



June 2020

MESSENGER



Congratulations Class of 2020!

INSIDE THIS MONTH'S MESSENGER

Avoid
Senior Scams
PAGE 6

Marathon
for Hunger
PAGE 8

Mary Lin
Teacher Parade
PAGE 10

New Zoning
Proposal
PAGE 12



ADVERTISE IN LOCAL COMMUNITY NEWSLETTERS!
(770) 623-6220 | sales@kda-communications.com

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



**SOLD! \$31,000
ABOVE LIST PRICE!**

**CYNTHIA'S AVERAGE
LISTINGS IN 30307**

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



**SOLD! \$15,000
ABOVE 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

BEAT THE HEAT

**FREE
SERVICE
CALL**

With same day repair.
Exp. 7/15/20.

YOUR HEATING, COOLING & CLEAN AIR EXPERTS

Precision
HEATING & AIR
Sales • Service • Installation

**NEW AIR
CONDITIONER**

**FOR AS LOW AS
\$70/MO**

Qualifying systems.
Exp. 7/15/20.

**WATER
HEATER
INSTALLED**

**FOR AS LOW AS
\$23.90/MO**



770-445-0870 • Call us for more information



To Stream or Not to Stream

By Matt Kirk, president@candlerpark.org

As I hope most of you know, after the March neighborhood meeting had to be cancelled, the April and May meetings were carried out via a video conferencing service. While the May meeting has not yet occurred as of the time I write this, I believe that the virtual meeting is an excellent short-term option. It provides a method of remotely sharing the necessary information while maintaining the opportunity to make motions, ask questions, and even vote. Our goal in organizing these virtual meetings is to maximize Member involvement and education, so please help spread the word of these meetings to your friends and neighbors so they may participate.

While the worst of this may pass in the relatively near future, we should consider working a video conferencing or, at minimum, a streaming option for the several months ahead. In most years our CPNO meetings tend to slow down in the Summer, but our June meeting is already shaping up to be an important one. For example, Emily Taff and the Zoning Committee have put a ton of time and effort into the R-5C Zoning proposal to add certain conditions to R-5-zoned areas in Candler Park, and the vote on those conditions is planned for the June agenda. We need as many neighbors as possible to be educated and available to vote on this important proposal.

Going forward, I want those neighbors who may be immunocompromised or are otherwise unable to attend future meetings in person to have the

PRESIDENTIAL BRIEFING

same voice as those who can personally attend. Full participation could mean the difference in the passing of a variance request, supporting charitable contribution, or other important matter. As part of that, the Board and I are looking into options without violating our Bylaws, as a vote or decision made under such a violation could affect its weight going through the NPU and other levels. For example, it is clear in the Bylaws that proxy voting is disallowed, but what are some other options for virtual voting? How do we keep these meetings open and available to the general public? NPU-N has been looking to modify their bylaws to clarify their capabilities for virtual meetings, so we can look to their measures for guidance.

We'd like to know your questions, concerns, and ideas. Please reach out to me at president@candlerpark.org or the other Board Members (whose emails are just to the right). According to Article XIV of the Bylaws, any Member can propose an amendment to the Bylaws by submitting it in writing to the Board for consideration. For more standard measures, any Member can make a motion during a meeting, but feel free to reach out to us ahead of time to structure a discussion into the agenda.

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

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

JUNE

- 3** CPNO Zoning meeting, 7 pm, The Neighborhood Church, 2nd floor
- 8** CPNO Board meeting, 7 pm, The Neighborhood Church, 2nd floor
- 15** Deadline to submit content for July Messenger!
- 15** CPNO Members Meeting, 7 pm, 1st Existentialist Church

JULY

- 1** CPNO Zoning meeting, 7 pm, The Neighborhood Church, 2nd floor
- 13** CPNO Board meeting, 7 pm, The Neighborhood Church, 2nd floor
- 15** Deadline to submit content for August Messenger!
- 20** CPNO Members Meeting, 7 pm, 1st Existentialist Church

Although usual meeting places are listed, COVID-19 pandemic may require meetings to be held by video to abide by social distancing protocols. In case of cancellations or changes, check CPNO's Upcoming Events list at candlerpark.org and watch for membership email notices. All CPNO meetings are open to the public.



Dentistry Responds To The Crisis

By Richard B. Shapiro, D.D.S.

We've all been through a lot during this pandemic. Many things have changed, but one thing has remained the same for us and most Dentists--infection control is a top priority.

Continuing to receive dental care is essential to oral health, and protections can now be in place to keep patients and staff safe and comfortable.

Fortunately (as of this writing), no patient in the US has been reported as contracting Covid-19 via a dental office visit; the infection rates in Georgia and Metro Atlanta are trending downwards; the percentage of currently infected individuals in the Atlanta area is very low; and promising treatments and vaccines seem to be on the horizon. We hope this all continues.

The American Dental Association (ADA), the U.S. Centers for Disease Control and Prevention (CDC) and the Occupational Safety and Health Administration (OSHA), have now determined that dental offices can provide full care (superseding their emergency care only restrictions), they have made infection control recommendations that dental practices should adhere to, and also recommend keeping up-to-date on any new rulings and guidance.

Many offices, like ours, will exceed those recommendations when implementing new Covid-19 protocols. You may want to contact your Dentist to see what measures they have in place

For instance (in addition to the stringent sterilization, disinfection, and sanitization procedures already in place), some of the extra precautions we are taking include: sanitize and disinfect all door knobs, handles, front office countertops, clipboards, and other surfaces in-between patients; maintain all possible social distancing; making the office environment as touch-

free as possible including payment processes and entry and exit; if patients use one of our pens, asking they take it with them...

Here are some other types of changes we (and many other dental offices) are employing to help protect patients and staff--

- Extensive health screening consultations prior to appointments, updated again upon arrival along with a temperature check. These to determine whether treatment ought to be postponed
- Upon entry patients will use the provided hand sanitizer, or wash hands. Then take a pre-treatment anti-microbial mouthwash rinse, to reduce Oral Flora levels.
- Removal of all waiting room magazines, children's toys, books, etc, as those are difficult to clean and disinfect.
- Minimizing the number of people in the office at any one time, by allowing greater time between appointments and asking patients to come with as few people as possible. Also patients can wait in their car until we're ready for them.
- Additional stairway entry is available for those who wish to avoid the elevator.
- We wear N95 masks, face shields and additional PPE, use our High Volume Oral Evacuation System to contain aerosols, only utilize single-use instrument trays, and have augmented environmental controls in place.

