



MESSENGER

January 2020

Dawn of a New Year and a New CPNO Board

See page 10-11



INSIDE THIS MONTH'S MESSENGER

Suppressed:
The Fight to Vote
Film Screening
PAGE 4

CP Forever
Seminars for Seniors
PAGE 7

How to
Get Organized
PAGE 8

8th Annual
Turkey Bowl
PAGE 9



ADVERTISE IN LOCAL COMMUNITY NEWSLETTERS!

(770)623-6220 | sales@kda-communications.com

Teaching to the Goodness Within Every Child PreK3 - 8th Grade

The Friends School of Atlanta (FSA), nearby in Decatur, offers an exceptional academic program with individualized instruction every step of the way. Joyful learners come together in small, diverse classes where they gain the confidence to become their best selves as students and engaged citizens.

Come to a Saturday Open House, 10:00 am to noon, and meet teachers, staff and other families: January 11, February 1 or April 18.

For more information, contact: Alvanita Hope-Negron, Director of Enrollment, at anegron@friendsschoolatlanta.org.



THE FRIENDS SCHOOL
OF ATLANTA

862 Columbia Drive, Decatur, GA 30030
404-373-8746 • friendsschoolatlanta.org



MEET THE LOCAL REALTORS

Helping
you every
step of the way



JOHN MORGAN
OWNER & REALTOR



DREW JACKSON
OWNER & REALTOR

Office: (877) 249-8533 | info@parkrealtyatlanta.com
1651 McLendon Ave NE, Atlanta, GA 30307

PREFERRED LENDER



Angel Oak
HOME LOANS

LORI ROUSSEAU
LICENSED SALES MANAGER
678-520-7157



3060 Peachtree Rd NW Suite 500,
Atlanta, GA 30305

NMLS 506634 Licensed in AL, FL, GA, NC 1-162376,
SC and TN 121242

PARK
REALTY

COMMUNITY FIRST

(877) 249-8533

• www.parkrealtyatlanta.com

New Goals for the New Year

By Matt Kirk, president@candlerpark.org

When my wife Brigid and I moved to Candler Park in 2017, we knew we had found a place to build our lives for years to come, but we did not know I would become President of CPNO to help build the future of the neighborhood. I'm excited for the opportunity.

First of all, I want to thank the 2019 Board and all other volunteers that have made great strides and set us all up for continued success. Several of them have excelled in their roles for several years before cycling off this year for a much-needed break. I am proud to take the reins from an esteemed group of dedicated neighbors to see the culmination of several projects.

CPNO has a lot to be proud of from this past year. This phase of the sidewalks saga is coming to a triumphant end - we achieved over \$500,000 in repairs from the city through direct lobbying and 311 efforts, and we will directly apply allocated funds to assist homeowners with repairing the sidewalks in front of their homes. Further, we now know the blueprint for the continued fight to ensure Candler Park is a walkable and livable community for residents of all ages. Movie Night has taken off again and has now been handed off to the Candler Park Conservancy. The Easter Egg Hunt continues under strong leadership. We have been able to build and strengthen our partnerships with Little 5 Points Alliance, the Moreland Avenue Corridor Planning Studio, Mulberry Fields, the Grady Cluster schools, the BiRacial History Project, and all the other valuable organizations that make this a great neighborhood. New initiatives like Candler Park Forever will help our senior neighbors be able to age in place among the rest of us.

PRESIDENTIAL BRIEFING

In 2020, we celebrate the 20th year of Candler Park Fall Fest. As many of you know, CPNO has dedicated a substantial grant and a large portion of the profits from this year's festival towards the Candler Park Conservancy for their active lawn project, which will be transformative to the park and increase the value of Candler Park's greatest asset. We are proud to partner with the Conservancy in this project and hope doing so will catapult us to making the 20th anniversary of Fall Fest one of the best yet.

As we look to 2020, we have an opportunity to set new goals as an organization and a neighborhood. I would like to continue to encourage newer and younger residents to join in with long-time members to inject new ideas and energy into the execution of our existing projects, our Master Plan, and the exciting new goals ahead. CPNO is an all-volunteer organization, and the more hands we have on deck, the more we can achieve as an organization.

Please feel free to reach out to me at president@candlerpark.org if you have any questions, concerns, or ideas on how we can build to improve the quality of life in this neighborhood we all call home. I look forward to working with you all. Happy New Year!

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

PRESIDENT	Matt Kirk
president@candlerpark.org	
MEMBERSHIP OFFICER	Jennifer Wilds
membership@candlerpark.org	
TREASURER	Karin Mack
treasurer@candlerpark.org	
SECRETARY	Bonnie Palter
secretary@candlerpark.org	404-525-6744
ZONING OFFICER	Emily Taff
zoning@candlerpark.org	
PUBLIC SAFETY OFFICER	Lexa King
safety@candlerpark.org	
COMMUNICATIONS OFFICER	Ryan Anderson
communications@candlerpark.org	
FUNDRAISING OFFICER	Matt Hanson
fundraising@candlerpark.org	
EXTERNAL AFFAIRS OFFICER	Amy Stout
externalaffairs@candlerpark.org	

Find a complete list of CPNO committee chairs, representatives and other contacts at 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 The Neighborhood 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 6 and a complete list of CPNO meetings at 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 or mail name, address, and email to

CPNO Membership
PO Box 5418, Atlanta, GA 31107

DATES TO REMEMBER

JANUARY

- 11** CPNO Board retreat,
9 – 11 am,
The Neighborhood Church
- 12** Film screening of
Suppressed: The Fight
to Vote, 4 pm, The
Neighborhood Church
- 15** Deadline to submit content
for February Messenger!
- 20** MLK Jr. holiday
CPNO Members Meeting,
7 pm, 1st Existentialist
Church
- 23** CP Forever seminar on
Social Security Benefits,
10 am, The Neighborhood
Church

FEBRUARY

- 10** CPNO Board meeting,
7 pm, The Neighborhood
Church
- 15** Deadline to submit content
for March Messenger!
- 17** President's Day
CPNO Members Meeting,
7 pm, 1st Existentialist
Church
- 23** CPNO Movie Night
indoors, Incredibles 2,
The Neighborhood Church

*In case of cancellations or changes,
check CPNO's Upcoming Events list at
candlerpark.org. All CPNO meetings are
open to the public.*

Neighborhood Church and First E Present Short Film, *Suppressed: The Fight to Vote*

By Rev. Andy Woodworth, Co-Pastor, Neighborhood Church

You are cordially invited to be a part of a screening of the short film *Suppressed: The Fight to Vote* on January 12th, hosted by Neighborhood Church and The First Existentialist Congregation.

Suppressed: The Fight to Vote, the new documentary by Robert Greenwald (Director of *Outfoxed*, *Walmart: The High Cost of Low Price*, and *Making A Killing: Guns, Greed, & the NRA*) weaves together personal stories from voters across the state of Georgia to paint an undeniable picture of voter suppression in the 2018 midterm election where Stacey Abrams fought to become the first black female governor in the U.S. The issues Georgians faced included polling place closures, voter purges, missing absentee ballots, extreme wait times and a host of voter ID issues – all of which disproportionately prevented many students and people of color from casting their ballots.

