



TM

June 2022

# MESSENGER

## Congrats Class of 2022!



INSIDE THIS MONTH'S MESSENGER

Tour of Homes  
**PAGE 6**

Iverson Park  
Clean Up  
**PAGE 8**

Balance Design  
**PAGE 11**

Gato and  
Pop Ups  
**PAGE 12**



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# What are You Doing for Candler Park?

By Emily Taff, [president@candlerpark.org](mailto:president@candlerpark.org)

How do you participate in our community? Do you eat at neighborhood restaurants? Shop at neighborhood businesses? Go to a neighborhood church? Take regular walks in the park, or join your neighbors on their front porch for an afternoon chat while commenting on everything that passes? Have you considered volunteering with a neighborhood organization??

The Candler Park Neighborhood Organization and other neighborhood groups were founded by and are driven by volunteers. Neighbors who juggle full-time jobs, kids, bocce games, cooking dinner, and family and pet time are, somewhere in the middle of all that, finding time to serve their community.

Without our CPNO volunteers there would be no Fall Fest, Easter Egg Hunt, or The Messenger. The Zoning Committee, headed by volunteers, makes sure your variance request is heard and reviews other zoning-related items in order to make sure our neighborhood remains the place we want it to be. CPNO reps on other boards or groups, keep our organization and you connected. These past several months, another group of neighbors, in their “free time,” are working on engaging the neighborhood on what a potential Candler Park Historic District could look like.

Many of you are giving (or have given) a significant amount of time and energy to this neighborhood, and we are extremely thankful, but I also want to take this opportunity to reach out to those of you we may not yet know!

The number one reason I hear in Candler Park for not volunteering is lack of time. Many of us are busy and can’t imagine adding one more thing to our schedule. But there are so many ways to chip in that require only a little time! Helping out with a single event or workday in the neighborhood are good examples of that, and even some of our standing committees and year-round volunteer

## FROM THE PRESIDENT

opportunities may be more manageable than you realize. Don’t be afraid to find out more information on an opportunity.

Or maybe you have time but feel you don’t have the skills? Trust me, any Candler Park resident who cares about the neighborhood can lend a hand, offering business or creative skills, an ability to connect to other residents, or a physical helping hand. No one comes in to a volunteer position knowing how to do it all. Committees, boards, and temporary groups of volunteers act as a team in which everyone supports one another. More “seasoned” volunteers are here to show you the ropes, advise, or figure it out alongside you. Believe me, I know!

There are a couple of opportunities available now and in the coming months:

- Editor of the Messenger
- Fall Fest volunteers and hosts for a potential Home/Garden Tour!
- and finally, the Nominating Committee will be started up soon looking for new CPNO Board members for 2023.

Too often we go back to the same pool of people rather than reaching out. So here’s your chance to tell us how you’d like to help and how much or how little time you can commit. The volunteer survey at [candlerpark.org/volunteers](http://candlerpark.org/volunteers) is an opportunity to let us know about yourself, your interests and skills.

To find out about opportunities reach out to existing volunteers, follow CPNO (@candlerpark) and other neighborhood organizations’ social media pages, and fill out our Volunteer Survey!

One of the greatest gifts you can give is your time. Thank you.

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

## BOARD of DIRECTORS

<b>PRESIDENT</b>	<b>Emily Taff</b> <a href="mailto:president@candlerpark.org">president@candlerpark.org</a>
<b>MEMBERSHIP OFFICER</b>	<b>Roger Bakeman</b> <a href="mailto:membership@candlerpark.org">membership@candlerpark.org</a>
<b>TREASURER</b>	<b>Amy Wheeler</b> <a href="mailto:treasurer@candlerpark.org">treasurer@candlerpark.org</a>
<b>SECRETARY</b>	<b>Bonnie Palter</b> <a href="mailto:secretary@candlerpark.org">secretary@candlerpark.org</a>
<b>ZONING OFFICER</b>	<b>D.J. Roedger</b> <a href="mailto:zoning@candlerpark.org">zoning@candlerpark.org</a>
<b>PUBLIC SAFETY OFFICER</b>	<b>Kerry Dobson</b> <a href="mailto:safety@candlerpark.org">safety@candlerpark.org</a>
<b>COMMUNICATIONS OFFICER</b>	<b>Ryan Anderson</b> <a href="mailto:communications@candlerpark.org">communications@candlerpark.org</a>
<b>FUNDRAISING OFFICER</b>	<b>Hallie Meushaw</b> <a href="mailto:fundraising@candlerpark.org">fundraising@candlerpark.org</a>
<b>EXTERNAL AFFAIRS OFFICER</b>	<b>Amy Stout</b> <a href="mailto:externalaffairs@candlerpark.org">externalaffairs@candlerpark.org</a>

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

## MEETINGS

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

Committee meetings take place at 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](http://www.candlerpark.org).

## MEMBERSHIP

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

Sign up at [www.candlerpark.org](http://www.candlerpark.org) or mail name, address, and email to

**CPNO Membership**  
**PO Box 5418, Atlanta, GA 31107**



## DATES TO REMEMBER

### JUNE

- 6** CPNO Zoning meeting, 7 pm, Neighborhood Church
- 13** CPNO Board meeting, 7 pm, Location TBD
- 15** Deadline to submit content for The Messenger!
- 20** CPNO Members Meeting, 7 pm, Zoom
- 24** NPU-N Meeting, 7pm, Zoom

### JULY

- 6** CPNO Zoning meeting, 7 pm, Neighborhood Church
- 11** CPNO Board meeting, 7 pm, Location TBD
- 15** Deadline to submit content for The Messenger!
- 18** CPNO Members Meeting, 7 pm, Zoom
- 28** NPU-N Meeting, 7pm, Zoom

*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](http://candlerpark.org) and watch for membership email notices. All CPNO meetings are open to the public.*



## Congratulations to the Class of 2022!

*By Susan Rose, [editor@candlerpark.org](mailto:editor@candlerpark.org)*

On behalf of Candler Park neighbors, I want to congratulate and applaud all high school graduates in the neighborhood. Finishing high school is an accomplishment. Completing your coursework to get your high school diploma over the past two years of the pandemic is especially tremendous. The cover photo shows the Midtown High School class of 2022 graduates who attended Mary Lin elementary school. Congratulations to these students and all Candler Park seniors who may have finished high school at other schools or attended other elementary schools.