Our office is looking forward to welcoming back our patients, neighbors and friends. We value your trust and loyalty, and are happy to answer any questions.

Welcome and Thanks!

By Roger Bakeman, membership@candlerpark.org

CPNO thanks all members who have renewed for 2020!

CPNO welcomes new members

Amy Han Risher
Katie and Jarred Klorfein
Larry Keating
...and others who wished to remain anonymous

CPNO welcomes new members contributions:

Amanda Bolster
Brad Goodwin
Donna Church
Howard & Katharine Connell
Jennifer Boehm
Jesse and Richard Bathrick
Karen Hodgdon
Martin and Alexis von Dickmann
Mike Dunbar
Nancy Gonce

Rebeca Quintana
Russell and Gigi Miller
Sarah Goodfellow & Charlie Yood (owners, Rosie's Roofing)
Sarah Jane Reedy
Sheila Henn
Stella Ozer
Teresa and Greg Tinney
The Barnes Family
The Granger Family
...and others who wished to remain anonymous



Support Local Restaurants and Businesses

Depending on your financial situation, please consider supporting our Candler Park and Little 5 Points restaurants and small businesses. Some restaurants are now offering outdoor dining. To continue to help customers feel safe, many restaurants continue to offer online/phone orders and curbside pickup or delivery. Many can be found through delivery apps such as DoorDash, Grubhub, Chow Now, and Uber Eats. Several of our local restaurants have been generous supporters of the CPNO by providing food at membership meetings and sponsoring FallFest. Take a break from cooking at home and enjoy a restaurant meal at home. Also, remember your favorite small businesses who may be offering goods and services through digital channels – online shopping and services through telephone/video conference. Even just buying a gift card for use later can help businesses get through the challenging circumstances of the COVID 19 pandemic.



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.

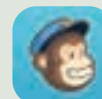
If you have a news tip or story idea, please email relevant information including contacts to editor@candlerpark.org or call the editor.

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

Lockdown Life

By Lexa King, safety@candlerpark.org

I have lost track. Is this week 38 or 47? In some ways, the novelty has worn off and the honeymoon is over. Don't get me wrong. I LOVE my neighborhood and I am grateful every day for my comfortable, though somewhat disorganized, home. It is over 100 years old, so the list of projects is endless. The fact that I am now here 24/7 hasn't changed that. And, of course, Murphy was at work prior to the virus and both my oven and my dishwasher went kaput. Given that I'm cooking more, the little toaster oven has been getting a workout! I'm not about to bring a stranger into the house right now, so repairs will have to wait a little longer.

So how are you holding up? Are the days flying past or dragging? Have you explored new activities? Or rediscovered forgotten past pleasures? We have had some good fortune with the timing. This spring has been mild and prolonged. Since one of the architectural features defining our neighborhood is front porches, we are certainly one of the best locations in the city to be sequestered. I have spent hours on mine. Talking on the phone, searching Facebook, planning improvements to the garden, reading, eating meals and, of course, drinking wine. There is a good bit of foot traffic on the way to L5P and sometimes a familiar face passes and we shout greetings to each other. What a simple joy! What have been your favorite activities the past few weeks?

I was listening to NPR the other day. They were interviewing Dan Harris, the journalist who has hosted the ABC national news and Nightline at times. His new book, *10% Happier*, sounds fascinating. It tells of his exploration of meditation and the ways he has found peace over the years after suffering an on-air panic attack. He seems like a very congenial, likeable man. One thing really caught my attention. Something I learned years ago in some courses I took. He suggested that a great way to get out of the emotional dumps is to take your focus off of yourself and be of service to others. I can attest to the truth of that. It works unfailingly.

We are a neighborhood. Over the years that definition has changed. Years ago it meant that people knew each other. They knew the entire families of those around them. They watched out for each other. They took care of each other. Now we may or may not even know the names of the people on each side of us. But the times are changing. I have been calling the Senior voter registration list to check on our older folks. Some have spouses or children or relatives of some sort who are assisting them. But it has been a pleasant surprise to learn that many have younger neighbors who are picking up groceries for them. Hurray! That is a win/win, Folks! I encourage you to explore this behavior. The Senior no longer has to worry about handling something that, to the rest of us, seems simple, but can feel overwhelming to them. And the younger person gets the endorphins from a good deed. It usually does not take monumental effort. Please, in these times, make sure to introduce yourself to those in close proximity to you. Make it your business. Seriously. If not now, when? Think you might scare them? Write a note introducing yourself ahead of time. Tell them you just want to check up on them and help them through this craziness. Then knock a few days later. And they don't have to be a Senior. One of our residents is having surgery today. She needs meals for a few weeks. Neighbors will get it handled.

There are real benefits to lockdown. Let's be on the hunt for them. Let's explore them. Let's create some. Let's just be good neighbors.

BTW, watch the CPNO website and a future email announcing a ZOOM meeting presented by Candler Park Forever. A law firm specializing in elder law will be presenting useful information especially for Seniors. Have questions for us? Want to be more involved? Call, text or email me 404-452-9898, lexaking@gmail.com.

Warning: Scams that Target Seniors

Financial Exploitation by a Fiduciary, Power of Attorney, Family Member, or Caregiver – In this situation, a person a senior has entrusted and/or named to help manage his or her finances instead abuses that power to take funds, property, or other assets.

The Grandparent Scam – In this common scam, an imposter calls a grandparent pretending to be a grandchild in financial trouble. He or she may even know the grandchild's name. The scammer typically asks the grandparent to wire money or send prepaid debit cards to pay for an emergency expense and asks that the grandparent not tell any family members.

The IRS Scam – This scenario involves a fraudster impersonating an IRS agent. The scammer informs the potential victim that he or she owes taxes that must be paid immediately. It's important to note that the IRS never asks for payment over the telephone. It uses only the U.S. mail, not phone, text, email, or other means of communication to notify taxpayers of any taxes due. A similar scam involves scammers posing as debt collectors.

