

LAVISTA PARK

NEIGHBORHOOD NEWS

Summer 2019 | Volume 26 Number 3

P.O. BOX 244190 ATLANTA, GA 30324 WWW.LAVISTAPARK.ORG



Inside:

- *Path to Brookhaven*, p2
- *Crime Tracking*, p2
- *Patrol News*, p3
- *Property Tax*, p5
- *LaVista Lifestyles*, p6
- *Summer Cocktails*, p6
- *Home Improvements*, p7
- *LVP Park Report*, p7
- *LVP Yard Sale*, p8
- *Briarcliff Elementary*, p8
- *Milledge Place*, p9
- *Summer Events*, p10
- *Board Members*, p11
- *Important Numbers*, p11
- *Friends of LVP*, p12



Quarterly Meeting

Thursday, July 11th

Westminster Presbyterian Church, 1438 Sheridan Road

7:00 pm social with refreshments

7:30 - 9:00 pm Meeting



A Message from the LVPCA President

As we approach the half-way mark for 2019, I think it is worth looking at what lies ahead while noting what we have accomplished so far. There are 4 upcoming events I'd like to highlight.

- First is National Night Out on Tuesday, August 6th. Tom Woodward is coordinating this and will send out a communication to let you know what is planned.
- Second, is our third Happy Hour gathering at Rain on July 9th from 5-7pm.
- Third, is the return of the Fall Festival to the Park on Saturday, October 5th.
- Fourth, is the LaVista Park Tour of Homes on Saturday, October 12th.

Both the Fall Festival and Tour of Homes will need volunteers to help stage these events. Take a look at the articles to follow for more details on volunteer opportunities.

Expanding the social interaction between LaVista Park residents is a priority for us this year. This has taken 2 forms – continuation of the Pond Patio Pop Up Parties, organized by Donna Newman, and our new monthly Happy Hours. John Cassanos and Phu Ngo have organized 2 very successful Happy Hours at Mellow Mushroom and EATalano in May and June, with the July Happy Hour scheduled for July 9th at Rain. Leveraging the support from these Friends of LaVista Park has been a great way to help increase their visibility and provide a welcome environment to make new friends and celebrate with existing ones. Come join us!

Increasing the visibility of LaVista Park is another priority that will show up in multiple ways.

- The first effort was our successful Yard Sale. We had excellent participation with 23 of our neighbors hosting sales. Many thanks to the committee of Steve Graves, Mike Principino, Anne Carley and Julia Nichols for pulling it all together. We attracted many visitors and buyers from outside our neighborhood. Special thanks to Donna Stern for use of the electronic billboard on N Druid Hills.
- We are also introducing the LVP car decal, which you will get with your membership cards. These distinctive decals will help with "branding" LaVista Park as a unique neighborhood. We will carry this leaf logo through all of our activities as a unique mark of our neighborhood. The Tour of Homes will also attract people from outside our neighborhood to see the unique mix of home styles amidst an urban forest.

Expanding our communication is another priority that has shown up in a couple of ways:

- Revamped Neighborhood News newsletter

- Use of Next Door and Facebook to reach out to both non-members and LVPCA members alike
- Introduction of the Membership Meeting summary on the LaVista Park Facebook page for those unable to attend our quarterly meetings

Leading an effort to annex LaVista Park into Brookhaven has been very successful. We have been surprised at how quickly residents have jumped on board this initiative. Other, smaller communities have taken 11 months to accomplish what we will in 5 months. Michael's update will give you more details on the final steps to finish off our petition effort. We are starting to plan for implementation efforts that will be needed to make our integration into Brookhaven easier for you to navigate how to get things done between Brookhaven and Dekalb County.

Enhancing the park in LaVista Park continues. Lead by Donna Newman, with help from Steve Graves, Mike Principino, Don Hoyt and Anne Carley, the goats returned to the Park this winter and cleared out a lot of the ivy and other undergrowth. This spring, work was done to continue to build out the master plan for the Park by adding a stone patio, a table and plantings at the corner of Beech Haven and Wild Creek.

Recently, we completed our annual Membership Drive. As of June 22nd, we had 345 members, or 89% of our annual goal. This is in line with last year's progress. We will still see a few late renewals and new members as houses are sold. We also had 100 new Patrol signs made and have replaced broken signs and put out ones for new members. If you see a neighbor without a Patrol sign, please encourage them to join and help support LaVista Park. Joining is easy at lavistapark.org/membership/.

Lastly, we continue to look for ways to reduce our expense growth so we can avoid an increase in dues. Some of the actions you saw us take so far include passing along the processing costs for accepting electronic payment; doing more of our printing in-house through the great efforts of our registrar, Mike Principino. Finally the change that is currently in your hand – we are switching the LaVista Park Neighborhood News to an electronic version. (If you would like to still receive a paper copy please ask). These efforts are designed to let us spend more funds on activities that benefit you directly rather than administrative functions.