## Little 5 Points Halloween Poster Contest CALLING ALL ARTISTS and ILLUSTRATORS for June!

***It's the Fangtastic First Rising of the New L5P Halloween Poster contest!***

We are happy to announce our first ever Fangtastic Little Five Points Halloween Poster Contest! This spell binding menagerie of imagery is open to all illustrators and artists who draw, paint and create their own frightful and fearsome works of art. Posters will be featured during our 2022 L5P Halloween MonsterFest and Parade. Watch for the L5P Halloween Photo contest in July.



Go to [L5PHalloween.com](http://L5PHalloween.com) for more details and for more fun Halloween events in L5P. Follow us on FB and IG @l5phalloween. Email [Halloween@l5pba.com](mailto:Halloween@l5pba.com) with any questions.

These events are presented by the L5P Business Association, [l5pba.com](http://l5pba.com), [@l5pbiz](https://www.instagram.com/l5pbiz), [hello@l5pba.com](mailto:hello@l5pba.com)



## THE MESSENGER

### EDITOR

[editor@candlerpark.org](mailto:editor@candlerpark.org)

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

Articles must be signed and submitted via email to [editor@candlerpark.org](mailto:editor@candlerpark.org) by the 18th of the month prior to publication.

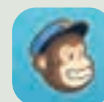
If you have a news tip or story idea, please email relevant information including contacts to [editor@candlerpark.org](mailto:editor@candlerpark.org) or call the editor.

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

## CP ONLINE

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

## JOIN CPNO TO GET EMAIL BLASTS



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

## MESSAGES & CRIME ON NEXTDOOR



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

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## Welcome and Thanks!

By Roger Bakeman, [membership@candlerpark.org](mailto:membership@candlerpark.org)

### CPNO welcomes new members:

- Abby Turano
- Josh Bock
- Melissa Mason

... and three others who wished to remain anonymous

### CPNO thanks members for their donation:

- Jeannie Stahl
- Barbara Marston and Larry Slutsker
- June Deen

... and eight others who wished to remain anonymous



## CONTACT US TODAY

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# The Return of Linapalooza!

Mary Lin Elementary School's annual talent show—Linapalooza—was a huge success! Held on May 1 to a sold out audience, the show featured 41 performances by dedicated students who danced, sang, played instruments and more! It was a spectacular production that showcased the school's love of the arts as well as teamwork, cooperation, and sense of community among students, staff and parent volunteers



# Candler Park Tour of Homes

## *A Call for Homes and Gardens... Join the 2022 Fall Fest Tour of Homes*

*By Amy Wheeler, [treasurer@candlerpark.org](mailto:treasurer@candlerpark.org)*

The beloved Candler Park Tour of Homes returns to this year's Fall Fest on October 1st and 2nd. We need YOUR help to make this year a success. The Fall Fest committee is looking for 12 homes and gardens for the Tour. We sat down and tried to define what a successful Fall Fest Tour of Homes might look like and came up with the following:

**Desirable** – Candler Park is one of the most desirable intown neighborhoods in Atlanta, and this is an incredible opportunity to show off our homes. Craftsman bungalows, newer two-story homes, quaint condominiums, multi-family residences and so much more.

**Backyard Paradise** – What does it mean to you? Showcase how you love your outdoor space whether it be through trees, flowers, greenery, even a porch or patio.

**Beautifully Loved** – Each of our residences are wonderfully special in their physical charm as well as the priceless memories that are being made within their walls.

We are proud of the variety of homes that comprise our home tour, and visitors come from all over to get a peek inside the homes within our treasured neighborhood.

For more information or to nominate yourself or a neighbor please reach out to [treasurer@candlerpark.org](mailto:treasurer@candlerpark.org).

Thank you!

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## Fall Fest

Drumroll please... We are so excited to announce the date for 2022 Fall Fest!

- Interested in becoming a sponsor? Drop us a line at [fundraising@candlerpark.org](mailto:fundraising@candlerpark.org)
- Check out our website to stay up to date about special announcements - <https://fallfest.candlerpark.org/>
- We LOVE our volunteers! Email [treasurer@candlerpark.org](mailto:treasurer@candlerpark.org) for open opportunities.



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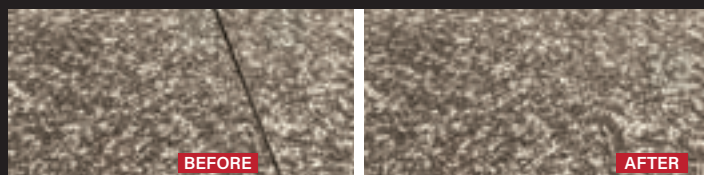


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## Iverson Park Clean-Up

On May 8th neighborhood residents gathered for a volunteer event in Iverson Park - they replanted and mulched the front of the park, cleaned up limbs and debris, and held a champagne celebration afterwards. With the recent fruit tree plantings from Trees Atlanta and this awesome effort from neighbors, Iverson Park is looking better than ever!





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# Candler Park Conservancy Beavers, Bluegrass and BBQ

In the sunny late afternoon of May 15, Candler Park Conservancy (CPC) invited members and potential members to enjoy the park and celebrate at its annual Beavers, Bluegrass and BBQ. Fox Brothers generously donated the BBQ and Candler Park Market did the same with beer, wine, and soda. Attendees enjoyed live music, participated in a raffle from local vendors including a cargo bike and drone, and enjoyed access to the recently refurbished public bathrooms at the pool house. CPC also displayed the concept schematics from Perkins + Will for the new play scape project that the CPC is leading and seeking donations. To learn more, visit [candlerparkconservancy.org](http://candlerparkconservancy.org).





# The Windows of Balance Design: A Creative Process

By Allie Andrews, Balance Design

When embarking on the creative process of designing the windows, we begin with determining the objective. The purpose of the windows is to get people's attention, to bring them into the studio and show off what we're inspired by or what we believe in. As a team, we set our parameters for the window, and then it's time for me to get creative. One of my roles as a design assistant is to design and implement the window displays. Every time we update the windows, we choose a new design or theme. Oftentimes, our windows correlate to the theme within our studio and the artists we are showcasing.