The Lottery/Sweepstakes Scam – Potential victims receive a phone call informing them that they've won a sweepstakes or lottery. All they have to do is provide a small upfront payment to receive their prize. These scams are also carried out using authentic-looking letters or emails.

The Tech Support Scam -- Intended victims receive a call, email, or pop-up message from someone posing as a technician from their internet service provider or a well-known tech company. The phony technician claims that potential victims' computers are infected with a virus, and to fix it, they'll need to buy software or give the technician remote access to their computer.

The Romance Scam – This scam applies to online dating sites. Typically, the scammer will use a fake online dating profile to pose as a romantic interest who lives in another city. As the online relationship blossoms, the scammer asks for money to help with a financial emergency.

The Charity Scam – A scammer calls soliciting a donation to a charity. It may even sound similar to a reputable charity. Be cautious, particularly if the caller asks for a donation in cash or via wire. When in doubt, take the time to investigate a charity before donating. Visit the Better Business Bureau's Wise Giving Alliance at give.org to determine if a charity is legitimate.

Medicare Scams – Medicare scams occur year-round but surge during the annual open enrollment window. Scammers often pose as representatives of Medicare or other government agencies looking to verify personal information, such as Medicare ID or Social Security numbers. The government will never ask for information over the phone or through email, so do not comply with such requests.

Phishing – Phishing is an attempt to trick someone into giving out personal information. This scam can involve authentic-looking emails or text messages that appear to come from a legitimate company or institution. These communications typically include links to phony sites that ask recipients to update or verify their Social Security number, credit card number or other private information.

Stanford University Collecting Stories for “Life in Quarantine” Project

Source: Alana Mermin- Bunnell, Stanford University student and Candler Park resident

A new Stanford University sponsored project is collecting and archiving stories of people’s lives during the global COVID-19 pandemic. Entitled Life in Quarantine: Witnessing a Global Pandemic, the archive now has over 100 stories and stories from Candler Park are welcome!

The project team seeks to collect, document, and demonstrate COVID-19’s varied effects on peoples’ lives through personal accounts. The team’s hope is that through an archive of lived experiences we can promote cultural and personal interconnectedness and solidarity.

Moreover, this archive is designed to function as a public resource and historical record to inform individuals, governments, organizations, and businesses about peoples’ paramount fears, hopes, priorities, needs, and concerns during this and other potential global crises.

To share your story, provide a short submission (anywhere between a few paragraphs and a few pages) that reflect on your lived experiences under these new circumstances. If you are interested in participating and to learn more, visit <https://lifeinquarantine.poeticthinking.net>. The Stanford teams looks forward to reading the stories of Candler Park!



Pictured clockwise from bottom left: Susan Rebecca White, Lily Leiva, Dr. Karla Shore, Stacy Hyken, Kristen Pollock, Dr. Sudha Reddy, Stephanie Case, Leigh Burgess; (middle) Susan Weatherly

Neighborhood Book Club Welcomes Local Author Susan Rebecca White

By Stacy Edelstein Hyken, Candler Park Resident

On May 7, 2020, the “We Liked the Book Better” book club gathered virtually for our monthly meeting to discuss *We Are All Good People Here* by Susan Rebecca White. Ms. White is not only a celebrated author, but she is also a local resident who lives in Candler Park with her family and has a son who attends Mary Lin Elementary School.

Despite the quarantine, Ms. White joined the book club discussion via Zoom to share her insights and experience writing her most recent book *We Are All Good People Here*, published in August 2019. She shared how she researched the historical people and events to provide the backdrop for the book which is about two women who bond as college roommates at an all-women’s college in Virginia in the 1960s. The book follows their friendship during the civil rights movement and other social and political upheavals to the present day when their friendship is strengthened through the bonds of their daughters. Much of the book takes place in Atlanta, so intown readers will especially enjoy references to popular local favorites including Manuel’s Tavern and the Majestic Diner.

We all enjoyed hearing about how Ms. White’s characters evolve during her writing process. She told us how she knows that she has really melded with the story and characters she has created when she cannot wait to return to her writing each day.

Having Ms. White join our group to discuss her latest book and give us an insider’s view into the writing process was a very special treat. We all thoroughly enjoyed the book and highly recommend it for an engaging read!

The “We Liked the Book Better” book club was formed in January 2019. Our members are comprised of a number of local residents from Candler Park and Lake Claire, with a couple of women from nearby neighborhoods.



26-Hour Marathon Raises More Than \$7,000 for Atlanta Community Food Bank

By Susan Rose, editor@candlerpark.org

It started with a casual comment from my 17-year-old son Sam around 9 pm on Friday night, May 15th. "George (Lefkowicz) and I are going to run a 26-hour marathon starting tomorrow morning." Wait. What? To be clear, a 26-hour marathon is running 1 mile each hour for 26 consecutive hours (and tacking on an extra .2 to make it a full 26.2 mile marathon.) After further conversation about the logistics, safety and feasibility of doing such a thing, I figured I'd learn more the next morning.

As these Grady High School juniors got ready to run their first mile at 8 am on Saturday, May 16th, George's mother Mary Campbell Jenkins quickly put together a Go Fund Me site so that the marathon could raise funds for Atlanta Community Food Bank with a goal of \$5,000. With that site up and the power of social media, several hundred dollars were raised after the boys had run their first mile. Now, this idea was more than a physical challenge but an impactful event.

Their 1-mile route was Candler Park Dr. to McLendon Ave to the park entrance through the park to Terrace Ave to the bike path and then up the bike path along the golf course ending at the second bridge. With the benefit of beautiful weather, George and Sam ran this repeatedly on the hour throughout the day into the evening and through the night. During the day, people relaxing in the park or tending their yards began noticing them. A few young kids looked at them with some confusion and debated whether they were the same boys that they saw running earlier.