In the director's own words: "One of the great creative challenges in making films about social justice issues involves deciding how to use the craft and tools of filmmaking to effectively tell the story... No one wants to see a film that feels like homework, or smacks of political propaganda. Viewers want to be engaged emotionally, and that means connecting on a human level to the people affected by the issue... in this case, the infuriating state of voting rights in our country today."

The afternoon film screening will begin at 4pm on Sunday, January 12 at the Neighborhood Church location on McLendon Ave. The building is now fully wheelchair accessible! There will be ample parking in the church lot or on the street



in front of the church on McLendon. Childcare and children's activities will be provided by trained and background-checked staff. The film is approximately 35 minutes long, and a conversation around the film and the issues it raises will follow the screening. The First Existentialist Congregation and Neighborhood Church are excited to partner together to offer this event to the broader community, not only because Stacey Abrams represented this area in the Georgia House of Representatives, but also because our congregations are united in advocating for social justice as a part of our spiritual practices. Together, we extend a warm invitation to participate in this event.

Welcome and Thanks!

By Roger Bakeman, membership@candlerpark.org

CPNO welcomes new members

Daniel Richards & Jess Riebe
Welcome Lance Holland (Owner of Encyclomedia)
Brinda Cockburn
Kevin and Ann Sullivan

CPNO thanks members for their contributions:

Joseph White
Lance Holland of Encyclomedia
...and others who wished to remain anonymous



Cartoonist for the Messenger Recognized as Finalist for International Award

By Susan Rose, editor@candlerpark.org

Candler Park resident and cartoonist for the Messenger Deb Milbrath has been selected as a finalist for the “Women Cartoonists International Award”. As reported on the website for United Sketches, “100 works from the world’s most phenomenal women have been selected as finalists for the “Women Cartoonists International Award”. Over 1,000 submissions were catapulted from the far corners of the earth onto the screens of a panel of women who were amazed at the sophisticated level and wonderful depth of these powerful works.”

The 100 selected works will be exhibited in many galleries and museums, thanks to award sponsors like Micro Galleries and Center for the Art of Political Cartoon in Sweden. The works will also be presented on the website and social media platforms. The final winners will be announced on March 8, 2020.

Congratulations to Deb Milbrath for well-deserved recognition for her talent! And thanks for her clever and entertaining contributions to the Messenger!



CONTACT US TODAY

770-623-6220

sales@kda-communications.com

KDA & Tlehs

The Messenger is a publication of KDA & Tlehs. 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 & Tlehs.

The contents of this newsletter are provided for the members of the **Candler Park** neighborhood 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.

THE MESSENGER

EDITOR

Susan Rose

editor@candlerpark.org

ADVERTISING

sales@kda-communications.com

770-623-6220

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 by the 18th of the month prior to publication.

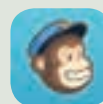
If you have a news tip or story idea, please email relevant information including contacts to editor@candlerpark.org or call the editor.

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. 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.

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 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.

FOLLOW US ON TWITTER



Our handle is your handle: twitter.com/CandlerParkATL

CPNO Holiday Bake-off

By Jennifer Wilds, membership@candlerpark.org

All we can say is WOW to the many lovely desserts brought to the Holiday Bake-Off for the December Membership Meeting. Our neighbors surely made us proud (and full!) and were warm with the spirit of giving and sharing. We had a few entries in the best Tasting category with the prize going to Don and Judy Bender with their Cherry Cake. Lisa Morris provided full festivity with her Holiday Cookies and also Rum Balls with a kick! Hands down for creativity and the overall winner was no competition...with a gorgeous Buche de Noel with handmade leaves and meringue mushrooms was Christina Hodgen. So impressive! Thanks to all for your time and effort and for sharing your holiday treats. Also a special thanks to our three judges. We will keep your names private in the event that you did not tell your families that you ate multiple desserts that night!

Photos credit: Lisa Morris



Candler Park Forever Launches Monthly Programs in 2020

By Lexa King, safety@candlerpark.org

I love this time of year. Most of the holiday preparations are fun to me and the spirit of joy and happiness seem to be in the air. It's fun, although it can be frustrating, to shop for friends and family to find that perfect little something that will tell them just how much I cherish them. This year I created a calendar for my daughter and her in-laws featuring pictures I took of various family members on each month and designating all of the family birthdays on the appropriate days. I hope they will enjoy it all year long. And, of course, I give special sweet treats that they may not allow themselves all year, but make exceptions for during this season.

For some people, I know the Holidays are filled with loneliness and sadness. Gone are many of the people with whom they celebrated. My dad and I had a funny little ritual every year. We would each hide a gift intended for us, then when everyone seemed to have finished opening everything, we would pull out that hidden treasure and proclaim, "Last gift!" Sometimes it was, but sometimes the other person still had one to reveal. Silly, but good times. I'd love to share one more Christmas with my folks.

By the time this is published, most of the holidays will be but memories. But that takes me to the other favorite thing about this season. Starting over! New Year! New ideas! New commitments! Time to bury all of the guilt and broken dreams that never materialized and create projects and plans that excite us and call us forward into the future. What are you up to in 2020? Of course, there are always the old standbys - losing weight, eating better, exercising more, organizing parts or the entirety of the house. But how about getting more creative and interesting. Take a class in something that interests you - painting, pottery, dance, Tai Chi. How about an act of kindness to a stranger every day - or to a family member! Maybe read a book every month - even start a book club. I read an article recently about a woman in her 80s who crocheted blankets and sweaters for homeless dogs. At the time of the article, she had made almost 100!

Candler Park Forever, your favorite neighborhood group committed to assisting our seniors age in place, has a new initiative for 2020. We will be offering a 1 to 2 hour program every month on various topics which are of interest to seniors. The sessions will be offered at the Neighborhood

Church in one of their meeting rooms, to be determined each month. They will be on Wednesday or Thursday mornings from 10:00 to 12:00. Perhaps some of us will go out to lunch afterward. Some of the topics we hope to cover are:

Safety and Fire Prevention for Seniors

Wills, Trusts and Legal Concerns

Elder Abuse, How to Recognize and Report it

Tai Chi and the Benefits of Movement for Seniors

Programs, Discounts and Activities for Seniors in Atlanta

We are open to suggestions of topics. Let us hear from you. Especially if you know an expert who can present an informative, engaging program. Just email safety@candlerpark.org with the topic and contact info.

On Thursday, January 23 at 10:00 AM at Neighborhood Church, we will hold our first session. A local financial planner will be offering information on "Everything You Need to Know About Social Security Benefits (and Didn't Even Know to Ask!). A few years ago my ex-husband died. We had been married 10.5 years. We divorced in 1978. I had no idea that I could go to Social Security, give them his number, produce our divorce papers and get a nice little increase in my monthly check. It has already put thousands more in my pocket. There are tricks that you should know about to maximize your monthly payments. If you are married, do you know which of you should start drawing benefits first? And whose should you draw? Yours or your spouse? This is NOT something most people know.