I welcome your feedback on any of these activities and/or any ways we can make this a more enjoyable community in which to live and grow.
-Larry Hoskins, President



The Path to Brookhaven

We know many of you are missing our smiling faces on FaceBook and Nextdoor with annexation updates and signing events. While the events have wrapped up, the work continues. We are currently 90% of the way to our goal. We have collected 1337 signatures and only need about 75 more (the count moves slightly each time a house sells and people move). We have made great progress and want to thank those of you that have already signed and encourage the rest of you to reach out directly to me (vp3@lavistapark.org) or Larry Hoskins (president@lavistapark.org) to add your names to the petition.

In the town halls and the last quarterly meeting we explained the annexation process. There are two lists of neighborhood residents and we have to obtain 60% of for each list. One is property owners and one is voters. We have obtained signatures of 68% of property owners and 52% of the voters.

We are still working to get more voters to sign the petition. This is the harder part to achieve as many of the voters on the list either live in or have lived in the Morgan Place apartment complex. Morgan Place is included in our annexation map because we are not allowed to create an 'island' during the process.

It is clear that our neighbors in LaVista Park are excited about joining Brookhaven. We just need a little more help to get across the finish line. We ask if you know of anyone who is a voter (they can be an owner too) that has NOT signed, please encourage them to do so.

If we can get 75 more people in our neighborhood that are registered voters to sign the petition, Morgan Place will not be an issue for us.

At the Quarterly meeting on July 11th, we will post a list of people who haven't yet signed the petition. People can then see who they know and reach out personally to urge them to sign on. Thanks!

-Michael Lappin VP3

RE/MAX
METRO
atlanta cityside

Bill Golden

LaVista Park Resident since 1996
Intown Realtor for 25+ years

404 295 6270

Bill@BillGoldenHomes.com

www.BillGoldenHomes.com

1125 Wild Creek Trail, NE

Atlanta, Georgia 30324



Crime Tracking

To get a better feel for how crime is evolving within LaVista Park and its surrounding neighborhoods, we have started tracking crime that is reported to Dekalb County Police through the crimemapping.com database. Since we now have 3 quarters of data, the chart below shows a trend for fourth quarter 2018 through the second quarter 2019.

LaVista Park Crime Tracking

Type of Crime	Residents Q4 2018	Residents Q1 2019	Residents Q2 2019
Assault/Battery	2	2	1
Auto Theft	1	0	0
Carjacking	0	0	0
Commercial Burglary	0	0	0
Commercial Robbery	0	0	0
Fraud	0	1	0
Homicide	0	0	0
Mail Theft	0	0	0
Rape	0	0	0
Residential Burglary	0	0	0
Residential Robbery	0	0	0
Terroristic Threats	0	0	0
Theft	1	2	1
Theft from Vehicle	3	0	4
Vandalism	0	0	1
	7	5	7

source: crimemapping.com

During Q2, there were 22 reported crimes in LaVista Park, down 1 from Q1 and 5 from Q4 2018. As we have seen historically, the bulk of the reported crimes – 15 of 22 – occurred in the Sheridan Road apartments and Morgan Place. Within the LVPCA membership and Patrol area, there were 7 reported crimes, which is in line with other quarters. These crimes are:

- Assault/Battery – this was an assault on a repo driver by a resident unhappy about losing their car
- Theft from Vehicle – three of the cars involved were unlocked and the fourth did not suffer a loss but triggered an alarm on testing the door handle.
- Theft – item stolen from yard

We have had a report of homeless living in the wooded area along Sheridan Road, which could be partly the cause for the up-tick in items being stolen from unlocked vehicles. The Patrol is increasing activity in the area and Dekalb Police has been made aware and will be checking the area. Please be sure to remove all items from view in your car and lock all doors and windows.

Activities completed by the Patrol in the second quarter were:

- 325 House Checks
- 18 Stops of suspicious persons or automobiles
- 63 Citizen contacts
- 3 abandoned cars
- 1 assisted uniform police with arrest



Patrol News

You may have read the sad news last month about the passing of Lt John Germano at the age of 52. Lt Germano - a veteran of the US Marines - protected the citizens of DeKalb County for over 20 years in the DeKalb County Police Department. For several years he also helped protect the residents of LaVista Park as a member of the LVPCA Patrol.



Lt. Frank Braun

Our long time Patrol Leader, Lt Frank Braun is stepping down as the head of the LVPCA Patrol. He will help for a time with administrative matters to make sure everything goes smoothly with the transition.

Stepping up into the role is long time LVPCA Patrol member, David "Smitty" Smith. He has been with our patrol for 15 years, and has been in Law Enforcement for 35, where he has been awarded Detective of the Year several times.