Their friend Benton Shevlin joined them in the late afternoon and served as moral support, running or biking along with them and providing bright light for the path and humor for the remainder of the challenge. At the start of mile 10, \$3,469 had been raised (69% of goal)! And after mile 13, they rewarded themselves with showers and a fresh change of clothes. At 10 pm for mile 15, friends in cars showed up to cheer them along and energize them. Through the night, small meals of peanut butter sandwiches, avocado toast and Gusto chicken and rice -- along with ice tea for caffeine and pickles to prevent cramps -- kept them nourished and awake. Not surprisingly, 3 - 6 am were the most difficult hours.

At 7 am on Sunday for mile 24, they were stiff but found renewed energy with the sun up and finished that mile faster. Mile 25 was faster still, and donations continued to flow into the Go Fund Me. For the final mile - mile 26.2 - a crowd of friends and parents had gathered. As George and Sam came running up the hill in front of Mary Lin to finish the final .2 mile, the crowd was cheering with cowbells and noise makers. Running through a line of toilet paper at the finish, they had raised more than \$5,000. At the time of this article, the generous donations of many friends, neighbors and family had raised \$7,496 for Atlanta Community Food Bank which will provide 29,984 meals for hungry people in metro Atlanta.

If you have a story of Candler Park neighbors helping others, please submit your story to editor@candlerpark.org. (Submission does not guarantee publication in the Messenger.)



George Lefkowicz and Sam Rose ready to run first mile of 26 hour marathon.



The start of mile 26.2.



Friends at the finish of the marathon for hunger.



Sam Rose and George Lefkowicz finish 26.2 miles in 26 hours raising more the \$5,000 for Atlanta Community Food Bank.

MEET THE LOCAL REALTORS

Helping you every step of the way



JOHN MORGAN
OWNER / REALTOR



DREW JACKSON
OWNER / REALTOR

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

PREFERRED LENDER



Angel Oak
HOME LOANS

LORI ROUSSEAU
LICENSED SALES MANAGER
678-520-7157



 EQUAL HOUSING LENDER

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.parkrealtatlanta.com



KDA & Tlehs
communication made *easy*

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

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!**



GILL

TREE CARE

404-937-6800
www.gilltreecare.com

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

Mary Lin Teacher Car Parade Provides Fun Farewell to Unusual School Year

From their cars decorated with balloons, streamers, and warm messages, Mary Lin teachers said their goodbyes to students in a car parade on Friday, May 22. Departing Mary Lin school at 10:00 am, the parade lasted more than two hours as it proceeded through a detailed route covering many streets in Inman Park, Candler Park, and Lake Claire. Honking their horns and waving, teachers said hello at a distance to students on sidewalks and porches. Cars had messages such as “We miss you”, “We soared at Digital”, “Happy Summer!” and “6 Feet apart but close @ heart!”

Photos courtesy of Karen Marchisen



Neighborhood High School Graduates Celebrated in Candler Park

By Susan Rose, editor@candlerpark.org

Several dozen neighborhood high school graduates donned their caps and gowns (or school colors) and walked at a safe distance from each other from the Candler Park main entrance down the driveway to the pool in the early evening of Friday, May 22nd. Family and friends stood at a distance cheering while one saxophonist played Pomp and Circumstance. Representing Candler Park, Lake Claire and Inman Park, the majority of these graduates attended Mary Lin Elementary. They had an unexpected and unfortunate conclusion to the 13-year journey through school due to the COVID-19 pandemic. This outdoor processional provided graduates and their families a brief and joyful moment of ceremony to take photos, commemorate this major milestone and express love and congratulations at a distance.

Kelly Crutcher, whose daughter Cate graduated from Grady High School, was the lead parent for the event and promoted it on Next Door to invite neighbors to join the celebration. “We just want our seniors the opportunity for closure,” wrote Crutcher in her Next Door post.

High schools throughout the metro Atlanta area postponed in-person graduation ceremonies and opted for video ceremonies or drive-by parades. On Wednesday, May 20th Grady presented its pre-recorded graduation ceremony through Facebook live. At one point during the video, more than 700 users were watching. Lake Claire resident Kavi Jakes was featured and provided the valedictorian speech. He urged his classmates to “enjoy the present” and reminded them that “we are extremely resilient.” Other parts of the video included messages from Superintendent Dr. Meria Carstarphen, Grady Principal Dr. Betsy Bockman, and APS Board Member Michelle Olympiades who promised a “full traditional ceremony at a future date.”

A slide show set to music featured a photo of each senior along with a senior quote which ranged from the serious and thoughtful to the cynical and funny. One senior’s quote was “Senior year was like the Falcons in the Super Bowl.” Because it was Facebook Live, friends and families were able to provide comments of congrats and cheer throughout the video. Toward the end of the virtual ceremony, messages from individual teachers provided encouragement and inspiring well wishes to the graduates.

The CPNO expresses warm congratulations to each and every Class of 2020 graduate in Candler Park!



Photo courtesy of Ronnie Jakes



Harper Wolf (Ben Franklin Academy) and Cate Crutcher (Grady). Photo courtesy of Marti Wolf.



Taken before the pandemic, this photo shows Grady seniors who attended Mary Lin Elementary and was published in the Grady yearbook. Photo provided by Jack Palian.



Sam Toole, Cole Chanler, and Kavi Jakes -- Grady graduates. Photo courtesy of Ronnie Jakes



Congratulations! Photo courtesy of Cathy Robinson

R-5C Proposal for Candler Park

By the CPNO Zoning Committee

BACKGROUND:

The Zoning Committee has been hearing from residents on the south side of the neighborhood (particularly in the area of Iverson, Candler and Ferguson) concerned about the size and scale of new construction next door to them for at least a year now, so in January we decided to formally tackle the issue within the Zoning Committee.

While most of Candler Park is zoned R-4, single family, properties located between McLendon and DeKalb are zoned R-5, two family, to allow increased density near transit and the traffic corridor of DeKalb Ave. So the Zoning Committee began looking closely at the zoning regulations to see what specifically was making these new “duplexes” so incompatible with their neighbors.

Current zoning regulations allow for the development of new duplex structures that are larger than the allowance for single family construction, resulting in developments that have a significant impact on neighboring properties relating to their proximity, height, size and overall massing.