We only do it once in our lives. That's why you need someone like Faye Sykes to advise you. Even if you are just preparing for retirement, come to this session and make sure you do it right!! We're friendly! And we want you to be informed. Email me with questions or comments. Safety@candlerpark.org

May all of your desires manifest in abundance in 2020!!!



7 Steps to Getting and STAYING Organized

By Gigi Miller, Professional Organizer

What is the secret weapon to lowering stress, saving money, and having more time to do the things you love? Getting organized! If you have decided that 2020 will be the year that you finally tackle those organizing projects around your home, read my 7 steps to getting and staying organized.

7 Steps to Getting and STAYING Organized

1. Observe Your Habits
2. Create Your Vision
3. Build a Support Team
4. Start Small
5. Give Yourself More Time Than You Think You Need
6. Purge, Purge, and Purge Some More
7. Maintain



1. Observe your habits.

Try this exercise before you begin any kind of organizing project. Spend a day observing yourself and pay attention to the little things... like where do you put your keys and mail when you get home. Do you throw clothes on the floor instead of hanging them back up? Take note of where you put (or not put) things when you are finished using them. The first step to un-learning bad habits is to notice that they are there.

2. Create your vision and write it down.

Ask yourself these questions:

- What would my organized home look like? Get inspiration from your favorite magazines or catalogs.
- How do I want this space to feel? Sample list: uncluttered, relaxing and peaceful.

3. Build a support team.

Ask a few friends to hold you accountable for your new organization goals. Call a friend and

let them know that at 9:00 am on Saturday, you are going to spend twenty minutes organizing your closet. Have them call to check in with you for accountability and words of support.

4. Start with small, specific projects.

One reason we often fail to be organized is that we set unrealistic goals. For example: "Today I'm going to clean out and organize my entire office!" Instead, set a goal to spend 1-hour sorting through old files and deciding what needs to be shredded, recycled, or filed. Take it one drawer at a time! I like to use the SPAM method, which means setting goals that are: Specific, Positive, Action Related, and Manageable.

5. Give yourself more time than you think you need to complete a task.

Another reason we give up on being organized is that we make poor estimates of how long something will take. For example, you may think it will only take 15 minutes to organize your closet but in reality, it may take 4 hours! If it seems overwhelming, break the task into smaller parts and schedule time to complete them. For example, Saturday from

10:00 – 11:00 – organize clothes and Sunday from 3:00 – 4:00 – organize shoes. Tip: Set a timer to keep you focused.

6. Purge, purge, purge.

Get rid of everything that you don't love (or don't use.) Haven't used it in a year? Toss. Don't absolutely love it? Toss. When our homes are filled with things we don't love, need or use... it becomes clutter. And clutter just weighs us down both physically and emotionally.

7. Maintain. Finally, spend 10-15 minutes putting things back where they belong.

I like doing this twice a day: once in the morning and then again in the evening.

Make being organized a priority and more importantly, part of your daily routine.

Gigi Miller, a Candler Park resident and owner of Vision Organizing, provides organizing and productivity services for clients in the Atlanta metro area. For additional information, please visit www.VisionOrganizing.com.



Annual Turkey Bowl Celebrated its 8th Year in CP

By Kelly Jo Bluestone, Candler Park resident

Perhaps your favorite bowl game is the Sugar Bowl or the Rose Bowl or the Super Bowl, but mine is the Turkey Bowl held every Thanksgiving on our own Candler Park field. This past Thanksgiving marked the 8th Annual Turkey Bowl in Candler Park! Since 2011, a group of friends, family and neighbors have met at the soccer fields in Candler Park on Thanksgiving morning to play a friendly game of touch football and kickball. This great idea was started by Ray Connolly but I loved it so much that I just took it over.

In the first couple of Turkey Bowls, it was mostly a bunch of first and second grade boys running around the fields having absolutely no idea how to play football. I don't think they could either throw or catch a football back then! However, they must have had fun because every year after that when the kids saw me around the neighborhood they would eagerly ask, "Hey Cash's Mom, are you having the

Turkey Bowl again this year?" Here we are eight years later, and "Cash's mom" is still organizing this super fun way to start the holidays.

Each year we have more and more friends and neighbors participate so we added a kickball game into the mix. Those little first grade boys are now eighth grade boys so they played football on their own while the rest of us played a spirited game of kickball. It's a great way to start Thanksgiving day as we get some exercise before stuffing ourselves with massive amounts of turkey and all of the trimmings.

The holidays are meant to be full of tradition, and I love that my kids not only look forward to this event every year, but they will also look back on this with fondness once they are grown up and go their own way. Just another reason to love living in Candler Park.

How to Avoid Cold and Flu Season in Your Workplace

By Gail Turner-Cooper, Candler Park Resident and Certified Health Coach

Office jobs are a fact of life sometimes. Working in close spaces, spending time together in conference rooms and dealing with the sounds of coughs and sniffles can all seem unavoidable, especially this time of year when everyone seems to be coming down with something.

Here are a few tips to keep your immune system strong so you can stay healthy and alert all winter long.



1. Keep your desk clean

Germ and bacteria can accumulate easily on everything we touch, and we spend a lot of time each day touching the things on our desk. Your computer, keyboard, and mouse are probably covered in more than you want to think about.

2. Wash your hands

Obviously, you should be washing your hands all the time. During cold and flu season, though, hand washing is even more crucial. Make it a point to really wash your hands with a clean, natural soap. Avoid hand sanitizers. "Antibacterial" products are unnecessary and potentially toxic.

3. Go outside

Some fresh air, even if it's a bit brisk, will do you good. It's an old wives' tale that cold weather makes you sick. In fact, spending time in a stuffy office could be even more detrimental to your health. Good outdoor ventilation will strengthen your lungs and clear your mind.

4. Encourage your coworkers to stay home

Though not all offices have generous sick leave policies, if you have employees of your own it's important to let them know they should stay home if they're sick or if they have a contagious and sick kid. Just taking one day to rest can do wonders for a body, rather than pushing yourself to continue getting work done at the office and potentially spreading a virus to many others.

5. Get your precious zzz's

As always, sleep is the key to optimal health. During these tougher months on the immune system, try to get 30-60 more minutes of rest each night. Your body will thank you with months of health and happiness.

Bonus: Drink between 72 to 96 oz. of water every day and AVOID SUGAR!

Gail Turner-Cooper is a certified health coach and the founder of Align Health Coaching based in Atlanta. You can learn more about her and Align Health at www.alignhealthcoaching.com.

Meet the CPNO Board for 2020

By Susan Rose, editor@candlerpark.org

At the November 2019 CPNO membership meeting, the CPNO board was elected into office. Several board members from 2019 are returning and we welcome several new people who have stepped up to serve as well as one person who is coming back to the board after a break from many years of prior service. Many thanks to all board members for your commitment and dedication to our Candler Park neighborhood! The following short summaries introduce (or reintroduce) you to our 2020 board.