As one local resident describes him, "he just doesn't patrol the neighborhood, he gets to know the neighbors". Deputy Smith lives south of the city and enjoys hunting and spending time in nature. He has been known to bond with the "Green Egg Brigade" with his gift of some venison or wild boar.

Congratulations Smitty and thank you for your service to the community and LaVista Park!

We are happy to announce the addition of a new patrol officer to LaVista Park, Sgt Tina Dillard. Apparently not one to sit still, Sgt Dillard only retired only last week - June 27th after 30 years on the force. She has been twice wounded in the line of duty, and has worked in every division of DeKalb Police Department. Married for 25 years to a DeKalb officer, Sgt Dillard has three children. Welcome, and thanks!

K & M Foreign & Domestic Auto Repair

2195 Briarcliff Road NE
Atlanta, GA 30329

Phone: (404) 633-1677
FAX #: (404) 321-0495

While you Wait -
"Wireless Internet Hotspot"

LaVista Park Civic Association Cardholders
10% off products and services.
Excluded are special order parts and advertised specials or coupons.
Must present current LVPCA membership card at purchase for discount.



Owners:
Moody Sarvestani
Kaz Kazemian

Did You Know?
LVP Patrol does house checks
for members of the LaVista
Park Civic Association when
you are away?

Join the LaVista Park Civic
Association to take advantage of
this and other great benefits!



Peachtree Creek
ANIMAL HOSPITAL

404.46PUPPY

<https://peachtreecreekah.com>

1085 Lindbergh Dr. NE Suite 100

Piedmont Physicians North Druid Hills

Conveniently located on Lavista Road, Piedmont Physicians at North Druid Hills is your neighborhood clinic. With two experienced physicians and a dedicated staff, we are a primary care practice serving patients 16 and up. Whether you are sick, need a check up, or just to take care of preventative wellness services – Piedmont Physicians allows you to make an appointment on your time.

Our Doctors

Mary Dampier, M.D., Ph.D., earned her medical degree from the Stritch School of Medicine at Loyola University Chicago. She completed her internal medicine residency at Rush-Presbyterian-St. Luke's Medical Center in Chicago. Dr. Dampier received her Ph.D. in bioorganic chemistry from the University of Wisconsin in 1975 and completed a postdoctoral fellowship at the Ben May Department for Cancer Research at the University of Chicago.

She has a prior certificate in geriatrics, and her experience includes 20 years of emergency medicine and acute care experience from 1993 through 2007. Dr. Dampier is a member of the American Medical Association and is board certified in internal medicine.

Darren C. Shoyer, M.D., received his medical degree from Jefferson Medical College. He then completed his residency in internal medicine at Baylor College of Medicine in Houston, Texas, where he received the Award for Excellence in Ambulatory Care Medicine. Dr. Shoyer is a member of the American College of Physicians and is a Diplomat for the American Board of Internal Medicine. He has also been involved in teaching both medical students and residents.

Dr. Shoyer specializes in internal medicine. He offers treatment and management of chronic medical issues as well as preventative care.

Our Services

Next time you're battling a cold, sore throat or fever, book an appointment with Piedmont Physicians. If you have diabetes, we can help with management and monitoring. You can also stop by for well services, including annual physicals, sport physicals, vaccinations, and health screenings. We offer same-day appointments, free parking and easy online scheduling. Visit piedmont.org/druidhills for more information.

Piedmont Physicians at North Druid Hills and you.
The start of a very healthy relationship.

To make a same-day appointment,
visit piedmont.org



Darren Shoyer, M.D.
Internal Medicine



Mary Dampier, M.D.
Internal Medicine

Piedmont Physicians
at North Druid Hills
2171 LaVista Road • Suite 100
Atlanta, Georgia 30329



Strength with benefits

NEXT AGE
FITNESS

GET FIT IN 20 MINUTES

- ✕ Increased Muscle Mass
- ✕ Increased Bone mineral Density
- ✕ Improved Body Composition
- ✕ Improved Metabolism.



www.NextAgeFitness.com | 404-998-4432

Ask for a Buy One / Get One



STELLAR
mortgage corporation

John West
Owner
Mortgage Loan Originator
NMLS 160938

3455 Peachtree Road, NE • 5th Floor
Atlanta, Georgia 30326
Phone 678.539.8088
Fax 678.539.8098

johnwest@stellar-mortgage.com
www.stellar-mortgage.com

NMLS 148028
GA Residential Mtg. Licensee 17271
Florida MBR0433



STELLAR
mortgage corporation

Michael Lappin
Owner
Mortgage Loan Originator
NMLS 162957

3455 Peachtree Road, NE • 5th Floor
Atlanta, Georgia 30326
Phone 678.539.8080
Fax 678.539.8090

mlappin@stellar-mortgage.com
www.stellar-mortgage.com

NMLS 148028
GA Residential Mtg. Licensee 17271
Florida MBR0433



Property Tax

PROPERTY TAX INCREASE IN DEKALB

Your property taxes may be going up this year if you live in Unincorporated DeKalb County (not in a city). On average the taxes for unincorporated DeKalb will be going up 6.7%. Meanwhile the increase for cities in DeKalb is surprising.