- On R-4 properties, you can build: 35 feet tall, have 50% lot coverage and 50% maximum floor area ratio.
- Duplexes on R-5 properties can be: 35 feet tall with 55% lot coverage, and 60% maximum floor area ratio.
- Lot Coverage – just what it sounds like, this is the sq feet of the lot covered with impermeable surface (building, driveway, patios/porches) in ratio to the size/sq feet of the lot—building footprint + other impermeable surfaces.
- Floor Area Ratio (FAR) – total square footage of a building (that is, heated square footage so garages/sheds are typically excluded, all floors are included) in ratio to the size/sq feet of the lot.

Developers appear to be taking advantage of the more generous allowances in R-5 zoning, maxing out the square footage and lot coverage that is allowed and selling each unit at top dollar (close to \$1 million each) and including two 2-car garages built in between the units. This, of course, does nothing to increase affordability and transit use.

The trend has been that developers are buying homes at market rate, most of which are in reasonably good condition, with intent to demolish the existing house regardless of the condition, in order to construct large two family structures.



Proposed area to rezone from R-5 to R-5-C

GOALS:

- To come up with a way to lessen the size and scale of new duplex construction so that they would be more compatible with their existing, often historic, single-family neighbors.
- NOT to limit residential density or number of units
- NOT to restrict architectural style in any way.
- Make sure front setbacks are not less than adjacent existing properties.
- Reduce long tall walls which tend to barricade adjacent properties—the longer and taller a side wall is, the farther it should be set back
- Reduce parking requirements in an attempt to eliminate the two 2-car garages.

Candler Park has gone through a number of attempts to create a local historic district, which would put additional compatibility and design regulations in place, but this has met with little success—what were other options?

PROPOSAL:

The Zoning Committee has worked with neighbors and the City to come up with a solution. The current proposal is to rezone a portion of the R-5 properties in Candler Park as R-5-C (R-5 “with Conditions”), essentially keeping the intent of the R-5 code with tweaks that could result in more compatibly-sized structures. We have selected a

portion of the R-5 properties to rezone that are most threatened by this type of development (see map).

Figure 1 is the current proposal.

NEXT STEPS:

1. ZC members met with the City Office of Planning and Zoning in early March and discussed this proposal in detail.
2. Office of Planning and Zoning staff have drafted the legislation, which will come before the neighborhood for discussion in May and early June.
3. Neighborhood will discuss and work out the conditions through the May CPNO Member Meeting and an additional meeting in early June, date tbd.
4. Vote on rezoning with the finalized conditions at the June CPNO Member meeting.
5. NPU vote > BZA vote > City Council > Mayor's signature

Links to the full draft of the proposed R-5-C legislation, existing zoning codes, maps and more information can be found at candlerpark.org


You may also submit any comments or questions to zoning@candlerpark.org

R-5C Proposal continued

Figure 1

R-4	R-5	Proposed R-5 Conditions
FRONT YARD SETBACK:		
35 feet	30 feet	"30 feet or the avg front yard depth of adjacent properties, whichever is greater"
MAX FLOOR AREA RATIO (to Lot):		
50%	60%	55% for 2-family (50% for 1-family)
LOT COVERAGE:		
50%	55%	50%
PARKING		
1 space per dwelling	1 space + 1 space for each bedroom over 3 (per unit)	1 space per dwelling
		There shall be a walkway connecting the front porch to the public sidewalk.

Questions & Answers:



Are the most affected neighbors satisfied with this proposal?
Yes, a couple residents from Candler Street and Ferguson attended the zoom CPNO meeting and are very supportive. They added that they were interested in height restrictions.

Are there any additional height restrictions?
ZC asked the City about reducing the max height from 35 feet to 30 feet, however the City strongly discouraged that,

feeling from recent experience that such a request would not get approved.

Why rezone only a portion of the R-5 "district" why not all of it?
This is totally open for discussion, it seems that any R-5 property is at risk for this type of new duplex construction and we are open to expanding the proposed area if that is what residents want.



During these uncertain times, HammerSmith is here for you and your family. We provide safe, essential services, architectural designs and home renovations. Start planning today for how to live better in a changed world.



HammerSmith
Live Brilliantly

HAMMERSMITH.NET

404.377.1021



Now's a Great Time to Start Keeping a Gratitude Journal

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

Keeping a journal is an intimidating task. To some, it feels like something only a writer would do while sitting at a desk, bathed in candlelight, documenting their deepest and most thought-provoking revelations. To some, keeping a journal is something they did as a wistful child or an angst-filled teenager but have now abandoned as an adult.

Writing your thoughts down can be a powerful daily habit, though. As we bear through these strange and sometimes difficult times we live in, it could be more helpful than ever to spend some time with your own thoughts each day.

A great way to accomplish this easily is by keeping a gratitude journal.

A gratitude journal helps you keep track of what you're grateful for. It's that simple! By making note of what you're thankful for each day, you can cultivate good feelings and maybe cleanse yourself of the negative ones.

