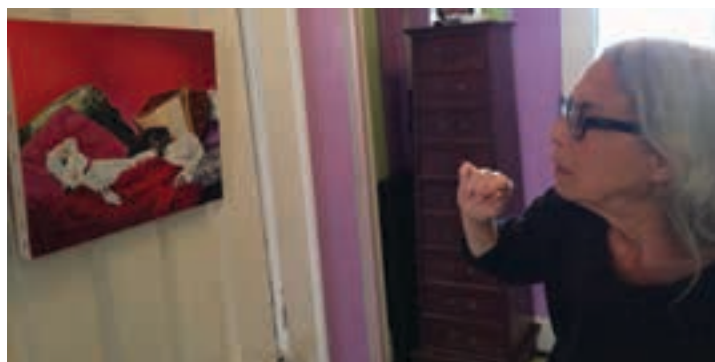


"Soho's Coming Out Party" by Stephanie Miller. Photo by David Terraso





Miller's greyhounds have distinct personalities all their own. Photo by David Terraso



Miller's humor pervades her work, like this one of greyhound rescues. Photo by David Terraso

have to wear EPA suits. Here's one where she's been mutated by a broken nuclear waste disposal.

This is Soho at her coming out party (her greyhound in a dress).

**DT** Do you see viewing art as a participatory activity?

**SM** It has to be. It must be. It's communication. If someone is being communicated to, they are defining it. I wish it were a discussion, but it rarely happens. At shows people are drinking wine and they're walking around. The discussion that occurs at an art show is already predicated on the fact that somebody has picked this art to go in the art show. So people are accepting that it's worthy of discussion. I'd like somebody to get up and say to the artist, "It didn't communicate to me." People don't do that after a glass of wine and some peanuts and it's already at the art show and it already has a price tag. You don't get communication. It's party and they've come for that reason.

When people come here a lot of them are my friends. Some of them will have discussion and I cherish the ones who do. I say please tell me if you do like it, please tell me if you don't like it. Tell me what you like about it. Tell me, tell me, tell me. I cherish the few and far between who are really speaking from the heart. Who really think I'm being serious about that.

**DT** Tell me about these pictures.

**SM** Uncle Roo Roo, he is a very loving person. And this one says "Uncle Roo Roo Receives the Holy Cauliflower." He just plays

harmlessly and joyfully. Here's Uncle Roo Roo fishing. He doesn't really catch them, he just lets them flow through his habit. He's sort of a European monkish plus Asian concept. Here's The Butterflies Mistake Uncle Roo Roo for a Flower.

Most of the way I earned money doing art was doing pet portraits. I did very realistic ones and I try to really capture who they are. This is two greyhounds.

I'm also really connected to greyhound rescue and here are two rescues who were not at the track, they were table dancers in Las Vegas.

I take in what I call infinite concepts and ideas. Each time I touch something there's a billion ways to express it and I have to make a decision, so I have to clear everything around me because it's chaos in my head. Total chaos.

**SM** When I finally retired, I started taking bagpipe lessons. And I love it, love it. For about four years I'd say I practiced one to three hours everyday.

I broke off from my teacher because I really wanted to play early music on the bagpipe and not just Scottish. I enjoy music from around 1100-1300 or 1400, secular or religious.

I sometimes play out at Freedom Park. I have outfits I wear sometimes, like striped pants or silly little plaid hat, or things like that.

**DT** Is it important for people to practice art as well as view it?

**SM** Do I think people should do art? Yeah, if you think it will make you happy. And if you don't know if it will make you happy then try it. Don't expect your first time to meet what's

in your head. Your expectations are going to be modified by the fact that you're a tool and you haven't learned how to use yourself properly.

I think people can ride a motorcycle and do art and get enlightenment. And they can do art and get enlightenment. And they can pet dogs and do dog rescue and be doing art and get enlightenment. I really don't know how to answer that one.

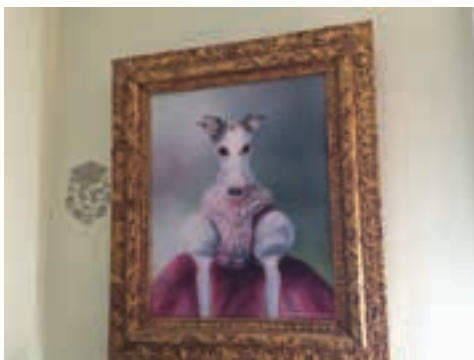
**DT** I think you just did. On another note, do you find that the older you get, the less you are sure of?

**SM** Absolutely. In fact, I get surer and surer that I'm not sure of things. You can't integrate all of this except to say, "It is."