Expected tax increases including county, city, school and exemptions on average:

DeKalb Municipality	Tax Rate Change
Unincorporated DeKalb	+6.7%
Avondale	+0.7%
Brookhaven	-0.4%
Chamblee	+8.5%
Clarkston	+21.9%
Dunwoody	+1.2%
Doraville	+0.9%
Lithonia	-8.0%
Pine Lake	+2.2%
Stone Mountain	+16.5%
Tucker	+6.9%
Stonecrest	+7.8%

a reprint of Stan Jester's DeKalb School FACT CHECKER post June 13th, 2019)



plant
COMMUNICATIONS, LLC

virtual public
relations firm

Drew Plant, LaVista Park neighbor since 2002

6 7 8 . 6 3 7 . 5 5 3 2

www.PlantCommunications.com



Atlanta Fine
Homes

Sotheby's
INTERNATIONAL REALTY

Bradford Smith

REALTOR®

Homeowner and resident of Lavista Park

Atlanta Fine Homes Sotheby's International Realty
1555 Peachtree Street NE, Suite 100
Atlanta, Georgia 30309
d. 404.210.4141 f. 404.835.5812
o. 404.874.0300
bradfordsmith@atlantafinehomes.com
atlantafinehomes.com

©MMXIX Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks used with permission. Each Office is Independently Owned And Operated. Equal Housing Opportunity.

Rain

THAI & SUSHI BAR



AUTHENTIC THAI FOOD



EXOTIC JAPANESE FOOD

Cheshire Square Shopping Center
2345 Cheshire Bridge Road
404.325.6963



Atlanta's Choice for Self Storage

- Humidity & temperature controlled
- 24-hour surveillance
- Over 90 security cameras
- Clean indoor environment
- Small to large spaces
- Covered loading area
- Business & personal storage
- After hours access
- FREE truck rental

Emory/VaHi 404.888.9688
1248 Zonolite Road
Atlanta, GA 30306

Across from Sage Hill Kroger
at the top of Zonolite Rd

SpaceMax Storage Guarantees

- The best customer service in the industry
- More security cameras than any other facility in Atlanta
- Continuously controlled temperature and humidity

www.spacemaxstorage.com



LaVista Lifestyles



Tour of Homes

Planning for our first LaVista Park Tour of Homes is well underway. It will be on

Saturday, October 12th
from 10am – 4pm.

Tickets are \$20 in advance and
\$25 on the day of the event.

There will be 4 homes on this first tour:

- 1285 Citadel Dr
- 1453 Brook Valley Ln
- 1002 Citadel Dr
- 1126 Beech Haven Rd

There was a conscious decision to start small this first year so we can be sure of the logistics in staging this event and the needed volunteers.

Volunteers will be on 3 hour shifts as docents in each of the houses to guide visitors and answer questions. Shifts are 10am- 1pm and 1pm – 4pm. Volunteers will receive one free pass to the tour.

Advertising, on-line ticket purchases and on-line volunteer sign-up will be launched in mid-July.

LaVista Park Car Decal

Included with your new membership cards that will be mailed shortly are 2 car decals. These are for you to place on the inside of your rear window on your car. These decals were designed to help elevate the recognition of LaVista Park as a unique neighborhood in metro Atlanta.



These are static cling decals and can be applied directly to your car window from the inside and can be easily removed and used again without leaving behind any sticky residue.

Not a member of the civic association but want a car decal? No problem. Decals are available for purchase by any resident of LaVista Park for \$10 each. Just email president@lavistapark.org to arrange purchase. We will also have these available at the quarterly Membership Meetings and the Fall Festival.

Show your pride in LaVista Park by displaying your decal!



Summer Cocktails

The summer season is a great time to entertain. Here are a couple of (mostly) make ahead drinks, perfect for turning down the summer heat. Easy to make, you'll impress your friends who don't have to know it was easy.

Aperol Spritz

Perfect color, low in alcohol, a little sweet, a little bitter, and very refreshing. There is a reason this Italian beauty has its own Instagram page and has found a place on menus across America. Luckily it's as easy to make as 1, 2, 3!

1 oz club soda

2 oz Aperol

3 oz Prosecco

Pour Aperol and Club Soda over ice in a wine glass, top with Prosecco and a slice of orange



Watermelon Mojito

4 c cubed seedless watermelon - should end up with roughly 2 cups of puree

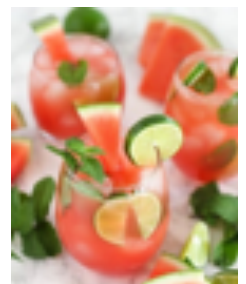
$\frac{3}{4}$ c Light Rum (like Bacardi)

$\frac{1}{2}$ c simple syrup (equal parts sugar and water, heat until sugar dissolves, cool)

$\frac{1}{2}$ c lime juice

$\frac{1}{2}$ bunch of mint

Throw the watermelon and rum into a blender, puree and pour into a pitcher. Pulse the mint in the simple syrup just enough to shred it. (You could mash in a mortar and pestle if you want to get all Barefoot Contessa). Pour the mint simple syrup into the watermelon and stir. Pour over ice and garnish with a lime slice and watermelon "spear".