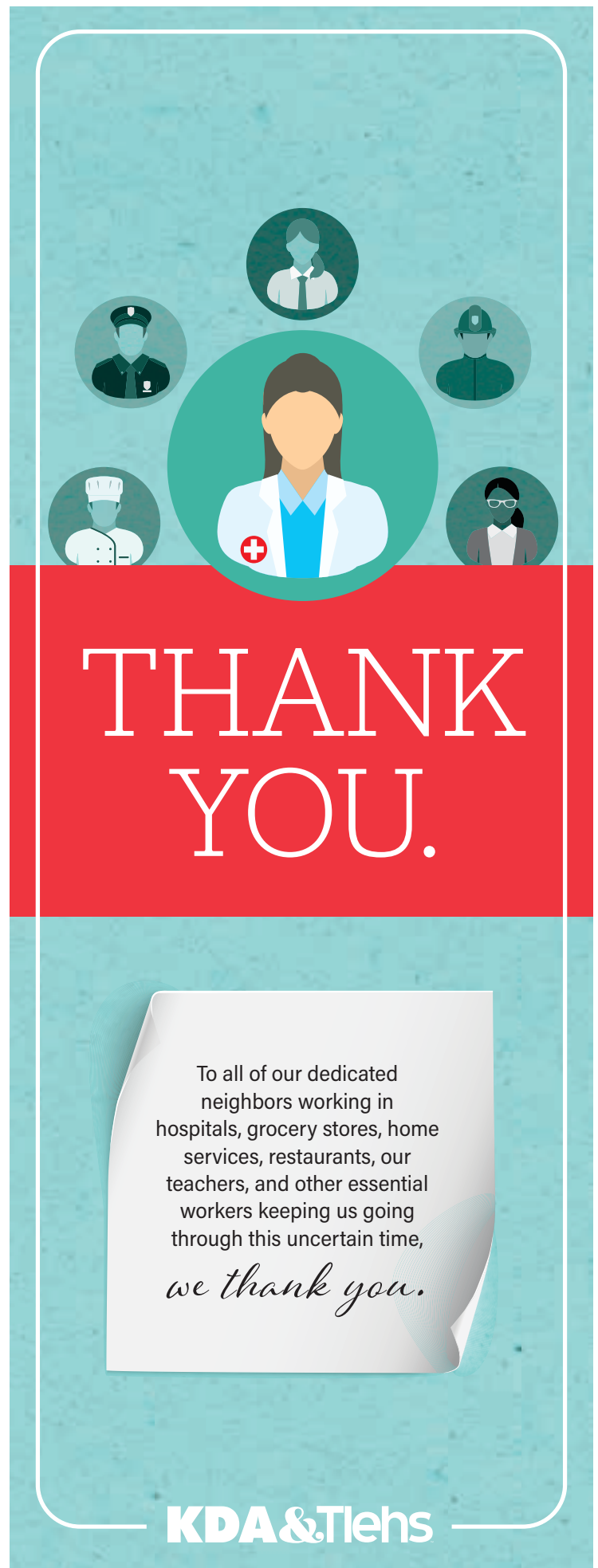
Your daily gratitudes don't need to be enormous or monumental in their scope. On the contrary, a gratitude journal is an ideal way to reflect on the simple or small things that keep you going each day.

Here are a few examples of things you could write down in a gratitude journal:

- A beautiful breeze on a sunny day
- The works of your favorite author
- A simple cup of matcha tea
- The grocery delivery order showing up right on time
- A sale on your favorite cookware brand
- Facetimes with loved ones
- Having the exactly correct amount of flour for a banana bread recipe
- Your favorite movie being on TV when you settle in on the couch
- The specific, lovely way your significant other smells
- Cuddles with a beloved cat or dog
- A good night's sleep

These days, it's easy for our thoughts to veer into anxieties or tension. A gratitude journal could be the key to helping you stay mindful and maintain a positive attitude.

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.



Clifton at McLendon Corner

By Jennifer J. Richardson, Candler Park Resident

I came to Hardendorf Avenue in Lake Claire in 1970 and moved to Candler Park in 1986. For most of the early years, I walked to and from the bus stop on McLendon at the end of Hardendorf going to Georgia State. Back then, I was probably the youngest person on the street by about 50 years. There were no children. Many of the original owners of the bungalows were still living in them. There were no in-fill houses. The vacant lots were used as vegetable gardens by neighbors.

Someone recently asked me what the Clifton/McLendon shopping corner was like when I moved here. The first store that comes to mind is McMichael's Super Market, which was in the Candler Park Market building. Mr. McMichael lived on Clifton Terrace. In the far back of the market, Mr. "Mac" had a meat counter where he personally cut whatever meat or chicken you wanted. He also made his own sausage.

McMichael's had served the neighborhood for many years. In addition to being a grocery store, it was a place to go to hang out and to hear all the neighborhood gossip. As Mr. "Mac" got older, it became harder for him to keep up with a changing neighborhood which had changing needs. For example, Mr. "Mac" didn't stock tofu or yogurt, when a lot of college students and young people began moving in, and he had very few vegetarian offerings. A lot of us started to shop at Sevenanda about that time, and Mr. "Mac" finally sold his business and retired. To the left of McMichael's as you face it was a derelict



filling station (where Fellini's is now). During my early years, it never operated as a gas station. On the right side of McMichael's was a row of shops, some of which were boarded up. The building on the corner (where Moon Brothers is now) was the Kelly and Waller Pharmacy. It had a lunch counter and served sandwiches, short orders, breakfast, drinks and ice cream. The lunch counter was run by "Suzie" who later opened "Suzie's Café" next door where Gato is now. It seems Kelly and Waller's was forever being robbed or broken in to, and they finally closed.

Across Clifton where the Flying Biscuit is now, the building was originally boarded up. Later, it became a takeout food store called "Margot's Feast a' la Carte." Margot's food was good, but it was also expensive, and the business didn't last long. It was replaced by Patty's Atomic Café, a breakfast and lunch place that had great food. Atomic Café was sold and became the original Flying Biscuit (Before it was sold again and became a chain.)

A few more of the shops in that row were boarded up. One that was regularly occupied was the "Highland Club" which was an Alcoholics Anonymous (AA) Clubhouse. The Highland Club was originally on Highland Avenue before moving to McLendon. It still exists on a side street facing the Moreland Shopping Center. One of the shops seemed to be a hair stylist place that changed hands many times, but continued to be a hair salon.

The last building in that row (Where La Fonda is now) was originally a service station, and like the one across the street, was boarded up. While I lived here, it never operated as a filling station. It went through several tenants and at one time was a Veterinary Hospital. I believe it was a different restaurant before it became La Fonda.

Back in my day, many of the shops were closing or had already closed so the intersection was rather derelict. As more new people moved in, the shops were renovated and new tenants came. One was an art studio and another was a stained glass shop. But there were still shops that were boarded up, and it looked nothing like it does today.

Some of you may know more about that shopping corner. If you have memories or photographs, please contact me at JJRichar@bellsouth.net.

KDA & Tlehs
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



Photos courtesy of Emily Taff

The Architectural History of Briarcliff Plaza Shopping Center

From the Georgia Dept of Natural Resource, Historic Preservation Division

Constructed in 1940, the Briarcliff Plaza shopping center is part of the busy retail and commercial area known as the “Ponce Corridor.” Briarcliff Plaza is comprised of two separate buildings and the original parking lot dedicated to the businesses located in the shopping center. The lower portions of the buildings are primarily of glass and metal storefronts framed in colored tile, concrete columns, and glass block walls. Above the storefronts along the buildings’ primary facades, original Streamline Moderne metal canopies remain intact. Above the canopies, the upper portions of the buildings’ primary facades are sheathed in original marble panels. The most notable features of these buildings include historic Art Deco-style neon signage, and original decorative curved fluting with Streamline Moderne Fins, set into the marble panel parapet walls.