For our most recent open house, titled "Just Her", I pulled inspiration from the work featured artist Brianna Gordon. I was ecstatic about designing this window, and this particular open house, because the artist is someone whose work I've admired for years. I decided to make a woman's silhouette formed out of flowers to play on the divine feminine and to correlate with Brianna's showcased pieces. Once I have narrowed down a concept, I like to create a visual aid to present to the team.

After the design and visual aid have been completed, the hard part begins- implementation. Most of the time it takes some time to build/create what will be displayed in the window- and usually I need some assistance. Fortunately, I have a very good friend who is an art major who has helped with many of our window installations. This step is generally time consuming and often comes with challenges. There have even been times where we needed to completely rethink the design.

The final step is actually installing the window displays. This process usually involves precarious step ladders and avoiding electrical lines when drilling into the ceiling for support or hardware. It can be quite cumbersome, but it is always so rewarding to have the vision come to life.

Our windows are a great source of pride for the entire Balance Design team. We take great care in choosing what we showcase. Oftentimes, we have people come in off the streets simply to complement our windows or tell us that they love looking at them every time they pass down McLendon. Although it is rarely an easy process, it is always worth it. We are currently working on our summer windows and encourage you to stop by and see what we've dreamt up this time!

*To stay informed of interior design tips and trends, subscribe to the newsletter and view blog posts at [Designpulp.net](http://Designpulp.net). To learn more about Balance Design, stop by the studio in the Candler Park business district on McLendon Ave or visit [balancedesignatlanta.com](http://balancedesignatlanta.com).*





# What's Popping up at Gato

By Edie Elkinson, Candler Park Resident

I had the chance to connect with Nicholas Stinson, owner of Gato, and Eric Brooks and Jacob Armando, owners of GiGi's Italian Kitchen. They shared some of the history, a look towards the future, and what's on the menu.

## How long has GATO been in business?

Nicholas: It's been Gato under my ownership for 10 years and 10 years prior as Gato Bizco and a diner before that.

## How would you describe the food and vibe of Gato?

Nicholas: Gato is currently a deep regional Mexican.

## What's something most people don't know about Gato?

Nicholas: I'm not sure ... We're kind of a small space, and it's pretty transparent what we are. People can confuse us for what day and what time we're doing what thing.

## How did you choose the name?

Nicholas: It was an existing name, and I wanted to drop and shorten it when I took over ownership. I knew we were going to do more pop-ups in the future, so I wanted to take the cafe part off to move it away from being a diner and more elevated food.

## What are your top 3 most popular menu items?

Nicholas: All the things are, but if I had to pick three, I would say the tlayuda would be one, an adobo chicken dish and ceviche

## Why Candler Park?

Nicholas: At the time, Candler Park was this glorious mixture of hippies and counterculture people, various people. There was a middle class baby factory thing that had started but still a lot of counterculture in Candler Park, and I was attracted to that. Now Candler Park is just a beautiful place where people are coming to raise or start families. It's awesome for different reasons.



## What's your background -- where were you before you opened Gato?

Nicholas: I had worked in nursing for six years and was going to take a break when Gato came up. It's really the only job I've held in Atlanta. I came from small towns in west Georgia.

## Any plans for expansion?

Nicholas: No - that's not really my vibe.

## Tell me how the pop-up originated and what the pop-up restaurants are.

Nicholas: It originated with a gentleman who approached us about a baton supper club series with one-off events with chefs from around the world. That was before I officially owned the restaurant. We did those as an underground supper club about a dozen of them. That introduced me to the idea of technically amazing food served in a casual manner.

It doesn't have to be super stiff. I met Allen Suh during that - and we started Gato Arigato - Japanese food. That one ran for about a year or year and a half. From there, I realized that when you reach out to the community, and it reaches out to you. Most of them have made sense within the cooking communities. It's copacetic, we figure it out. GiGi's Italian is the main popup happening now, and one of the two chefs worked under Jared when Jared was with us at Gato. It evolved naturally in the cooking family.

## Do any of your employees cross over to work at the pop-up as well? Or is that a completely different entity?

Nicholas: They're separate entities now more than they used to be, but one of my regular employees picks up shifts with both of the pop-ups. Generally, if somebody needs help with a swing shift, someone will work, but they're independent entities.

## How long has GiGi's been a pop-up restaurant in

## Candler Park and where were you before?

Eric and Jacob: We have been in residence at Gato since August of 2021. Prior to Gato, we have done events around Atlanta since March 2019 at restaurants including Kimball House, Boggs Social and Supply, and Little Bear.

## What best describes GiGi's?

Eric and Jacob: A neighborhood Italian-American restaurant with a concise menu of locally sourced produce in a comfortable and nostalgic atmosphere.

## What sort of crowd do you tend to draw?

Eric and Jacob: Our demographic has grown significantly in our time at Gato. We see a lot of service industry crowd being that we are open on Monday and Tuesday, but we've received a lot of positive response from the neighborhood as well as a mixed crowd that have seen our recent press.



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# Conflict is Important

By Lexa King, Founder, Candler Park Forever

How do you handle conflict? How do you even define conflict? According to Merriam Webster, here are a few definitions.

*Fight, battle, war*

*A serious disagreement or argument*

*Competitive or opposing action of incompatibles*

*Mental struggle resulting from incompatible or opposing needs*

*The opposition of persons or forces*

In others words, it involves opposition. There are degrees, though, and people have various interpretations of interactions. Some who observe what I would just call a conversation between some of my dear friends and me would say it is a conflict. People also have various levels of tolerance for conflict. Mine is quite high.

I come from a family of 4. Two of us were “straight talkers” and the other two were passive aggressive. The “PA” people would do anything to avoid what they perceived as conflict. In my world, those same things lived as just necessary conversations to communicate ones needs and preferences in order to come to agreement about things where the preferred outcome differed. There have been innumerable times when I have forced others in the family to discuss things they would rather avoid. I have pushed the envelope and insisted that people voice their thoughts about things in order to come to agreement over something I felt could not be left in the world of “Unresolved” for eternity. It didn’t win me any points with the PA team.