**SM** I love this neighborhood. I just have to say that. I feel like an urban peasant.

I used to travel a lot. And I'd see people who lived where I'd travel and there was this little angst in me that I was aware that many don't need to roam around the world. Many are happy where they are.

I'm just hanging here in Candler Park and people can travel here now. And I think I've become one of those people who I used to look at. I'm really excited that I've hit this other side of that vision, of that duality, that I wake up in the morning and I have stuff to do on my little ranch. And I walk the dogs in the village. And I come home. And I live here. It's very nice to have a place where I feel like I can live. It's not a matter of renting or owning or anything. It's a world perspective I never had until I got older. I think I could've had it younger, but I was too neurotic.



Pet portraits were a mainstay for Miller. Photo by David Terraso



"Uncle Roo Roo Receives the Holy Cauliflower" by Stephanie Miller. Photo by David Terraso



"The Mermaid Lobby" by Stephanie Miller. Photo by David Terraso



# Candler Park Easter Egg Hunt

By Chris Fitzgerald

Hundreds of neighbors joined us for our 10th Annual Candler Park Easter Egg Hunt on Saturday March 19. Kids of all ages had a blast hunting for eggs, guessing the number of candies in the glass jar and enjoying King of Pops. And three lucky winners found the golden egg and got special prizes. Can't wait to do it again next year! Thanks to CPer Bitu Honarvar for the lovely photos.





# Share the road and be safe

By Susan Rose

The tragic cycling death of Grady High School student Alexia Hyneman at Monroe and 10th Street in February has heightened awareness and attention toward intersection and road improvements for pedestrian and bicycle safety in the City of Atlanta. Mayor Kasim Reed and the Atlanta City Council have expressed a commitment to accelerating the Monroe Drive safety overhaul, including a redesign of that particular intersection.

Non-profit organizations such as the Atlanta Bicycle Coalition (ABC) and Georgia Bikes advocate for street and bicycle trail improvements to benefit both cyclists and pedestrians. These groups put pressure on government entities to solve problem areas in Atlanta, such as Atlanta Beltline street crossings, as well as across the state.

According to the Georgia Department of Transportation, bicyclist and pedestrian fatalities have risen. In 2014, 19 people were killed on a bicycle and 22 cyclists died in 2015. In addition to Alexia Hyneman's tragic death this year, a 62-year man also died while cycling in Port Wentworth.

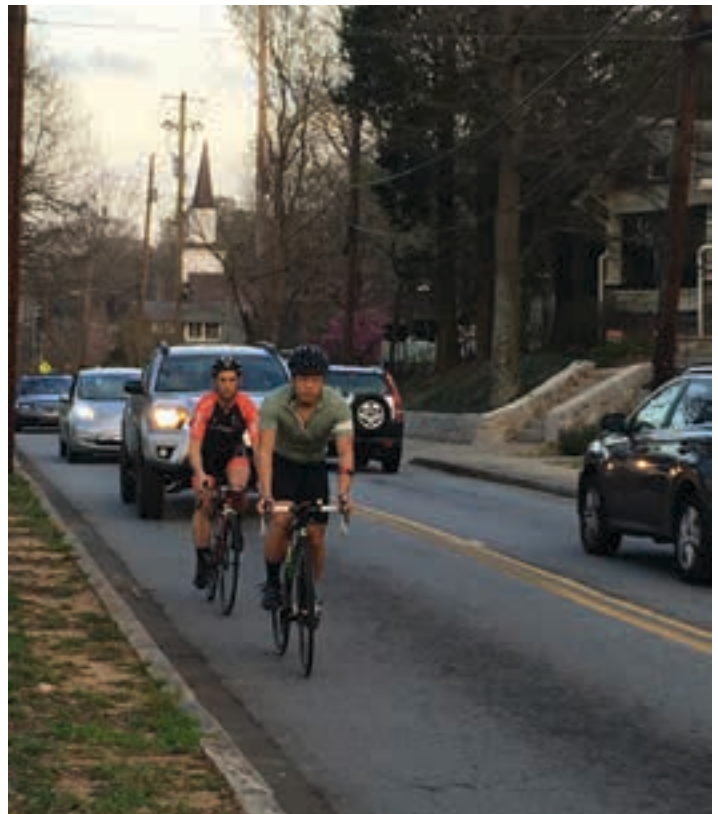
Street improvements, intersection redesign, and protected bike lanes are positive steps toward improving cycling safety, but these efforts alone will not solve the problem. Motorists and cyclists are required to understand and follow all traffic laws. The GA Department of Transportation produces a booklet called Georgia Bike Sense: A Guide for Cyclists and Motorists which is available as a PDF file (<http://www.dot.ga.gov/drivesmart/travel/Documents/English-fullversion.pdf>). Here are some highlights to help you share the road safely whether in a car or on a bicycle.