Briarcliff Plaza is historically significant for its contribution to and association with the advent of increased automobile ownership and use and the impact of this trend on communities, residential development, and patterns of urban and suburban growth in Atlanta. It was the first automobile-oriented shopping center in Atlanta and Georgia that included dedicated off-street parking for its customers. This new type of community shopping center broke away from the development patterns of Atlanta’s traditional commercial nodes that were designed for pedestrian and streetcar

shoppers and is representative of the evolution of the American shopping center in Atlanta and statewide. Briarcliff Plaza’s automobile-centric design was the forerunner for larger regional shopping centers such as Lenox Square (1959) and Phipps Plaza (1969), which was the first multi-level mall in Atlanta.

Briarcliff Plaza is also significant as a notable example of the Streamline Moderne style in Atlanta. Additionally, Briarcliff Plaza’s design incorporated Art Deco elements in its illuminated neon signage, creating a vibrant shopping center in a predominately residential area. Streamline Moderne style was often applied to buildings with a transportation-related function or design, such as bus stations, drive-in restaurants, and gas stations, and limited extant examples in Atlanta include the Varsity restaurant (1940) and the Atlanta Constitution Building (143 Alabama Street SW,

1947). At Briarcliff Plaza, the Streamline Moderne style coupled with the Art Deco style elements, created a unique design in Atlanta. Designed by George Harwell Bond, Atlanta architect, the complex’s expansive horizontal form and stylistic accents contribute to a feeling of motion that is a hallmark of the Streamline Moderne aesthetic.

Briarcliff Plaza was officially listed in the National Register of Historic Places on April 20, 2020.



Majestic diner in 1977.

MAY 18 CPNO Members Meeting – draft minutes

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

The meeting was called to order at 7:03 pm by Matt Kirk, President. The motion to adopt the amended/corrected agenda passed. The motion to approve the April Minutes passed.

New Business:

- Matt Kirk, President, introduced the possibility that a change of our Bylaws would be needed if the Fall Festival were to not include the Tour of Homes and/or the 5k run.
- Amy Stout, External Affairs Officer, reported that the NPU N may change its Bylaws to make virtual(electronic) meetings legal.

Announcements:

- Treasurer's Report (Budget): Karin Mack, Treasurer, stated we were within 65% of expected revenue. Donation to BiRacial History Project has been made. There was an increase in April donations due to Roger Bakeman's plea.
- Little Five Point Alliance: Christina Hodgen, CPNO Representative, reported that the bidding process for Findley Plaza Renovations is stalled due to incomplete paperwork. The DOT sidewalk project is almost complete. The announcement for 'Signal Box' Art contest will be made. The Georgia Works project, cleaning the area, will resume. Miguel Granier reported that the Mobility Project will be moved to a You Tube presentation June 1st. The Public Meetings are set for June 18th and 19th and will be virtual (electronic).

Zoning: Emily Taff, Zoning Officer

- Z-20-036 will remove all Neighborhood Design Standards for R4 (single houses) and R5(duplexes) zoning. The ostensible reason is affordability. The design standards, being removed, include front porches, garages, front door, and window fenestrations. Neighborhoods would have to opt these features back into their zoning codes. Procedure for doing so has not been established by the Office of Planning.
- The R5C Proposal was explained by Emily Taff, Zoning Officer. Lori Leland-Kirk (lreland@atlga.gov), Office of Planning, answered residents' questions. There is a possibility of extending the area to both sides of McLendon Avenue to include the entire Candler Park neighborhood. There will be a Public Meeting June 3rd; Membership will vote at next month's meeting (June 15).

The meeting was adjourned at 8:07 pm.

Submitted by Bonnie Palter, Secretary

May 18, 2020



Many families have enjoyed the beaver pond this spring.

CPNO Officer and Committee Reports for May

Little Five Point Alliance - Christine Hodgen

Findley Plaza:

Due to mistakes by the city on the bid package, the procurement announcement has been pulled. New dates are still to be determined.

GDOT construction:

The L5P CID is doing walkthroughs with GDOT to determine problems which need to be fixed. Currently looking at pedestrian signage in the right of way on sidewalks. Project is moving along fairly quickly and the silver lining of COVID-19 is the lessened impact on traffic both car and foot.

You are here! Signal Box call for entries (Due May 29):

<https://l5pa.com/blog/2020/5/15/call-for-artists>

Upcoming ACP call for entries: Stay tuned for our ACP call for entries. We need your L5P Halloween photos! The Halloween Festival and Parade will not be able to happen. Let's make our outdoor and able to view while socially distancing exhibition a huge success.

Georgia Works: Cleanup to resume. June is sponsored by BOND Credit Union, July and August are sponsored by Outback Bikes.

L5P Mobility Project:

Public Input Summary

<https://drive.google.com/file/d/1oIowxHSS7C3dAyyUw9tzOS3yE1FwaSnC/view>

Membership - Jennifer Wilds/Roger Bakeman

We ended 2019 with 670 members, a high; 494 were renewals and 176 were new members.

So far this year we stand at 452 members, 401 renewals and 51 new members.

We just got 162 renewals in response to a reminder letter I sent out a week ago.

But there are still 276 people who were members in 2019 who have not renewed for 2020.

I'll try one more reminder email before April 30.

Education - Dana Fowle

Dr. Lisa Herring has been approved by the Atlanta School Board as the new APS Superintendent. Vote: 8-1. Nancy Meister, District 4 (North Atlanta) was the lone dissenting vote. Dr. Herring signed a three-year contract leaving the Birmingham, Alabama school district. She says she was born and raised in Macon, Georgia and attended Spelman College. Base salary: \$320,000, plus \$2,000 monthly expenses. Additionally, the Atlanta Journal-Constitution reports that she will be paid \$1,400 a day as a consultant until her contract begins July 1.