Matt Kirk – President

A lifelong resident of Metro Atlanta, Matt Kirk moved to Candler Park in 2017 from Poncey-Highland. He and his wife wanted an in-town older home in a beautiful walkable area with a neighborhood feel. Candler Park seemed like (and is) an ideal place to raise a family. Matt works as a tax and asset protection attorney. He is the immediate past External Affairs officer on the CPNO Board. Matt wants the Board to focus on leading the membership toward finishing some projects that have been underway for years and identify new goals to “perfect” Candler Park. “My biggest hope for 2020 is that we make the 20th anniversary of Fall Fest a great success,” he said. On a personal note, Matt and his wife are big travelers. “Each year we take a trip to a new country when my wife finishes her busy season as a CPA,” he said. “Last year we visited the other Georgia (the former Soviet Republic) and Azerbaijan. This year we may be slightly closer to home, but we make sure it’s interesting!”



Ryan Anderson – Communications Officer

Ryan Anderson and his wife bought their Candler Park home in July 2015 after previously renting a condo in Old Fourth Ward for five years. He leads the marketing and analytics teams at FortyFour, a digital agency in Inman Park. As Communications Officer, Ryan hopes to maintain his predecessor Roger Bakeman’s high level of communication with the neighborhood,



while hopefully finding more ways to engage on social channels. His hope for the neighborhood is to continue to see increased participation among long-term and new neighbors. An avid soccer fan, Ryan was previously the chairman of the board for Terminus Legion, the first and largest support group for Atlanta United.

Karin Mack – Treasurer

Relative newcomers to the neighborhood, Karin Mack and her husband, Hugh Convery, moved to Candler Park in August 2017. After 20 years OTP and with their two kids off to college, they downsized and moved ITP. Beginning her first year as Treasurer, Karin is the Associate Director for Science, Division of Injury Prevention, National Center for Injury Prevention & Control, CDC. “I hope to continue the excellent financial stewardship provided by Rohini,” Karin said, “Being pro-active, timely, and transparent takes great effort, but makes for a better, healthier organization.” Karin is looking forward to celebrating Fall Fest’s 20th anniversary, and hopes all CPNO members will have the opportunity to come to a Member meeting and enjoy being an active part of our vibrant community. Karin enjoys hiking, playing ultimate Frisbee, and is hoping to return to making stained glass artwork.



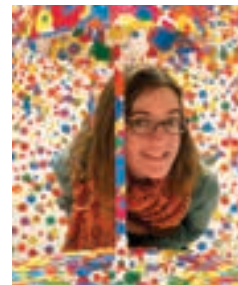
Bonnie Palter – Secretary

A resident of Candler Park since 1974, Bonnie Palter is a retired physical therapist. She joined the CPNO board to be more active in the neighborhood. Bonnie has served many years as Secretary, maintaining excellent records for the organization and helping to ensure CPNO meetings are run in compliance with Robert’s Rules of Order. Her wish for Candler Park is that “we maintain the architectural integrity of the neighborhood.”



Emily Taff – Zoning Officer

Emily and her husband moved to Candler Park in 2014 (from far away Reynoldstown) because it met their requirements of an old house near MARTA with walk- and bike-ability. She works as an architectural historian at a preservation consulting firm and is also part of the non-profit organization Historic Atlanta. Emily believes that preservation plays an important role in the sustainability of our future and our communities. She hopes to see the city and the neighborhood steer toward a future that allows for necessary growth while maintaining the unique and historic character of our neighborhoods. Her history with Candler Park goes way back as it is also where her parents bought their first house in 1976 before moving back to Mississippi where Emily was born and raised.



Lexa King – Public Safety Officer

Fortunately, Lexa stumbled into Candler Park in 1984. She was drawn by the diversity, the bungalow houses and the proximity to parks, restaurants, shops and theaters. Although housing prices seemed almost out of reach, the purchase of her duplex ended up being a superb investment and an indicator that she really should earn a living in real estate, which she still does. She would like to see the continued evolution of the neighborhood, including sidewalk improvements, benches which would allow seniors to take breaks while walking and a senior playground in the Park! Continuing for another year as Public Safety Officer, her focus in 2020 will be to grow the Candler Park Forever group whose purpose is to support senior residents’ ability to age in place. The group will provide monthly mini seminars devoted to topics of interest to seniors. In her free time, Lexa enjoys personal growth seminars, dining and movies with friends, foreign travel, photography and visits with her daughter and three grandchildren in Savannah and cuddling with kitties Chika and Cherish. She is an active member at the Spiritual Living Center of Atlanta.



Meet the CPNO Board for 2020 Continued

Jennifer Wilds - Membership Officer

Returning as Membership Officer, Jennifer Wilds is a familiar face to Candler Park residents who have attended meetings over the past couple of years. She typically greets everyone at the sign-in table and makes sure the food and



beverages are set-up well. She has also volunteered in other ways, such as serving on the nominations committee. A Candler Park resident for 13 years, Jennifer was introduced to the area by her sister and brother in law. "I love the people and small town neighborhood feel with easy accessibility to all that the city has to offer," Jennifer said. "I hope that people will be inspired to become more involved in the neighborhood in whatever capacity works for them whether it be through CPNO or the Conservancy, block parties or fundraisers, festivals or friends." Working in the mental health field, Jennifer helps families meet their hopes for the future. She has a niece and nephew that live nearby and loves to watch them play sports.

Matt Hanson - Fundraising Officer

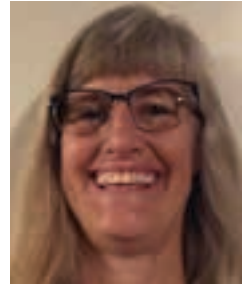
Although Matt Hanson has lived in city of Atlanta his entire adult life, he just moved to Candler Park in July of 2019 and commented "I have always loved this neighborhood and am very happy in my new home here."



Matt works for Consilio, a global legal consulting firm so he travels fairly often for work. He is also a professional musician and has enjoyed a career playing in countless historic music halls. "From playing Carnegie Hall to the Clermont Lounge (yes, the downstairs part), I have a lot of great musical memories," he said. His goal for CPNO is to see a significant focus on fundraising as growing and maximizing revenue for Fall Fest. He enjoys living in Candler Park with his partner Kerry and her two "lovely" children Mila and Campbell along with two lab mix dogs. If you can't find Matt at home, "there is a 90 percent chance I am launching tennis balls to my dogs in Freedom Park."

Amy Stout - External Affairs Officer

Amy Stout moved to Candler Park in December 2000 from San Diego, CA after getting engaged to her husband Ted Pettus. She works at Emory University in Research Administration



Services. Over the past two decades, Amy has served in many different positions on the CPNO board, including as president. As the NPU-N rep, Amy will work with other neighborhood representatives to advocate for improvements to City policies and processes so that citizen input is given more consideration in planning and land use decisions. Because she is also a Candler Park Conservancy (CPC) board member, her primary goal for 2020 is to bolster the relationship between the CPNO and CPC in order to maximize our collective ability to protect and improve our beloved Candler Park greenspace.