## For Motorists

- Do not harass or endanger a cyclist or pedestrian. Georgia Law (Georgia Code section 40-6-397) prohibits anyone from driving aggressively with the intent to harass, injure or obstruct another person.
- Give cyclists extra space when passing. Allow a minimum of three feet between your vehicle and the bicyclist.
- Be patient and wait until it is safe to pass, as you would with any other slow-moving vehicle. When a road is too narrow for cars and bikes to ride safely side by side, it is recommended that bicyclists ride in or near the center of the lane to discourage motorists from trying to pass them without enough space.
- Tooting your horn is not recommended when passing cyclists as you could startle them and cause a crash.
- Do not speed ahead and cut a cyclist off as you are turning right when a cyclist is proceeding straight through an intersection.

## For Bicyclists

- Don't ride anywhere without a helmet. Georgia Law (40-5-296) requires a person 16 years of age or younger to wear a bicycle helmet when riding or being a passenger on a bicycle.
- Be visible. Georgia Law (40-6-296) requires that bikes have a front white light and a rear red reflector which must be visible from a distance of 300 feet. The ABC ([atlantabike.org](http://atlantabike.org)) provides blinkie lights for cyclists for free.
- Bicycles are vehicles on Georgia roads and are subject to the



Bikes, cars, trucks and pedestrians all have to share the road.  
Photo by Lindy Kerr

same traffic laws and have the same rights and responsibilities as motor vehicles. This means following all traffic signs and signals, such as stopping at red traffic lights.

- Ride to the right with the flow of traffic. Georgia Law (40-6-294) states that bicyclists on a roadway "shall ride as near to the right side of the roadway as practicable, except when turning left or avoiding hazards to safe cycling, when the lane is too narrow to share safely with a motor vehicle, when traveling at the same speed as traffic, or while exercising due care when passing a standing vehicle or one proceeding in the same direction;..."
- Riding two abreast is legal. It violates Georgia Law (40-6-294) to ride more than two abreast except on paths or bicycle lanes set aside on roadways.
- Ride in a predictable manner. Do not weave left and right.
- Unless a bike lane, wide curb lane or shoulder exists, do not pass traffic on the right. Do not pass cars lined up at a traffic light to get to front of the line. It is safer to pull up behind the last car in line and wait your turn.
- At intersections stay on the road to make turns or ride straight through it; using the sidewalk or walking your bike across pedestrian crossing is not recommended.
- Ride far enough from parked cars that you avoid being hit if a car door opens.
- Watch for debris and grates.
- Prepare to stop at traffic lights and stop signs and yield to any other traffic and pedestrians that have the right away. Watch for cars turning right when approaching intersections.
- Do not ride on sidewalks unless you are a child. Riding on sidewalks violates City of Atlanta sidewalk ordinance (Sec. 150-210) except for children 12 years of age or younger.

# Candler Park crime reports, February 8 - February 25

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

## 1200 block Euclid Ave

Larceny from auto – 1/31 Sunday Morning. Street. Window broken. Pavillion tablet, Nintendo 3DS and camo backpack taken.

## 300 block Mell Ave

Larceny from auto – 2/3 Wednesday Day. Street. Window broken. HP laptop, LG tablet, Samsung cell phone and Apple iPad taken.

## 400 block Moreland Ave

Shoplifting – 2/4 Thursday Evening. Suspect entered the store and asked to try on a pair of shoes and when the manager left the area the suspect ran out the door with the shoes. Shoes valued at \$359.95.

## 300 block Moreland Ave

Larceny from auto – 2/7 Sunday Evening. Parking lot. 4 vehicles all with windows busted out. Movado watch, TR1 gun light and laptop taken.

## 1200 block Druid Pl

Larceny from auto – 2/10 Wednesday Morning. Street. 3 tires with rims taken.

## 300 block Moreland Ave

Larceny from auto – 2/13 Saturday Evening. Windshield busted. Nothing listed as taken.

## 400 block Moreland Ave

Larceny – 2/13 Saturday Evening. Specialty store. Reporting party said 3 W/Ms, one 6' 1" had on a black hoodie and fuzzy hair, another 5' 9" with dark hoodie and another was wearing a DGK hat, navy blue jacket with yellow patch and beige pants and a W/F with tan jacket. White shirt and tan shoes walked into the store inquiring about the products. She and another employee were showing them the products and offering assistance to customers. While this was going on, one of male suspects was casing and successfully took and concealed a \$675 blue smoke pipe. The key to the case was inside the lock.