Atlanta Public Schools plan to open Monday, Aug. 10, 2020. There is district-wide discussion about how this will look: return to normal, split day, alternate day, in school and remote classrooms depending on parent preference. There is a concern about how to be socially distant while riding the bus.

APS released its 2021-2022 calendar. Return date: Aug. 5, 2021. Fall break Oct. 7-11, 2021. Winter break Feb. 17-21, 2022.

Fall school supplies: The PTA is still the best place to order Mary Lin supplies. Link: <https://www.educationalproducts.com/shoppacks/> Mary Lin School Code: MAR420

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.)

CP69N

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	678-856-4785
Precision Heating & Air	770-445-0870
Shumate Air Conditioning & Heating	678-584-0880
Superior Indoor Comfort	770-664-9098
Zen Air	678-883-7868

Accountants

Signature Accounting Services, LLC.	770-975-1609
-------------------------------------	--------------

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	678-684-6990
The Oaks at Suwanee Creek	470-235-5300

Bakeries

Alpine Bakery & Trattoria	404-410-1400
---------------------------	--------------

Cleaning Services

House Cleaning Specialist, Inc	770-975-4995
Prestige Maids	770-807-9949

Concrete Leveling

Advance Concrete Leveling	678-235-9322
---------------------------	--------------

Concrete Replacement

McKemy Concrete & Hardscapes	678-914-2576
------------------------------	--------------

Consignment

Finders Keepers	404-296-0285
-----------------	--------------

Dentist

32 Dental	770-423-1132
Acworth Dental	770-974-4146
BridgeMill Dentistry (Scott Merritt, DMD)	770-704-1812
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
Northpoint Dental	678-274-6987
Swords & Phelps Dentistry	770-479-3713

Design & Build Services

HammerSmith, 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
Brasstown Valley Resort & Spa	706-379-9900

Fitness Centers

Senegy Fitness	470-282-5225
----------------	--------------

Flooring

BCAL Floors, LLC	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

Golf Cars of Canton	678-880-1156
---------------------	--------------

Granite

UCI Kitchen & Bath	770-441-1681
--------------------	--------------

Gutters

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
Cotton Mill Exchange	770-992-9294

Home Improvements

Advanced Stucco Repair, Inc	770-592-1597
Exovations	770-205-2995
GHIR Construction	404-922-7379

Hospital

Northside Hospital Gwinnett	678-312-8400
-----------------------------	--------------

Insurance

State Farm-Matt Cresap	770-982-0064
------------------------	--------------

Insurance Consultant

The Upton Agency	770-361-6570
------------------	--------------

Landscape Lighting

Georgia LightScapes	404-369-0199
Landscape Lighting Systems, Inc.	678-331-3060

Landscaping

Stone Edge Landscapes	678-421-4763
-----------------------	--------------

Lawn Care

Galaxy Landscapes	678-879-8786
-------------------	--------------

Medical Clinic

Village Podiatry Center-Dr.Mike Laur	678-403-7000
--------------------------------------	--------------

Nursery

Autumn Hill Nursery	770-442-3901
---------------------	--------------

Painting

Chris Brown Painting & Home Repair	770-323-3148
Earthly Matters Painting and Contracting	770-346-0203
Mendez Painting Specialist LLC	770-772-9677
Painting Plus	404-382-9988
Verge Painting and Siding	678-331-1102

Pest Control

Hole-In-One Pest Solutions	770-445-2215
----------------------------	--------------

Physicians

Morrow Family Medicine	770-781-8004
------------------------	--------------

Plumbing

Bryan Plumbing Services	770-826-5277
Northside Plumbing	770-272-2558
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
The Plumbers Guild	404-694-5128

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
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-Natalie Gregory Team	404-373-0076
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
Remax Around Atlanta-Falkin	770-330-2374
Russ Robinson Atlanta Communities	770-335-7677
Sever Group Properties	678-849-6884

Remodeling

GCI Basements	404-569-8794
Serv'all Plumbing-Remodeling	770-917-1852
Southeast Construction Concepts/Rooster's	706-301-5609

Restaurants

Luna Maya	770-720-4999
-----------	--------------

Retaining Walls

Ben Hopkins LLC	770-827-5627
-----------------	--------------

Retirement Community

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

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

Stucco Repair

Advanced Stucco Repair-Stucco Repair	770-592-1597
--------------------------------------	--------------

Tree Service

LTRC-Landscape Tree Removal Company	404-288-5872
The Davey Tree Expert Company	770-451-7911

Water Heaters

Serv'all Plumbing-Water Heaters	770-917-1852
---------------------------------	--------------

Window Cleaning

Squeegee Clean	770-924-9173
----------------	--------------

Window Replacement

Exovations-Window Replacements	770-205-2995
--------------------------------	--------------

Wrought Iron Railing

Mind's Eye Fabrication	770-363-4561
------------------------	--------------

FIND YOUR OUTER PEACE

Get your outdoor space
relaxation ready

DAVEY 
Proven Solutions for a Growing World

Full Service Tree Care
Plant Health Care | Lawn Programs
Consultations

The Davey Tree Expert Company
770-325-2900 | Atlanta | davey.com



**WE ARE AVAILABLE FOR ALL YOUR
PLUMBING REQUIREMENTS**

- ✓ Home Plumbing Repair
- ✓ Leak Detection and Water Line Repair
- ✓ Commercial Plumbing and Repair

Please call our 24-hour emergency hotline number
if you have any plumbing emergencies.



**The
Plumbers
Guild**
Don't see us? Call the guild

(404) 694-5128

corey@atlantaplumbersguild.com
10 Executive park west, 567, Brookhaven, GA 30329

*For all your
real estate
needs...*



Sherry Warner
Associate Broker &
Lake Claire resident

*Sherry Warner
Homes*



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.

It's business as *unusual* at Gipson & Co.

"Even in the current environment, we're still here for a conversation around buying or selling your home."

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



APRIL 15, 2020 – MAY 15, 2020

Candler Park, Lake Claire and Oakhurst

24
HOMES LISTED

14
HOMES PENDING

12
HOMES SOLD



Gipson and Company

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



AMERIS BANK
MORTGAGE SERVICES

Member
FDIC



Julie Beaty

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

COMPASS

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