Even at the level of immediate family, these conflicts may result in paying a high price and take a toll on the relationship. Clear communication may or may not clear the air. It’s worth a try. But what about when the conflicts exist in the context of a larger community? A neighborhood, a school district, a city, a county, a state, a country or the world. Deciding on the allocation of public funds, which value systems follow in things that influence our children or how to honor and respect those unlike ourselves while not relinquishing our very souls can be extremely complicated and difficult to resolve. A bit



different from choosing what to serve the family for Thanksgiving dinner or even what time to serve it!

As a neighborhood, we have had our share of conflicts to manage. Shortly after I moved to

us demonstrated, which included laying in front of bull dozers and chaining ourselves to trees scheduled for removal. One of the highlights for me was watching John Lewis being hauled off in a paddy wagon on his way to jail. Some of our strengths were diversity and unity, which may seem to be opposites. We were diverse in the talents and skills we brought to the table. But in the central focus, we were united - STOP THE ROAD!!! Who would have thought that we actually stood a chance of prevailing against City Hall and the powers that be?

---

***“Before avoiding a conflict, examine what is at stake. How important is what is under consideration?”***

---

Candler Park we had the Road Fight, it was us against the City! Fortunately, we had allies in the form of Druid Hills and Inman Park, both strong communities with more financial strength than we had at the time. We coalesced in various groups. Some folks handled legal work. Some fund raised. Some recruited folks. The rest of

In looking back, there were several items that set us on a course for success. One was the commitment and agreement of the various parties on our side. It was a long haul, but we were able to maintain our mutual focus. Another was the diverse talents we had to handle the



various aspects of the conflict. We identified the strengths that were needed and maximized what everyone brought. We were focused, but flexible. We did not identify one particular outcome and become attached to it. Nobody knew what the outcome would become. We were open to suggestions and presented several options - some viable, some not. I did not participate in the actual negotiations, but my guess is that personal insults were avoided and discussions remained impersonal and respectful. Certainly there were more components of the process that made it work, but those are some universal elements.

The other major conflict that arises when I think of the past decades was the discussion of Atlanta wanting to do redistricting in the Atlanta City Schools. We had worked for years to improve the Lin, Inman, Grady cluster. The prospect of being reassigned to a district that needed to be ramped up again was unappealing. Again, we united with other areas in the Grady cluster that shared our common history and goal. We ordered bright green t-shirts with the messages of who we were and what we wanted. We sat together at community meetings in our

shirts so they would see the size of our group and realize that our presence was habitual. We identified talking points which may be persuasive and took turns speaking at the meetings. Again, we prevailed.

Any time big change is being entertained there are what I like to call Unintended Consequences. In both of these situations, there were some of those. Neighborhood leaders emerged. One of the fellows during the road fight ran for City Council. Others took on leadership within their neighborhoods. In each case the players were able to identify things they loved about where they lived. But the biggest payoff I saw and experienced was the coalition of the citizens. I made friends that I have retained to this day. Being united in a common cause can create deep bonding.

Here's what I would like you to consider. Before avoiding a conflict, examine what is at stake. How important is what is under consideration? Will it impact your life? Will giving away your power in this item impact your future considerably? What do you stand to lose by presenting and pursuing your preference? Will it truly possibly damage the relationship with

the opposition? Does that matter? What do you stand to gain? Is it at least worth an exploratory discussion? Don't prematurely elevate it to the status of conflict. Perhaps you just need clarity about the other party's desires.

You don't need conflict to form new alliances. Why not take the time and effort to explore participation in Candler Park Forever? We had a porch party last week. Next week we're meeting for an outdoor lunch. Soon we are beginning a book club exploring things pertinent to our age. Books about lifestyle, health, growth, travel. We are looking for suggestions for books. Reach out to express interest. We are also considering a games group. A late fall event is in the formation stages. A fundraiser, arts, social event will include the sale of artists' wares just in time for holiday giving. So if you are an artist looking to sell your products, or a reader or a game player or just a senior in our community, make yourself known to us by messaging [cpforever@cpno.org](mailto:cpforever@cpno.org). We need you, we want you!!

*Candler Park Forever, assisting seniors in the ability to stay in their Candler Park residences despite aging challenges*

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## How You Eat Matters: Eating Hygiene

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

It's not just what we eat, but \*how\* we eat that is important to our overall wellness. We've been programmed to eat a certain way that keeps us grinding in a 24/7 cycle that has become definitive of our culture today — even down to how we receive information and the news. Everything is “Go, Go, GO!” and there are (nonsense) social expectations that we should always be busy. Busy working, busy learning, busy with socializing, just constantly busy. When we are constantly in this heightened state of always “doing”, we are activating our sympathetic nervous system or our fight or flight mode. This is not a healthy place to stay. Our bodies function best in a restful parasympathetic state.

With things so heavy and overstimulating right now, it's especially important to reprogram the things we can. Let's start with the basic principles of how we eat, this is a small step and an important way to help our minds and bodies slow down.

If you live most of your life in the sympathetic nervous state system, then the digestive process is not prioritized by your body. Your body does not think that you are going to stop for lunch while being chased by a tiger. It's important we slow down and think of our eating rituals as sacred, as a time to let our bodies and minds reset and move into a parasympathetic nervous state. Live most of your life in the parasympathetic nervous state — or “rest and digest”. Doing so will allow your body to prioritize digestion.

It takes 15-20 minutes for a hormone cascade to be released that regulates hunger. Slow, mindful eating will help us not overeat. When we do this, we can most greatly receive the nutrients from our food.

### HERE ARE SOME POSITIVE EATING HYGIENE PRACTICES YOU CAN START TODAY:

- Limit water intake while you are eating to 8-10oz. This will allow for the most potent stomach acid production to break down your food for best absorption.
- Slow down while eating.
- Put your silverware down between bites.
- Chew your food 20-30 times before swallowing.
- Breathe while you are eating.
- Sit down while eating and enjoy the process, do NOT multitask.

*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](http://www.alignhealthcoaching.com).*



# Mascarpone Pesto Pasta

By Kerry Dobson, [safety@candlerpark.org](mailto:safety@candlerpark.org)



Summer is here and with that comes fantastic garden produce! This recipe is so easy and bursting with bright flavors. If you are one of the lucky ones with a green thumb, this is a great way to feature your fresh tomatoes and basil. And if gardening isn't your thing don't worry...the Candler Park Market always has the most beautiful basil!