Rosé Sangria

1 c of sliced strawberries

1 sliced ripe peach.

$\frac{1}{4}$ c sugar,

$\frac{1}{2}$ c vodka

1 bottle rosé

Toss strawberries and peach with sugar in a bowl and let sit for 20 min. Then pour $\frac{1}{2}$ cup of vodka and let sit in the fridge for 4 hours. Place into pitcher, pour 1 bottle of drinkable but inexpensive rosé and stir. Serve over plenty of ice in a wine glass. Divide the fruit among the glasses, garnish with mint.



(continued on page 9)

Home Improvements

Home Improvements Which Yield Highest ROI upon Home Sale

If you are thinking of making some updates or improvements to your home, perhaps you should consider which projects bring you the most bang for the buck when it's time to sell. If you're making the improvement for your personal enjoyment—go for it, but you should realize that some projects won't give you back nearly what you put into them. And that's OK as long as you know what to expect.

According to the National Association of Realtors, refinishing hardwood flooring is the number one interior project to give you a return on investment at 100% ROI. This is followed by new wood flooring at 91%. "Minor" kitchen remodels recoup 81%, while a "major" kitchen remodel only recoups 62%. A mid-range bath remodel returns 67% of cost at the sale, while a master suite addition only returns 59% of the investment.

Construction labor costs continue to climb, as do materials (think tariffs) while the real estate market seems to be leveling off in terms of value, so keep in mind that most projects will not "make you money", but they may greatly enhance your personal enjoyment of your home.

If you are thinking of selling your home, there are many "projects" you can do which will "make you money". Think curb appeal. It is the first impression buyers have of your property, and it's the lead photo online that represents your home. Paint the front door, add flowers, trim shrubs, replenish mulch and consider new lighting at the entry.

Inside the home, paint works magic. Fresh paint in a very light, neutral color will make a huge difference in how the market receives your home. Update lighting (you can find fabulous fixtures at very reasonable prices), declutter and have a professional stager advise you on how to stage your house so that it shows it's best. Oftentimes, my stager will advise to buy new pillows, accessories and art. She always advises to use white towels in the bathroom, white bedding and contemporary accessories (even if your house is traditional).

So, if you're thinking of adding that fabulous screened in porch (like I am), just know that it may give you a ton of enjoyment, but don't expect the market to pay nearly what you invested in it.

- **Jackson Bass**, Keller Williams Realty Buckhead

LVP Park Report

Great News! We have received a \$2500 matching grant from Park Pride. It's up to US to match it however or we don't get the money. In addition, we've had a Matching Donation from neighbor Bill Golden Homes to match up to also \$1000 of neighbor contributions, SO, any contribution you make will be tripled! \$100 becomes \$300! You get the idea. This will allow us to bring the Goats back (as needed) and help with planned improvements to our park.

Please do your part to help with this neighborhood treasure! click on this link ...parkpride.org/we-can-help/friends-of-the-park/friends-of-the-park-groups/ to make a tax-deductible contribution to our Friends of LaVista Park account at Park Pride.

Original residents have told us how pretty the park was years ago, free of brambles and privet, with azaleas and rhododendron on the hillsides, daffodils scattered throughout and the ability to freely walk the entire length of the creek. We have hired a professional forest management group to advise us on cleaning/developing/restoring our park. They will look at our park from the eyes of what is feasible and reasonable and give us a prioritized list of what to tackle, including what goats would be good for and what they would not. They do not look at trying to take a woods back to "pre-European" days, but rather what will grow well in our current climate, what isn't invasive and out-competing others, and is attractive in a park setting. I think this will meet our goals for the park admirably, and more than that, give us a template to work from as we move forward with the park both on our own and as is likely, part of Brookhaven.

Park Pond Patio Pop-up Parties are on summer hiatus. It's just too darn hot! Look for their return in the fall. Meanwhile, don't miss out on the Happy Hour monthly events (in the air conditioning!) organized by John Cassanos.

Donna Newman

Chair, LaVista Park restoration committee



KW KELLER WILLIAMS BUCKHEAD

Jackson Bass
 m. 404.694.4663
 o. 404-604-3800
jackson@jacksonbasshomes.com
jacksonbasshomes.com

3650 Habersham Road NW
 Atlanta, GA 30305

Associate Broker, CLHMS
 Certified Luxury Home Marketing Specialist

Each Office Independently Owned and Operated



LVP Yardsale

LaVista Park Neighborhood Yard Sale was a Big Success!