*For all your
real estate
needs...*



Sherry Warner
Associate Broker &
Lake Claire resident

*Sherry Warner
Homes*

**COLDWELL
BANKER**

RESIDENTIAL BROKERAGE

404 784 8848 mobile
404 874 2262 office



sherry@SherryWarnerHomes.com

Real estate agents affiliated with Coldwell Banker Residential Brokerage are independent contractor sales associates and are not employees of Coldwell Banker Residential Brokerage. Operated by a subsidiary of NRT LLC.

YOUR HEATING, COOLING & CLEAN AIR EXPERTS

Precision
HEATING & AIR
Sales • Service • Installation



770-445-0870

New Year - New Savings

Save \$2,500	Payments as low as \$59/mo
------------------------	---

On a new high-efficiency unit*

***We Will Beat Any
Competitor's Estimate,
Guaranteed!**

- > Family owned since **1985**
- > Ask about duct cleaning
- > Service available **24/7**

Call us for more information

770-445-0870

*On approved credit. Restrictions may apply. Includes all discounts and rebates. Not valid with any other offer. Installation completed by 1/31/20

December 16 CPNO Members Meeting – draft minutes

These minutes are presented for review. They may be amended before being considered for official adoption at the January members meeting.

The meeting was called to order at 7:04 pm by Dana Fowle, President. The motion to adopt the agenda passed. The motion to approve the October minutes passed. Thank you to all who brought food for the Annual Potluck.

Guest Speakers:

- Atlanta Police- Sgt. Dixon (night watch- 2pm -10:30 pm) introduced himself to the Membership. He cautioned us about packages; calling 911 if you are suspicious about an activity; clean car campaign.
- Josh Antenucci, Rival Entertainment, announced the dates for Candler Park Music and Food Festival as May 29 and 30, 2020. The motion to support the application for the Candler Park Music and Food Festival May 29 and 30 passed.

Announcements:

- Amy Stout called attention to the photos on the walls as coming from the park.
- Candler Park Market will be closed from Jan 3-10 for renovations.
- Fall Fest needs a Chairperson and a Treasurer to head the Committee.
- Movie Night will be February 23rd at The New Church on McLendon Avenue.
- Candler Park Forever will have speakers monthly on topics of interest to Seniors. The first one will be 10am-12noon, Thursday, January 23rd at the New Church.

Financial Update:

- Rohini Kukregga, Treasurer, reviewed the P&L for November. Fall Fest net income was \$48,000.

Bake Off Winners:

- Best Tasting - Don and Judy Bender
- Most Festive - Lisa Morris
- Most Creative and Overall Winner - Christina Hodgen

The meeting was adjourned at 7:40 pm.

Submitted by Bonnie Palter, Secretary

December 16, 2019

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 register or renew. 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 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





SUPPORT YOUR SPONSORS

DID YOU KNOW...

The sponsors in this publication help make designing, printing, and delivery possible for your community! Without their advertising, this publication would be more costly for the HOA to provide to the community. Show some support and visit one of the sponsors in this publication!

MORE COLOR,
MORE CONTENT,
DIGITAL EDITIONS
TOO!

KDA & Tlehs
communication made *easy*

5875 Peachtree Industrial Blvd #160, Norcross, GA 30092
770.623.6220 | www.kda-communications.com | www.tlehs.com



GILL

TREE CARE

404-937-6800

www.gilltreecare.com

**TREE PRUNING, SOIL ENHANCEMENT,
PLANTING, AND REMOVAL
CALL FOR FREE WOOD CHIPS!**

Maximize the value of your home.

Compass Concierge is the hassle-free way I can help you sell your home faster and for a higher price. From staging to renovation, Concierge transforms your home with zero upfront costs and no interest.

compass.com/concierge



Patter Byrne
Your Candler Park and Intown
Real Estate Specialist

**COMPASS
CONCIERGE**

m. 404.825.0880
o. 404.668.6621
patter.byrne@compass.com

Rules & Exclusions apply. Compass offers no guarantee or warranty of results. Subject to additional terms and conditions.

CPNO Officer and Committee Reports for December

Freedom Park Conservancy - Christina Moore

- The ELDER project is preparing to launch in January with a communications roll-out (via new website, FPC newsletter, press release, and social media) and the beginning of Open Studio with artist Masud Olfanui at the Howard Middle School site.
- Harriett Lane, Board Pres, is heading up a website revamp that will launch in late December.
- FPC welcomed our newest board member, Michael Reeves, with an evening of holiday cheer. Mike is a real estate agent with Adams Commercial Real Estate and likes taking his dogs for walks along the Freedom Trail and to the Freedom Bark dog park.
- Thank you to all who participated in the event at Mano in November, and at Georgia Gives Day. We raised \$562.22 (total sales of the evening of \$5,622.20. One of our biggest ones yet!!) at Mano and \$815 for Georgia Gives Day, which is a nice little addition for the end of the year.
- Social media activity is currently meeting goals set in the strategic plan - 1 Facebook post/week and 2 Instagram posts/week. Social media numbers continue to increase. As of Dec 13, 2019, FPC has 1005 followers on Facebook (exceeding the strat plan goal of 925 for 2020) and 1123 followers on Instagram (moving toward the strat plan goal of 1300 for 2020).

Membership - Roger Bakeman

2019 ends on a high note for CPNO membership. We have reached our highest total ever, 669 members. This compares to 587 at the end of 2018 and 536 at the end of 2017. This total includes 175 new members, the highest number since 2014. Season's greetings to all and looking forward to 2020.

Zoning - Bill Morris

The December 4, 2019 Zoning Committee meeting was held with five members in attendance. In addition to current committee members, the meeting was attended by the incoming zoning chair (EmilyTaff), the operator of the Primavera preschool/daycare and three neighbors including a couple who are close neighbors to the First Existentialist Church.

Special Use Permit: U-19-037 is a renewal of the Special Use Permit for the operation of the Primavera preschool/daycare at 470 Candler Park Drive that was supported by the neighborhood three years ago with a condition that it would expire in three years. Under the permit, the program allows for a max occupancy of 40 for children ages 18 months to 5 years old (9:00am to 1:00pm) and 2 to 12 years (2:00 – 5:00 pm). Because of the scheduled NPU and BZA dates for the application, a vote was not necessary at the December meeting allowing an opportunity to discuss the application with the applicant/school operator, committee members and neighbors. The plan going forward is to not increase in enrollment in the program or request the addition of a summer program. Conditions from the previous permit would continue to be adhered to under the renewal although a longer duration than 3 years is preferred. Church neighbors attending the meeting live on the south side of the church on Magnolia Avenue and although they supported the application in 2017, due to various concerns they stated that they oppose the current application. Concerns mentioned include issues related to both the school and church operations including noise (school), parking, traffic, need for better signage (to prevent blocking of access to their house), landscape maintenance, trash removal, etc. Although no specific solutions were identified to resolve these concerns at the meeting, the applicant was agreeable to work with the neighbors to try to address the issues in conjunction with church officials before coming back to the committee in January.