## INGREDIENTS

1 lb spaghetti, or any shape you like  
2 tbsp extra virgin olive oil  
1/2 cup basil pesto (recipe below, or you can use store bought)  
1/2 cup mascarpone cheese at room temperature  
1 tbsp of lemon juice, freshly squeezed  
1 cup cherry tomatoes, halved  
1/2 tsp salt  
1/4 tsp ground black pepper  
fresh basil leaves, for garnish  
Parmesan cheese, for garnish

## GARDEN BASIL PESTO

2 cups fresh basil leaves  
3 cloves garlic, peeled  
1/4 cup pine nuts  
1/2 cup Parmesan cheese  
1/2 tsp salt  
1/2 tsp ground black pepper  
1 tsp lemon juice, freshly squeezed  
1/2 cup extra virgin olive oil  
You will only use 1/2 cup of pesto in this recipe. The rest will store in an airtight container in the refrigerator for up to 1 week.

## INSTRUCTIONS

If making basil pesto, in a food processor add basil, garlic, pine nuts and Parmesan. Pulse mix until well combined, about 1 minute.

Then, add salt, pepper and lemon juice. Slowly pour in olive oil while mixing on low speed until fully combined.

Bring a large pot of salted water to a boil and cook spaghetti according to package instructions or until al dente, about 8-10 minutes.

Turn off the heat and reserve 1 cup of pasta water, then drain the pasta.

Transfer pasta into a large bowl and add 1/2 cup pesto, mascarpone cheese, lemon juice and 1/2 cup reserved pasta water (add up to 1/2 cup more if desired).

Stir in cherry tomatoes, and season with salt and pepper. Toss well to coat.

Garnish with fresh basil leaves, Parmesan cheese, and a drizzle of olive oil.

**This recipe comes from food blog Ahead of Thyme, [www.aheadofthyme.com](http://www.aheadofthyme.com).**



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Welcome to the

# STRAWBERRY PATCH



Submitted by Rachel Kerven

Strawberries are a great summer treat and growing your own patch can quickly become its own reward when you put the time and effort in. Strawberries are one of the more difficult plants to grow, so it takes a good amount of work to be successful. Strawberries are normally ready to harvest in late May and June, so it is best to plant them in the fall or early spring to avoid planting in wet soil. If the soil is too moist when the strawberries are planted, they will be less likely to grow. Planting in the fall and early spring will allow your strawberry plant time to grow before harsher temperatures hit in the winter and summer. Strawberries have an easier time growing in more moderate climates where the temperature is neither too hot, nor too cold.

A great place to plant your strawberries is in an area where they will be in constant sunlight. You should time the planting for a day when no rain is expected, since it is best for the plant to get the maximum amount of sunlight in dry soil on its first day to have the best chance of thriving. Open areas are the best for strawberry plants, which means no obstructing fences or plants that would grow taller than the strawberries. It is also important to note that strawberry plants cannot be grown in the same area that plants such as potatoes, peppers, and tomatoes have been grown, since strawberries are highly susceptible to diseases such as verticillium wilt, which is a fungal disease spread from plant to plant through contaminated soil. If the soil has been infected, it is best to wait five years before using that part of the garden to grow strawberries.

Before planting your strawberries, you must first kill the weeds with a non-selective herbicide. This will allow you to clear out the area of plants that would leech nutrients from your strawberries. You will then need to till the soil to make a seed bed. A week before you plant your strawberries lay out the fertilizer. Laying out the fertilizer early allows

for the nutrients to be absorbed by the soil before the plant begins its lifecycle. You will then need to dig holes in your seedbed deep enough to cover the roots, and then lay the plants gently in their holes. When this step is complete, you should cover the roots with the topsoil and then water your plants. You should plant two plants next to each other in a row for the best yield. Then it is best to fertilize in late-May, mid-July, and late-September. During winter and spring periodically check for weeds.

Living in Georgia there are more obstacles to maintaining a strawberry plant than just a proper place to grow. There are also issues such as birds, squirrels, and deer trying to eat your strawberries, and to protect from those threats you need a solution that impedes their path, while not blocking your sunlight. To protect your plants from unwanted birds and squirrels it is best to drape a plastic mesh netting with  $\frac{1}{4}$  inch holes over the plant, allowing for sunlight to still have access to the plant. For protection against deer, it is best to use a  $\frac{1}{2}$  inch mesh fence that is around 6 feet tall. Put the mesh fence around the garden ensuring that it sinks 6 inches deep into the ground, so that the deer are unable to knock it over. Make it as high as possible so the deer cannot jump over it.

Another issue Georgia faces when growing strawberries are the fluctuating temperatures during the winter. To protect your strawberry plant from freezing weather it is best to surround the plant with a layer of hay to protect your plant from the elements. It is best to change your hay with clean hay after each freezing. You can begin to remove

the hay once daytime temperatures are consistently staying around 40 degrees Fahrenheit but be ready to reapply the hay when temperatures begin to fall again.

During your first year allow the runner strawberry plants to fill the seedbed over the summer months. You will not receive fruit from your harvest this first year since you will be wanting to remove the flowers so your plant can grow stronger in its first year of life instead of providing fruit. After the first year of growth for your plant, it will be best to fertilize in mid-February, mid-March, mid-June, and late-September.

Two years have now passed, and you are ready to harvest your strawberries. On the younger runner plants, you will remove any flowers this year, since they are not mature enough to produce fruit. On all the other plants, your strawberries will be ready to harvest about thirty days after the flowers begins to bloom. You must harvest your strawberries once they have fully turned red. If any berries were to spoil while still on the plant, they could possibly spread the rot to other berries or even the roots; so always pick the spoiled berries off with a small piece of the branch attached to avoid the spread.

If your strawberry patch grows to an unmanageable size, it is always possible to gift the runner plants to friends and family, and when trimming the plant avoid trimming the crown so that the plant continues to grow.

Have fun with your strawberries!



Article written by Rachel Kerven, a graduate from Georgia Gwinnett College, where she received her B.A. degree in English Writing & Rhetoric. She is currently pursuing an Associates degree in Veterinary Technology at Gwinnett Technical College. Please contact [rachel.a.kerven@gmail.com](mailto:rachel.a.kerven@gmail.com) for all other inquiries.