The first annual LaVista Park Neighborhood Yard Sale was held on Saturday, April 27. Perfect weather gave our 23 participants a great day to display their wide variety of merchandise, including home accessories, cookware, plants, pool inflatables, AV equipment and furniture. It was a great opportunity for LaVista Park residents to do their spring cleaning, get rid of excess stuff and make a little cash. It was also a great to meet many LaVista Park neighbors that took advantage of the weather to wander the neighborhood and check out the sales.

Estimates of buyer traffic range from 20 to 200 and are probably a function of location within the neighborhood and curb appeal of the merchandise. Participants reported to have sold \$100 to \$900 worth of merchandise during the seven-hour event.

Professionally printed 18" x 24" yard sale advertising signs were posted during the week prior to the event at strategic high traffic locations. Balloons were attached to the yard sale street signs and to participant's houses for identification on the day of the event.

Maps for distribution were provided indicating homes that were participating. The backside of the map included addresses and an optional summary note for each household to indicate highlights of their sale, sale items or specific hours if other than the advertised time. Additionally, more than a week's worth of FREE advertising on the electronic billboard on North Druid Hills Road near Brighten Park Shopping Center was donated. Advertising and announcements were posted on Craig's List, Nextdoor Neighbor and via the LVPCA Constant Contact e-mail service.

The registration fee to participate was \$20 for non-LVPCA members and \$15 for members. The fees collected covered all the expenses with a little left over that went to LVPCA.

The neighborhood yard sale could easily become an annual event.



Briarcliff Elementary

Briarcliff Elementary School Principal Neill recommends keeping your kids engaged during summer break. Encouraging parents to have their children read a minimum of 20 minutes a day, helps your child select materials that will spark their interest while increasing vocabulary. Check out the helpful websites below!

NewsELA.org
Readworks.org
KhanAcademy.com
Starfall.com

Prodigy.com
DekalbLibrary.org
Freckle.com
GetGeorgiaReading.org

UPCOMING BRIARCLIFF DATES

July 24th

Family Meet & Greet @ Moe's 2484 Briarcliff Rd. NE 5 – 7pm

July 31st

Popsicles with the Principal 12 – 2pm

August 5

First Day of School

Based on the post-sale survey, most of the participants would do it again. Some of the participants suggested coupling the yard sale with another neighborhood event such as the fall festival or the arrival of the goats in the park.

A special thanks to the Yard sale Committee, comprised of Anne Carly, Mike Principino and Julia Nichols. Julia, a professional graphic designer who lives in the neighborhood, did an excellent job creating the maps and designing the graphics for the signage and electronic billboard. Bob Owen, LVPCA webmaster, was diligent in keeping the website updated to promote participation and to provide information for potential buyers.

The yard sale committee also wants to give a special thank you to Donna Stern of Impact Outdoor Media for donating more than a week's worth of advertising time on the electronic billboard on North Druid Hills Road.
-Steve Graves, LVPCA Zoning Coordinator

YOUR LAVISTA PARK EXPERTS



1302 Brook Forest Drive NE
UNDER CONTRACT • \$1,650,000

Will be 2nd highest sale EVER in LaVista Park!



1191 Kingsley Cir NE
LISTED & SOLD • \$1,255,000



1246 Citadel Dr NE
SOLD TO HAPPY BUYER • \$705,000

THE MARKET IS HOT! CALL US IF YOU ARE CONSIDERING SELLING!


**BERKSHIRE
HATHAWAY**
HomeServices
Georgia Properties



DAVID GOODROWE
REALTOR®
D • 404.333.3190
O • 404.266.8100
David.Goodrowe@bhhsge.com
DavidGoodrowe.bhhsge.com



MATTHEW DOYLE
REALTOR®
D • 561.707.6139
O • 404.266.8100
Matthew.Doyle@bhhsge.com
MatthewDoyle.bhhsge.com

Milledge Place High-density Development Defeated...for now!

I'm pleased to report that the rezoning application for a big housing development at the Briarcliff-Clifton Road intersection was withdrawn by Toll Brothers Corporation in June. Originally proposed as a five-story 374-unit apartment complex to be sited on a lot comprised of nine single-family homes.

It was first presented to area residents on June 29, 2018. Due to late notice from DeKalb County only 16 people attended that first meeting, but LVPCA was represented. After getting approval at last year's July Quarterly Meeting, LaVista Park Civic Association joined with six other neighborhoods in opposing this rezoning.

In March 2019, Toll Brothers returned with a "slimmed down" proposal for a five-story 202-unit complex and 324-space parking deck at a public meeting. This meeting was better publicized and drew a full house of area residents and neighborhood representatives. However, like the original, this proposal included clear-cutting the 3.38-acre site's extensive tree canopy, increasing impervious surface area from 25% to 80%, adding 193 sanitary sewer hookups to an already overloaded County sewer system, and increasing traffic congestion for all area streets.