Following U-19-037, the committee and other attendees continued the development discussion begun in November focused on the impacts of the construction of new very large duplexes being developed in the R5 zoned area of the neighborhood (south of Mclendon Ave.). Topics discussed included update on the of status of Poncey-Highland Historic District and effort to expand it to cover the whole neighborhood, a meeting with Councilman Faroki & neighbors on Candler St. regarding development impacts and upcoming meeting with the City to discuss potential options to address concerns. In addition to Historic District designation, which can still allow for quite a bit of flexibility for owners to renovate and expand their homes in a variety of architectural styles, another potential option discussed would be to

consider an SPI District such as currently exist in the neighborhood for the DOT property that was to be used for the freeway construction along North Avenue and the northeast side of Candler Park (SPI 7). Interested neighbors and committee members are planning to meet with the City's Zoning Director on December 20 for guidance on various options for moving forward to consider these options. The City is generally very supportive of neighborhood efforts to adopt "Historic" standards.

Development - Emily Taff

Development committee is working on a final report for the CPNO board.

Little 5 Points Alliance - Christina Hodgen

A 501 c(3) nonprofit organization with unified representation from the L5P Community Improvement District (L5PCID), Little 5 Points Business Association (L5PBA), Candler Park Neighborhood Organization (CPNO), Inman Park Neighborhood Association (IPNA) and At-Large members who LOVE L5P dedicated to infrastructure improvements, beautification, public safety and activation of our beloved neighborhood commercial district.

What We've Accomplished Since December 2018

Started the Remove Stickers Add Art Beautify L5P Initiative

Wrote and Adopted Organization's Bylaws

Entered into a Joint Operating Agreement with the L5PCID outlining ways we will work to improve L5P together between the two organizations.

Launched our 1st Annual L5P Halloween Festival & Parade Photo Contest and received over 60+ images from 20 local photographers. 2nd annual underway now.

Participated in Atlanta Celebrates Photography with L5P Halloween Window Exhibit featuring 21 photos from the contest, displayed on 18 business windows.

Initiated twice a week trash clean up on Euclid Avenue with Georgia Works which is sponsored by local businesses. See the men in blue shirts, stop and say Thank you!

Kicked off monthly event, Weird Wednesdays, with the L5P Window Exhibit Opening on October 9th with over 50 artists, business owners and residents enjoying a walking photo tour of

CPNO Officer and Committee Reports for December

L5P. Weird Wednesdays are the 2nd Wednesday of the month.

Signed a Logo License Agreement with R.Land for the use of his iconic L5P image to brand the neighborhood. Look for awesome merchandise and a large sculpture in the new Findley Plaza in 2020!

Managed the Request for Proposal process for the L5PCID's \$100,000 LCI Supplemental Grant to study Euclid Avenue awarded by the Atlanta Regional Commission.

Coordinated the Georgia Tech Design Studio to study L5P with community stakeholders and all members of the L5P Alliance.

Increase Facebook likes by 390 local followers since December 6, 2018.

Increased Instagram followers by 600 local followers since December 6, 2018.

Received \$2400 Neighborhood Arts Grant from the City of Atlanta to paint 5 signal boxes in L5P. Thank you to Inman Park Neighborhood Association for sponsoring.

Spread our SHOW LOVE campaign for L5P that supports L5P Alliance operations.

Little 5 Points Community Improvement District (L5PCID)

Commercial property owners in L5P who self tax based on a millage rate. CID funds can be leveraged towards Federal, State and City funds for infrastructure improvements in L5P!

\$100,000 GRANT FROM ATLANTA REGIONAL COMMISSION

In May, the L5P CID received a \$100,000 Livable Communities Initiative grant from the Atlanta Regional Commission to study ways to improve Euclid Avenue. Working in partnership with the L5P Alliance, the CID will be hiring

a consultant team to look closely at ways to improve walkability, mobility, and safety along Euclid Avenue as it connects to Moreland Avenue.

JOINT OPERATING AGREEMENT WITH L5P ALLIANCE

In June, the Little 5 Points CID voted to approve the Joint Operating Agreement between the CID and our nonprofit partner organization, the Little 5 Points Alliance. This agreement clearly outlines the ways we will work together to improve L5P. With their focus on community engagement and our focus on property owners and infrastructure, together we will continue securing resources for the area and building upon the unique place we have here in Atlanta.

MOU WITH CITY OF ATLANTA

In October, the L5PCID officially signed a Memorandum of Understanding (MOU) with the City that offers the CID authority to provide additional security, maintenance, and programming on Findley and Davis Plazas. We are excited to have built such a collaborative relationship with the City as well as gain additional control over what happens in the area. Not only does the MOU allow the CID to offer arts and music programming, but it also allows us to build our "Plaza Patrol," which will include uniformed attendants helping with security and daily maintenance.

SIDEWALK DINING LEGISLATION

Working in collaboration with CIDs in Midtown and Downtown Atlanta as well as our Board member and Atlanta City Councilmember Amir Farokhi, the L5P CID drafted legislation to allow sidewalk dining in the public right of way.

In Little 5 Points, we have several establishments that would benefit from allowing customers to eat and drink on the sidewalk directly abutting their properties. On Monday, November 4, we were excited to see the legislation pass at the Atlanta City Council's meeting. This is the first time the L5P CID has worked jointly with other CIDs to draft legislation, and we look forward to this type of continued partnership.

Public Safety -- Lexa King

Candler Park Forever, your favorite neighborhood group committed to assisting our Seniors age in place, has a new initiative for 2020. We will be offering a 1 to 2 hour program every month on various topics which are of interest to Seniors. The sessions will be offered at the Neighborhood Church in one of their meeting rooms, to be determined each month. They will be on Wednesday or Thursday mornings from 10:00 to 12:00. Perhaps some of us will go out to lunch afterward. Some of the topics we hope to cover are:

Safety and Fire Prevention for Seniors

Wills, Trusts and Legal Concerns

Elder Abuse, How to Recognize and Report it

Tai Chi and the Benefits of Movement for Seniors

Programs, Discounts and Activities for Seniors in Atlanta

We are open to suggestions of topics. Let us hear from you. Especially if you know an expert who can present an informative, engaging program. Just email safety@candlerpark.org with the topic and contact info.

KDA & Tiehs
communication made *easy*

5875 Peachtree Industrial Blvd, Ste. 160 | Norcross, GA 30092

Get noticed. Advertise.

Contact us today!

To advertise in a neighborhood publication, please contact us at

770-623-6220 • sales@kda-communications.com

How To Keep Your Skin Healthy During These Winter Months

Submitted by Mary Rose Provence

November is National Healthy Skin Month, so what better time to change up your skin routine than now. The dropping temperatures and colder air can often times leave your skin red, itchy, and dry. Your skin is your body's largest organ and the first line of defense against invading microorganisms. Sometimes the skin care routines we have during the summer don't work as well during the winter months when the air is drier, so check out these tips to help your skin survive the harsh winds of winter in Georgia.