# April Neighborhood Crime Reports

By Kerry Dobson, [safety@candlerpark.org](mailto:safety@candlerpark.org)

The information for Candler Park for April, extracted from an Atlanta Police Department online file, shows again that the majority of crimes in our neighborhood are larceny from vehicles. Maintain a clean car – leave nothing visible – and remind your visitors to do the same to avoid being a victim of these crimes.

## APRIL CRIME REPORT, CANDLER PARK

Date	Day	Time	Location	Description
4/1/2022	FRIDAY	20:06	1300 BLOCK MCLENDON AVE	LARCENY-FROM VEHICLE
4/3/2022	SUNDAY	15:52	400 BLOCK MORELAND AVE	LARCENY-NON VEHICLE
4/2/2022	SATURDAY	20:00	200 BLOCK ELMIRA PL	LARCENY-FROM VEHICLE
4/6/2022	WEDNESDAY	14:00	300 BLOCK MORELAND AVE	LARCENY-FROM VEHICLE
4/8/2022	FRIDAY	13:04	400 BLOCK MORELAND AVE	LARCENY-NON VEHICLE
4/9/2022	SATURDAY	17:00	400 BLOCK OAKDALE RD	LARCENY-FROM VEHICLE
4/16/2022	SATURDAY	23:56	400 BLOCK MORELAND AVE	LARCENY-FROM VEHICLE
4/22/2022	FRIDAY	17:14	400 BLOCK MORELAND AVE	LARCENY-FROM VEHICLE
4/26/2022	TUESDAY	18:27	300 BLOCK MORELAND AVE	LARCENY-FROM VEHICLE

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10 Executive Park West, 567, Brookhaven, GA 30329

# May 16 CPNO Members Meeting (Virtual) – Draft Minutes

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

The meeting was called to order at 7:00 pm by Emily Taff, President. The motion to adopt the agenda passed. The motion to approve the April minutes passed.

## Guest Speakers:

1. Peter Hubbard introduced himself as a candidate for House District 90.
2. Beverly Miller spoke on the Beltline Rail Now. Motion to write a letter of support and sign the petition passed.
3. BiRacial History Project - Edith Kelman requesting a letter of support and volunteers for the centennial celebration of the Rose Hill Community. Motion to write a letter of support for the centennial celebration of the Rose Hill Community passed.
4. Brewhouse Café- Elizabeth Mahoney speaking for Humberto Bermadez, new agent. Motion to support the change of agent for alcohol license of the Brewhouse Café passed.
5. Freedom Park Conservancy - Mary Cox, CPNO representative, updated the membership on the status of their Master Plan.

## Announcements:

1. There are two bond issues and TSPLOST on the May 24th ballot.
2. We are in need of an Editor for the Messenger.

## Treasurer Report:

Amy Wheeler, Treasurer, reviewed the April expenses and income. There was \$900 in donations.

## Old Business:

Candler Park Conservancy - Motion to amend the main motion by adding 2022 before FallFest passed. Motion to donate the greater of \$25,000, or 80% of net profit from 2022 Fall Fest not to exceed \$50,000 donated, to the Candler Park Conservancy to support the playground project passed.

Historic Designation Committee - Motion to approve funds for Phase I (Discovery and Education) of the Historic Designation Committee up to \$6,000 passed.

FallFest Update - Motion “in order to uphold CPNO’s good standing with the City and Parks Department, the CPNO Board supports paying a fine of \$1500 as well as planning and costs associated with replanting trees (up to \$4,000) according to the November 15, 2021 citation from the Parks Department” passed.

The FallFest 2022 budget was presented by Rachel Bowser, Operations and Talent Coordinator. There is a need for volunteers; the plan is to go back to the full footprint for 2022. Motion to approve the 2022 FallFest budget as presented passed.

## Zoning - DJ Roedger, Zoning Officer

1. 1304 North Avenue/V-22-058  
Motion to support the variance application for 1304 North Avenue (V22-058) on the condition that the applicant implements the plans as submitted on 4/7/2022 and amended on 5/13/2022 and attend the NPU-N meeting passed.
2. Ghost Kitchens/V22-025  
Motion to support the “Ghost Kitchens”(Z-22-025) passed.

*The meeting was adjourned at 8:55 pm.  
Submitted by Bonnie Palter, Secretary  
May 16, 2022*

## CPNO Officer and Committee Report for May 16

### Freedom Park Conservancy - Mary Cox

There are concerns about the wording of the Master Plan legislation. Inman Park and Lake Claire have expressed concern. They believe the wording of the legislation makes all of the changes the neighborhoods made null and void. This could put all of our hard work at risk. CPNO believes these concerns should be taken up at the NPU level and not at the neighborhood meetings. The Master Plan was scheduled for the May NPU-N meeting but has been mysteriously cancelled with no notice of a new date. Keep an eye out for updates on the NPU-N meeting concerning Freedom Park Master Plan so that we can make sure our CPNO wishes are adhered to. Consider contacting our council person and the Atlanta Parks Department.

It appears that all of the Candler Park changes to the Master Plan have been added to the Appendices. You can view the plan at: <https://freedompark.org/freedom-park-master-plan>  
Please write our council person Amir Farokhi and the Parks Department.

### Amir Farokhi

Atlanta City Hall  
55 Trinity Ave, S.W.  
Suite 2900  
Atlanta, GA 30303-3584

Email: [arfarokhi@atlantaga.gov](mailto:arfarokhi@atlantaga.gov)  
P: (404) 330-6038  
F: (404) 979-3676

### City of Atlanta

Office of Park Design  
Keith Hicks  
160 Trinity Avenue, SW, Suite 2200  
Atlanta, GA 30303

Email: [kjhicks@atlantaga.gov](mailto:kjhicks@atlantaga.gov)  
Tel: 404.546.6865

### Chimney Swift Tower

The Freedom Park Conservancy announces the unveiling of its Chimney Swift Tower, inspired by the late former Conservancy board member Nancy Boyd, and made possible through partnership with the Georgia Audubon, Georgia Department of Natural Resources, Park Pride and private donations, is a step to protect the vulnerable Chimney Swift



# CPNO Officer and Committee Report Continued

bird, while creating a public wildlife experience.