Area traffic is already expected to get worse with the Toll Brothers' new six-story apartment complex opening at Sheridan and Executive Park Drive (551 parking spaces), CDC's planned new parking deck on its Clifton Road campus (a net increase of 1200 spaces), the two-year reconstruction of the Briarcliff/LaVista Road intersection, and the two-year Briarcliff bridge reconstruction south of Sage Hill.

In April, Toll Brothers presented this revised proposal at our District 2 Community Council quarterly meeting as required by law. Approximately 45-50 area residents attended in opposition, with four of us delivering prepared remarks. The Council voted unanimously to recommend denial for the rezoning to the County Commissioners.

On May 29, some 40-45 representatives from multiple neighborhoods showed up at the Board of Commissioners' quarterly zoning meeting. We made strong statements requesting

an immediate DENIAL to rezone, versus deferring the application to November, as Toll Brothers was then requesting. In response, our District 2 Commissioner Jeff Rader moved to DENY the application, seconded by our Super District 6 Commissioner Kathie Gannon. After some discussion, Rader amended his motion to allow Toll Brothers two weeks to withdraw the application, or the Commissioners would vote to DENY it at their next regular meeting on June 11 "without further discussion." This motion passed 6-0.

I attended the June 11 meeting where Commissioner Rader confirmed that Toll Brothers had withdrawn its proposal "without prejudice" – that's a key qualifier. As I understand it, withdrawal "with prejudice" is essentially a final judgment and would forbid Toll Brothers from refileing the same rezoning application; in this case, withdrawal "without prejudice" means "without judgment" and leaves Toll Brothers an option to refile it later. Hence, this development was defeated...for now. Stay tuned!

-Tom Woodward, Immediate Past President
pastpres@lavistapark.org

(continued from page 6)

Jim's Frozen Margarita

Beer and margaritas are both poolside standbys. But last week I was introduced to the beer IN a margarita! Two great tastes that taste great together. The beer just seems to round it out make and give a creamier mouth-feel. Nothing fancy here, but definitely delicious.

This recipe doesn't require squeezing all those limes and it comes with its own measuring cup

1 (12oz) can limeade use can to measure:

1 can silver tequila
1/2 can of Triple Sec
1 can of beer



Put in a blender with ice (optional salted rim) and have at it.
Garnish with lime

Pimms Cup

Another lower alcohol option with a pedigree. Classic English summertime refresher. You don't need to attend a regatta on the Thames to enjoy. Pimms #1 is a tasty herb and citrus infused liqueur and is available at Tower Liquors for \$18.99

1 1/2 c Pimms No 1
1 1/2 c Ginger Ale
1 peeled cucumber, sliced
1 lemon sliced crosswise into thin slices
3/4 c of mint leaves



In a large pitcher, combine the Pimm's, the strawberry, cucumber and lemon slices, and the mint. Chill for about 10 minutes. Stir in the ginger ale. Pour over ice, push some mint and fruit down into the glass and garnish with a berry



Tech-Go.com Tech Services
sales@tech-go.com 1.888-550-4678

Cord Cutting Cable - Saves \$000's per year. We also install smartlocks, video doorbells & TV Mount.

Rental Equipment - Outdoor Projector & Screen for movie parties, Satellite phones, 2-way radios and more.

Call now for Summer Savings!

John Cassanos is a restaurateur and certified sommelier with 30+ years of experience helping people get their drink on.



Summer Events

Take advantage of those lazy summer days and check out some of the many activities around town. Here are some of the best options in the coming weeks. Check them out!

July 9th, LaVista Park Happy Hour 5pm – 7pm

Come join us at Rain Restaurant at 2345 Cheshire Bridge Rd. Meet your friends and neighbors for some complimentary appetizers and beverages for purchase.

July 14th, Attack of the Killer Tomato Festival JCT Kitchen

Chef-owner Ford Fry's Attack of the Killer Tomato Festival returns for its 11th year on Sunday, July 14, from 1-5 p.m. The festival will, once again, be held where it all started - JCT. Kitchen & Barat Westside Provisions District. THE SPAZMATICS will be gracing the Tomato Fest stage with a live, can't-miss Revenge of the Nerds-inspired performance. www.killertomatofest.com

July 19th, Imaginary Worlds, Atlanta Botanical Garden 1345 Piedmont Ave NE

The massive installation of Alice in Wonderland dressed in all new attire (on display until Oct 27) And don't forget to check out "Cocktails in the Garden" 5.30 – 9.30 every Thursday through the end of September. "The city's most beautiful cocktail party". www.AtlantaBG.org