## 300 block Moreland Ave

Auto theft – 2/7 Sunday Evening. Parking lot. 2009 white GTI Volkswagen with GA tags was stolen.

## 200 block Moreland Ave

Larceny from auto – 2/17 Wednesday Evening. Parking lot. Entry was made through front window. Mac Book Air, Galaxy S4, winter coat and make-up taken.

## 1500 block Marlbrook Dr

Larceny from auto – 2/16 Tuesday Morning. Street. Window busted. Money taken.

## 400 block Moreland Ave

Larceny from auto – 2/25 Thursday Evening. Parking lot. Window broken. Mac Book Pro taken.

## 300 block Glendale Ave

Larceny from auto – 2/25 Thursday Morning. Residence. Door left unlocked. Wallet with DL, credit card and 2 debit cards taken from her glove box.



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## CPNO officer and committee reports for March

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

### Freedom Park Conservancy-Carol Gregory

The Freedom Park Conservancy board met at their regular meeting on Tues, March 8. Among topics of discussion were: park master plan (David, Jay and Dave to meet), erosion on the Mary Lin hill and the conservancy agreement with Atlanta Public Schools (Carol to send erosion pictures to Park Dept.), participation in the Inman Park Festival (April 30, May1), and new board member interest. FPC board meetings on the second Tues. of each month at the Carter Center are open meetings and we welcome visitors.



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#### Plumbing

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

#### Real Estate

Big Canoe Realty - 770-893-2733

#### Swimming Pools

Mirage Pools - 770-886-1304

#### Tree Services

AKA Tree Removal - 404-496-5405

#### Under Deck Systems

Undercover Systems - 678-608-4384

# March 21 CPNO Members Meeting — draft minutes

*These draft minutes are presented for review. They may be amended before being considered for official adoption at the April 18 Members Meeting.*

The meeting was called to order at 7:00 pm by Zaid Duwayri, President. New members and residents were welcomed. The agenda was adopted as amended.

## Announcements:

Lt. Floyd, APD, Evening Watch Commander for Zone 6, stated that there is an increase in crime along DeKalb Avenue. He gave descriptions of the suspects which will be posted to nextdoor.com.

Thank you to Brewhouse Café for providing tonight's dinner.

DeKalb County Board of Health- Gordon Cargal presented information on prevention of mosquito infestation. The Board of Health will help residents with individual and neighborhood issues. He also read a statement from the State. Complaints are investigated by City of Atlanta Code Enforcement at the request of DeKalb County Board of Health.

CPNO Egg Hunt- The activity was very success due to efforts of Chris Fitzgerald.

Coan Splash Pad- Earl Williamson requested support from Candler Park neighborhood. Verbal Support was provided by those present.

Little Five Points Arts Alive- Boyd Baker announced that artists will be present in both Finley Plaza and Davis Plaza starting in April through November.

Infrastructure Committee- the Board of Directors appointed John Maximuk as Chairperson.

Horizon Theater- The CPNO funding raising event will be May 19th. There are 100 tickets available for sale. Twenty of the twenty-five dollar ticket price will be for CPNO. Email treasurer@candlerapark.org.

Mulch Madness is 9-noon March 26th. The theme is "No tree left behind".

Candler Park Music and Food Festival is offering 2 free tickets to every member of CPNO. In addition for every ticket that is redeemed by a CPNO member \$2 will be donated to Candler Park-Lake Clare Safety Patrol. The festival will be held June 3 and 4.

South Fork Conservancy- Van Hall announced a fundraising event- A Creek Rising Party, April 28th at 5pm in Zonolite Park. The money will be for a bridge that will connect the trail to the Atlanta Beltline.

The first Porch Party of the season will be at Ken Edelstein's home the 3rd Saturday in April. Anyone who attends and renews or joins CPNO will receive two tickets to Candler Park Music and Food Festival.

## Treasurer Report

Chris Fitzgerald, Treasurer, reported no new expenses this month. As a result of the membership 'drive' \$1,000 was donated.

Fall Fest Budget- Motion to support the 2016 FallFest Budget passed.

## Discussion

Early Edgewood/Candler Park BiRacial History Project- Edi Kelman. Project Manager, requested \$500 for operational expenses. Motion to allocate \$500 to the BiRacial History passed.

Road Safety Audit- Lindy Kerr, Public Safety Officer, summarized the 105 page report. A link will be posted on the CPNO website.

The messenger was not available, therefore, both February and March minutes will be presented for a vote next month.

The Officer report was read by Zaid Duwayri. Motion to adopt the Officer Report passed.

The meeting was adjourned at 9:00 pm.

Submitted by  
Bonnie Palter, Secretary  
March 21, 2016

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