“We at Georgia Audubon are very excited to be partnering with Freedom Park Conservancy and the City of Atlanta to bring the Chimney Swift Tower to the park and the surrounding community,” said Adam Betuel, Director of Conservation at the Georgia Audubon, “We hope this tower will not only bring a necessary nesting and roosting location to the area but will also educate the public on the value of our urban green spaces and the wildlife that uses them.”

The tower will serve as an anchor at the Freedom Park location and will be used by the Georgia Audubon and partner organizations to draw more people to view and appreciate native habitat, wildlife, and local conservation efforts.

## Construction in park near Candler Street entrance

The Atlanta Department of Watershed Management (DWM) is continuing to make water quality improvements with the latest green infrastructure installation within Freedom Park. After conducting research studies and field investigations, the department identified the area near the Candler Street entrance as having the desired conditions for a bioretention basin, also known as a rain garden. These garden spaces receive stormwater from the surrounding hillsides and infiltrate into the ground through a landscaped engineered soil mix. The plant material and soil mix act as a filter, improving water quality, as well as to reduced capacity within the stormwater piped system. The installation of this bioretention will be the second installation within the park. The first being installed in the same general area of the park, has provided water quality improvements while reducing the stormwater entering the piped system for over 15 years. Freedom Park Conservancy is excited to see these best management practices solutions being applied to Freedom Park and offer a special thank you to the City Parks Department and the Department of Watershed Management.

## Education - Shari Golla

The Education Committee kept up virtually over the last month. The committee does not support APS’s proposal for a new K-5 at the Inman Building that was read into the Facilities Master Plan on May 2. Instead, the CPNO committee supports the SPARK Dual Campus option. A new K-5 school rezones 857 students from across the cluster and removes Inman Park, and 171 students, from the Mary Lin community. A new K-5 causes Mary Lin to lose \$769,500 from its budget (\$4500 per student). SPARK Dual Campus would only affect 193 students across the cluster, with o Mary Lin students affected. Inman Park remains with Mary Lin. With no enrollment changes, Mary Lin does not suffer budget cuts. The Committee asks all concerned neighbors to e-mail the school board in support of the SPARK Dual Campus.

## Membership - Roger Bakeman

Current CPNO membership is about 500. This is after removing about 150 names from the rolls who were members in 2021 but didn’t renew for

2022. I’m happy to report that about 100 of those have been members almost continuously since 2010, which is as far back as my computerized membership records go.

## Zoning - DJ Roedger

V-22-58 - 1304 NORTH AVE - Request for variance - Variance sought to (1) reduce the required west side yard setback from 10 feet to 4 feet; and (2) reduce the required rear yard setback from 20 feet to 4 feet to construct an accessory structure. The committee voted in support of the variance request.

Z-22-25 - GHOST KITCHENS - Zoning Ordinance Amendment to address “ghost kitchens”, which are delivery-based commercial kitchens not including brick and mortar eating and drinking establishments that offer delivery. The amendment defines commercial kitchens, specifically allows commercial kitchens in I-1 zoning districts, specifically allows commercial delivery kitchens in C-1 zoning districts, and adjusts parking and off-street loading requirements to support these uses. The committee voted in support of the proposed legislation.

Historic District Working Group Update -- Mary Shaltis from the Historic District Working Group joined us to discuss the progress and goals of historic designation project for Candler Park.

## 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 or renew [candlerpark.org](http://candlerpark.org)

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 [candlerpark.org/donate-to-cpno](http://candlerpark.org/donate-to-cpno) or mail a check with this application. Typical contributions range from \$10 to \$100.