✓ BRING OUT THE HUMIDIFIER

A humidifier brings moisture into the air when it isn't naturally there. They can help skin become less dry and also help your throat, nose, and lips to not dry out. If you are suffering from a cold or cough adding a humidifier to your room is also a good idea. Put them in rooms that the most time are spent in such as the family room or your bedroom.

✓ PREVENT CHAPPED LIPS

Chapped lips are one of the most annoying things that happen with the coming of winter. When you don't have Chapstick with you, one of the solutions that people naturally go to is licking their lips. However, this is actually even worse for your lips. The saliva evaporates extremely fast and this will leave your lips feeling and looking even drier. The easiest way to prevent chapped lips is to drink water and avoid flavored lipsticks and stick to ones that have ingredients that will actually help moisturize them.





MAKE SURE YOU ARE DRINKING ENOUGH WATER

The recommended intake of water is eight eight-ounce glasses or about 2 liters a day. During these colder winter months, we tend to drink less water for a number of reasons. We are no longer using it to cool down from the hot sun and instead we tend to substitute it for a warmer drink. But, increasing your water intake is one of the easiest ways to help keep your skin healthy and hydrated in the winter. Drinking the correct amount of water will help rid your skin of toxins, help you feel less tired, and give your skin a healthy glow.



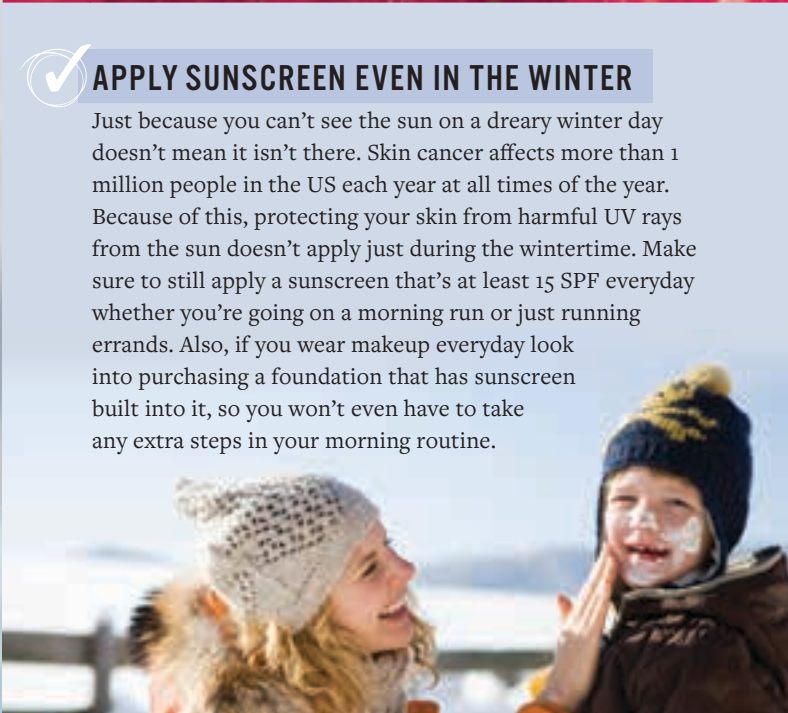
EAT A HEALTHY DIET

Who says you have to wait until New Years to start eating healthy? Eating a healthy diet high in Omega 3s can actually help your skin too. Foods such as fish and walnuts are great sources of essential fatty acids. There are many categories of foods that offer protection to your skin cells and will help keep your skin healthy and combat aging. Another way to help your skin is through eating fruits such as berries and plums that are high in antioxidants which help protect skin cells from damage.



APPLY SUNSCREEN EVEN IN THE WINTER

Just because you can't see the sun on a dreary winter day doesn't mean it isn't there. Skin cancer affects more than 1 million people in the US each year at all times of the year. Because of this, protecting your skin from harmful UV rays from the sun doesn't apply just during the wintertime. Make sure to still apply a sunscreen that's at least 15 SPF everyday whether you're going on a morning run or just running errands. Also, if you wear makeup everyday look into purchasing a foundation that has sunscreen built into it, so you won't even have to take any extra steps in your morning routine.



SHORTER AND COOLER SHOWERS

After being out in the cold, one of the best feelings is to come home and take a hot shower. However, using water that is too hot can actually irritate your skin more, take away your skin's natural oils, and make it dry out. So, it's better to take a 5-10-minute shower in a luke-warm water rather than turning the dial all the way to hot. Taking a shower in cold water actually helps tighten your pores and cuticles and stops dirt from getting into your pores. Also, this tip can be applied when you are washing your hands. A glob of lotion can only help moisturize your hands to a point. So, instead help prevent your hands from being dry in the first place by washing your hands in cold water.



Article by Mary Rose Provence. I am a current sophomore at the University of Georgia studying the field of Advertising with the pursuit of a Master's in Journalism. Contact me at mrprovidence@gmail.com.



Sponsors eager for your business!

The following are sponsors* in other community newsletters published by KDA & Tiehs Publishing. **BOLD LISTINGS** have an advertisement in this publication. (* Included sponsors have met purchase criteria.)