If sending by mail, please address to:  
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Affinity Kitchen & Bath/Affinity Stoneworks .....	770-346-9888	
Miracle Method-North West Atlanta .....	888-545-6516	
<b>Cabinetry</b>		
Cabinet Buyers Outlet .....	706-972-4480	
<b>Cleaning Services</b>		
House Cleaning Specialist, Inc. ....	770-975-4995	
<b>Concrete Leveling</b>		
Advance Concrete Lifting & Leveling .....	678-235-9322	
<b>Concrete Replacement</b>		
McKemey Concrete & Hardscapes .....	678-914-2576	
<b>Consignment</b>		
<b>Finders Keepers</b> .....	404-296-0285	
Uptown Cheapskate-Cumming .....	770-844-7600	
Uptown Cheapskate-East Cobb .....		
Uptown Cheapskate-Johns Creek .....	770-495-1515	
<b>Dance Studio</b>		
CK DanceWorks, Inc. & CK Yoga .....	770-975-7298	
<b>Dentist</b>		
Acworth Dental .....	770-974-4146	
BridgeMill Dentistry (Scott Merritt, DMD) .....	770-704-1812	
Distinctive Dentistry .....	770-445-6606	
Esthetic Dental Solutions .....	678-352-1333	
Family Dentistry at Seven Hills .....	678-574-4837	
Northpoint Dental .....	678-274-6987	
Roswell Dental Care .....	470-288-1363	
Swords & Phelps Dentistry .....	770-479-3713	
<b>Design &amp; Build Services</b>		
HammerSmith, Inc. ....	404-377-1021	
<b>Electrical Service</b>		
Arc Angel Electric Corp .....	470-239-5568	
<b>Capital City Electrical Services</b> .....	770-821-6099	
<b>Mr. Electric of Atlanta</b> .....	470-202-8023	
Mr. Electric of Canton .....	678-408-7174	
Rocket Electric .....	770-288-5855	
ServiceWise Electric, LLC .....	404-704-4903	
Shumate Electrical Services .....	678-584-0880	
<b>Eye Care</b>		
Pearlie Vision-Woodstock .....	770-790-0000	
<b>Flooring</b>		
Dalton Wholesale Floors-Ellijay .....	706-515-1510	
<b>Funeral Homes</b>		
In Their Honor of Jasper Funerals & .....	706-253-5060	
<b>Garage Doors</b>		
Platinum Overhead Door .....	678-329-3100	
<b>Golf Courses</b>		
Bentwater Golf Club .....	770-769-3749	
Club Corp Golf Clubs .....	770-389-2000	
<b>Golf Equipment &amp; Supplies</b>		
Cherokee Golf Carts .....	770-954-7174	
Golf Cars of Canton .....	678-880-1156	
<b>Handyman</b>		
Shumate Handyman Services .....	678-584-0880	
<b>Hardware Stores</b>		
Ace Hardware of Toco Hills .....	404-325-8000	
<b>Home Exterior Makeover</b>		
Exovations-Home Exterior Makeover .....	770-205-2995	
<b>Home Furnishings</b>		
ARIANA Home Furnishings & Design .....	678-807-7422	
<b>Home Improvements</b>		
Exovations .....	770-205-2995	
GHIR Construction .....	404-922-7379	
Lighthouse Marine Solutions .....	678-450-4212	
<b>Hospital</b>		
<b>Emory Healthcare Market Services</b> .....	404-822-9914	
<b>Insulation</b>		
Koala Insulation-NW Atlanta .....	770-765-1580	
<b>Insurance</b>		
State Farm-Matt Cresap .....	770-982-0064	
The Upton Agency .....	770-361-6570	
<b>Lawn Care</b>		
Turf Technologies .....	470-772-2362	
<b>Medical Clinic</b>		
Prestige Medical Group .....	706-692-9768	
<b>Mortgages</b>		
Loan Depot Jeff Zulauf .....	770-597-2160	
Pennix Mortgage .....	404-667-8424	
<b>Nursery</b>		
Autumn Hill Nursery .....	770-442-3901	
<b>Painting</b>		
360 Painting .....	770-213-5071	
Chris Brown Painting & Home Repair .....	770-323-3148	
Earthly Matters Painting and Contracting .....	770-346-0203	
Verge Painting and Siding .....	678-331-1102	
<b>Pest Control</b>		
<b>Breda Pest Management</b> .....	770-466-6700	
Legacy Pest Control .....	770-423-0160	
<b>Plumbing</b>		
Bryan Plumbing Services .....	770-826-5277	
Mr. Rooter of Atlanta .....	470-202-8178	
Serv'all Plumbing & Rooter Service .....	770-917-1852	
Shumate Plumbing Services .....	678-584-0880	
<b>The Plumbers Guild</b> .....	404-694-5128	
<b>Pre-Schools &amp; Kindergarten</b>		
Omega Learning Center-Acworth .....	770-792-7431	
Primrose School of Acworth Bentwater .....	770-529-3925	
<b>Propane Service</b>		
Gas Incorporated .....	770-720-1378	
<b>Real Estate</b>		
Ansley Atlanta Real Estate-Jody Tirone .....	404-451-3125	
Atlanta Communities-Carl Hawthorne .....	404-403-1789	
Atlanta Communities-Jennifer and Associates ..	770-403-5639	
Coldwell Banker Realty-Jimmy Payne .....	404-432-0466	
<b>Coldwell Banker-Sherry Warner</b> .....	404-784-8848	
<b>Compass Realty-Gipson and Co.</b> .....	404-405-5363	
<b>Compass Realty-Lee and Darlene Team</b> .....	404-932-3006	
Compass Realty-Natalie Gregory Team .....	404-373-0076	
Cory & Co. Realty .....	404-564-5561	
Harry Norman Realtors-Pam Hughes .....	404-626-3604	
<b>Keller Williams Realty-Cynthia Baer</b> .....	678-358-3369	
Keller Williams-Linda Jacobs .....	770-337-2006	
<b>Park Realty-John Morgan</b> .....	770-655-9423	
Remax Around Atlanta-Falkin .....	770-330-2374	
Remax-Heerema .....	770-238-6759	
ReMax-Sarah Terrell .....	770-928-6525	
Robin Martin and Associates .....	678-665-0202	
Russ Robinson Atlanta Communities .....	770-335-7677	
Sever Group Properties/State Farm-Grant .....	678-849-6884	
<b>Remodeling</b>		
GCI Basements .....	404-569-8794	
Serv'all Plumbing-Remodeling .....	770-917-1852	
<b>Restaurants</b>		
Beau Monde Cigar Bar & Restaurant .....	770-559-1987	
Luna Maya .....	770-720-4999	
<b>Roofing</b>		
Dr. Roof .....	770-552-7663	
Earthly Matters Painting and Contracting .....	770-346-0203	
Exovations-Roofing .....	770-205-2955	
<b>Schools-Private</b>		
McGinnis Woods Country Day School .....	770-664-7764	
The Friends School of Atlanta .....	404-373-8746	
<b>Security Systems</b>		
Classic Entry Systems .....	678-330-1111	
<b>Siding</b>		
Exovations-Siding .....	770-205-2995	
<b>Spa</b>		
Med Spa Beni .....	770-864-1122	
<b>Tree Service</b>		
<b>The Davey Tree Expert Company</b> .....	770-451-7911	
Zamora Tree Service .....	678-338-9509	
<b>Water Heaters</b>		
Serv'all Plumbing-Water Heaters .....	770-917-1852	
<b>Window Cleaning</b>		
Marietta Window Company .....	678-859-7481	
<b>Window Replacement</b>		
Chattahoochee Windows & Doors .....	678-296-3253	
Exovations-Window Replacements .....	770-205-2995	
Visionaire Windows .....	404-543-9306	





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### Recent Activity in 30307



Represented Buyer



Represented Seller



Represented Seller



David "DJ" Johnson  
M 404.431.5159  
O 404.668.6621  
@discover.atl.homes

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## Them

Sold for \$535,000

### Emory Park Townhome

Size: **4 Beds | 3.5 Bath**  
**3,275 Sq Ft**

Days on Market: **3 Days**

Improvements: **Unknown**

List Price: **\$535,000**

**\$535K**

**SOLD**  
2/16/22



**GIPSON**  
GROUP

Sold for \$570,000

### Emory Park Townhome NEXT DOOR

Size: **3 Beds | 3.5 Bath**  
**3,267 Sq Ft**

Days on Market: **5 Days**

Improvements: **\$7,475**  
**(Staging, Carpet, Paint)**

List Price: **\$540,000**

**\$570K**

**SOLD**  
2/18/22

#### GIPSON GROUP ATL

direct 404.405.5363 | main 404.668.6621  
team@gipsongroupatl.com  
@ @gipsongroupatl f @GipsonGroupATL

#### JULIE BEATY

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



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