CP64N

A/C & Heating		
Anytime Heating & Cooling, Inc.	678-606-9020	
Dayco Systems	770-919-9509	
Gagne Heating & Air Conditioning	678-221-4328	
Neese-Jones Heating and Cooling	770-751-1850	
Precision Heating & Air	770-445-0870	
Premier Indoor Comfort Systems, LLC	404-461-9780	
Shumate Air Conditioning & Heating	678-584-0880	
Superior Indoor Comfort	770-664-9098	
Accountants		
Signature Accounting Services, LLC.	770-975-1609	
Art instruction		
Creative Escapes Studio	770-688-0241	
Assisted Living		
Manor Lake BridgeMill	678-990-5055	
Overlook at Cedarcrest Assisted Living	770-715-4460	
Tapestry House Assisted Living	770-649-0808	
The Arbor at Bridgemill	770-545-6736	
The Mansions at Sandy Springs	770-817-4960	
Audiologist		
Greater Atlanta Hearing, Inc.	678-771-8857	
Bakeries		
Alpine Bakery & Trattoria	404-410-1400	
Beauty Salon		
Studio 5 Salon	770-345-5000	
Cabinetry		
Art Of Drawers	404-777-2558	
Cleaning Services		
Henley's Cleaning Service	678-357-2945	
House Cleaning Specialist, Inc	770-975-4995	
Prestige Maids	770-807-9949	
Regal Maid Service	678-771-5497	
Concrete Replacement		
McKemeY Concrete & Hardscapes	678-914-2576	
Dentist		
32 Dental	770-423-1132	
Acworth Dental	770-974-4146	
BridgeMill Dentistry (Scott Merritt, DMD)	678-877-7975	
Cherokee Children's Dentistry	770-479-1717	
Cumming Dental Associates	404-408-9811	
Distinctive Dentistry	770-445-6606	
Esthetic Dental Solutions	678-352-1333	
Family Dentistry at Seven Hills	678-574-4837	
Nia Pediatric Dentistry-Canton	770-479-9999	
Northpoint Dental	678-274-6987	
Swords & Phelps Dentistry	770-479-3713	
Design & Build Services		
Hammer Smith, Inc.	404-377-1021	
Electrical Service		
Arc Angel Electric Corp	770-889-9243	
ServiceWise Electric, LLC	404-704-4903	
Shumate Electrical Services	678-584-0880	
Event Planning		
Alpharetta Convention & Visitors Bureau	678-297-2811	
Financial Planning		
Arseneau Advisory	470-839-9001	
Fireplaces		
Firewood Atlanta	404-838-7144	
Fitness Centers		
Premiere Team Fitness	678-575-1528	
Flooring		
BCAL Flooring Consultants	770-652-6948	
Hardwood Flooring Services	770-713-3894	
Garage Doors		
Platinum Overhead Door	678-329-3100	
Golf Courses		
Club Corp Golf Clubs	770-389-2000	
Golf Equipment & Supplies		
Action Specialty Carts	770-888-0892	
Granite		
United Corp Intl	770-441-1681	
Gutters		
Painting Plus - Gutters	404-382-9988	
Handyman		
Shumate Handyman Services	678-584-0880	
Hardware Stores		
Ace Hardware of Toco Hills	404-325-8000	
Home Builder		
Horizon at Laurel Canyon	770-254-5357	
Stonecrest Homes GA, LLC	404-734-8881	
Home Exterior Makeover		
Exovations-Home Exterior Makeover	770-205-2995	
Home Furnishings		
ARIANA Home Furnishings & Design	678-807-7422	
Home Improvements		
Exovations	770-205-2995	
GHIR Construction	404-922-7379	
ProSmyth, LLC	844-438-7761	
Hospital		
Northside Hospital	678-312-8400	
Insurance		
State Farm-Matt Cresap	770-982-0064	
Landscape Lighting		
Georgia LightScapes	404-369-0199	
Landscape Lighting Systems, Inc.	678-331-3060	
Landscaping		
Stone Edge Landscapes	678-421-4763	
United Landscapes LLC	770-286-3818	
Medical Clinic		
Atlanta Stress Center	470-296-1636	
Village Podiatry Center-Dr.Mike Laur	678-403-7000	
Painting		
Chris Brown Painting & Home Repair	770-323-3148	
Earthly Matters Painting and Contracting	770-346-0203	
Jasper Painting Company	770-893-3257	
Painting Plus	404-382-9988	
Pest Control		
Hole-In-One Pest Solutions	770-708-2945	
Physicians		
Morrow Family Medicine	770-781-8004	
Plumbing		
Bryan Plumbing Services	770-826-5277	
My Georgia Plumber	770-592-0081	
Quick-Pro Plumbing	678-478-1534	
Serv'all Plumbing & Rooter Service	770-917-1852	
Shumate Plumbing Services	678-584-0880	
T.K. & Sons Plumbing	770-529-0799	
Water Source Plumbing Service, Inc.	678-423-8640	
Pre-Schools & Kindergarten		
Omega Learning Center-Acworth	770-792-7431	
Propane Service		
Gas Incorporated	770-720-1378	
Real Estate		
Atlanta Communities-Carl Hawthorne	404-403-1789	
Atlanta Communities-Jennifer and Associates	770-529-7780	
Atlanta Fine Homes Sotheby's-Leigh Hays	404-874-0300	
Berkshire Hathaway Home Services-Blumer	678-493-9354	
Better Homes & Gardens RE-LaVista Hills	404-932-5771	
Coldwell Banker-Sherry Warner	404-784-8848	
Compass Realty-Gipson and Co.	404-405-5363	
Compass Realty-Natalie Gregory Team	404-373-0076	
Compass Realty-Patter Byrne	404-604-3800	
Cory & Co. Realty	404-564-5595	
Harry Norman Realtors-Pam Hughes	404-626-3604	
Harry Norman-Morton	678-461-8700	
JW Collection Brokers LLC	770-809-6013	
Keller Williams Realty-Cynthia Baer	678-358-3369	
Keller Williams Realty-Sharon Bowers	404-642-1829	
Park Realty-John Morgan	770-655-9423	
Remax Around Atlanta-Falkin	770-330-2374	
Russ Robinson Atlanta Communities	770-335-7677	
Remodeling		
GCI Basements	404-569-8794	
Southeast Construction Concepts/Rooster's	706-301-5609	
Restaurants		
Luna Maya	770-720-4999	
Retirement Community		
Celebration Village-The Reserve	678-646-6777	
Soleil Laurel Canyon	678-880-3071	
Roofing		
Earthly Matters Painting and Contracting	770-346-0203	
Exovations-Roofing	770-205-2955	
Generation Roofing	770-733-3517	
Southeastern Roofing Company	470-228-0766	
Schools-Private		
McGinnis Woods Country Day School	770-664-7764	
The Friends School of Atlanta	404-373-8746	
Siding		
Exovations-Siding	770-205-2995	
Painting Plus - Siding	404-474-3464	
Tree Service		
Green Fern Tree Service	770-881-1712	
LTRC-Landscape Tree Removal Company	404-288-5872	
The Davey Tree Expert Company	770-451-7911	
Window Replacement		
Exovations-Window Replacements	770-205-2995	
Wrought Iron Railing		
Mind's Eye Fabrication	770-363-4561	



ART OF DRAWERS
**CUSTOM
PULL-OUT
SHELVES**



FREE INSTALLATION
EXPIRES: 2/29/20

artofdrawers.com

**Call today for your complimentary
design session • (404) 777-2558**

WE LIVE, LOVE, AND **SELL** CANDLER PARK



**CYNTHIA'S AVERAGE
LISTINGS IN 30307**

**4 DAYS ON MARKET
105% OF LIST PRICE**



"I've bought and sold four houses with Cynthia - and I truly couldn't recommend her more! Cynthia sold both of my homes in Candler Park for well above asking price and helped me buy two under asking price. She is a talented negotiator, but never pushy - she really listens to her clients and at the same time has incredible instincts for the market"
- Sloan Smith, Candler Park



315 W PONCE DE LEON AVE SUITE 100
DECATUR, GA 30030

KW METRO ATLANTA
Keller Williams Realty



678.358.3369
WWW.CYNTHIABAER.COM
CYNTHIA@CYNTHIABAER.COM

Thank you for supporting us in our record breaking year!

2019 was a personal best for our team—
as we helped 77 families buy or sell their homes.

COMPASS



Let our real estate family help yours.

Whether you are an experienced investor, a first time
buyer, or are selling your beloved home, we can help.

—Jo Gipson, Candler Park Resident since 1995; Realtor since 2002



Gipson and Company

direct: 404.405.5363 | main: 404.668.6621
jo@gipsonandco.com
@ @gipsonco | f @GipsonAndCompany



Julie Beaty

Vice President & Mortgage Banker
NMLS: 545251
direct: 404.456.1725
julie.beaty@amerisbank.com

GIPSON AND COMPANY IS A TEAM OF REAL ESTATE LICENSEES AFFILIATED WITH COMPASS, A LICENSED REAL ESTATE BROKER AND ABIDES BY EQUAL HOUSING OPPORTUNITY LAWS.