July 21st, Peachfest 3pm-7pm

Peachtree Center, 225 Peachtree Street NE

Focused on supporting agriculture and providing opportunities for the future farmers of America. Over 70 farmers, chefs, barkeeps and sponsors will fill your belly and celebrate the peach! Tickets for sale For an in-depth look at PeachFest. www.peachfest.org

Aug 1 – 4th, August Balloon Glow – Piedmont Park

Hot Air Balloons, tethered rides, Food Trucks in The Meadow at the Southeast corner of the park www.atlanta.net/events/

August 2nd, Sips Under the Sea – Atlanta Beach Party at the Georgia Aquarium 7-10pm Sips Under the Sea is a unique cocktail party designed for adults ages 21 and over to enjoy Georgia Aquarium after hours. You'll have the entire Aquarium to yourself while enjoying cocktails at five full-service bars, tapas provided by Wolfgang Puck Catering, a live DJ with access to all

six of the Aquarium's galleries...all without kids!
www.georgiaaquarium.org

August 6th National Night Out 6pm – 8pm

at the Entrance to LaVista Park, Brookhaven Rd. Come meet your neighbors and enjoy a cool treat. Part of a nation wide annual community-building campaign that promotes police-community partnerships and neighborhood camaraderie Sponsored by Jackson Bass Homes

August 8th, LaVista Park Happy Hour 5pm – 7pm

Come join us for a night out. Meet your friends and neighbors for some complimentary appetizers and beverages for purchase. Stay tuned for details!

August 24th – 25th, Summer Shade Festival

in Grant Park 10am – 10pm features a not to be missed artist market, food, children's area, live entertainment and 5K Run. A fundraiser for the Grant Park Conservancy www.summershade festival.org

August 29th – Sept 2nd, Dragon*Con

at various Atlanta Hotels

Sci-fi, Fantasy gaming, comics, and costumes. If you're into that sort of thing, its one of the biggest www.dragoncon.org

Sept 5th, LaVista Park Happy Hour 5pm – 7pm

Come join us for a night out. Meet your friends and neighbors for some complimentary appetizers and beverages for purchase. Stay tuned for details!

Sept 27-29, The Atlanta Home Show, The Cobb Galleria

Just the place for anyone looking at renovations, remodeling, home improvements and landscaping. www.fallatlantahomeshow.com

October 5th, LaVista Park Happy Hour 5pm – 7pm

Come join us for a night out. Meet your friends and neighbors for some complimentary appetizers and beverages for purchase. Stay tuned for details!

October 5th, 8th Annual Atlanta Chili Cookoff,

Brookhaven Park, 4158 Peachtree Rd NE

Music. Chili. Beer. Any questions? www.atlantachilicookoff.com

October 12th The LaVista Park Tour of Homes,

10am – 4pm, LaVista Park

SAVE THE DATE!

2019 LaVista Park ANNUAL FALL FESTIVAL

Saturday, October 5 10am – 1pm

It's BACK! The annual LaVista Park Fall Festival has been scheduled for Saturday, October 5th, from 10am -1pm. This year the Festival will be next to the Park on Wild Creek Tr. between Brook Forest and Beech Haven.

The goals for the Festival this year are to celebrate LaVista Park and get to know each other better to make our neighborhood a more secure and even friendlier place to live. As we get closer to the Festival date, more information and notices will be sent via email and on Next Door. Keep an eye out for the signs that will be posted throughout the neighborhood the week before. If you have any questions/suggestions OR WOULD LIKE TO VOLUNTEER, please contact Dan Henricksen at festival@lavistapark.org See you at the Festival



LVPCA Board Member Contact Info

President

Larry Hoskins, president@lavistapark.org

Executive Vice President

Christina Jobe Davisson, execvp@lavistapark.org

Secretary

John Cassanos, secretary@lavistapark.org

Registrar

Mike Principino, registrar@lavistapark.org

Treasurer

Marsha Hanus, treasurer@lavistapark.org

Vice President, Section 1

Andy More, vp1@lavistapark.org

Vice President, Section 2

Steve Osunsami, vp2@lavistapark.org

Vice President, Section 3

Michael Lappin, vp3@lavistapark.org

Vice President, Section 4

Gina Henschen, vp4@lavistapark.org

Past President

Tom Woodward, pastpres@lavistapark.org

Patrol Coordinator

Andy More, watch@lavistapark.org

Zoning Coordinators

Steve Graves, zoning@lavistapark.org

Park Coordinator

Donna Newman, LVPark@lavistapark.org

Webmaster

Bob Owen, technology@lavistapark.org

Fall Festival Committee Chair

Dan Henricksen, festival@lavistapark.org

Scan This QR Code to Join LVPCA

When you scan this QR code using your phone or tablet, it will take you straight to the LVPCA membership page where you can pay via PayPal. If you're not already a member, please try it now!

If you don't have a QR Code reader, you can download it as a free app for Apple and Android products through stores such as iTunes App Store and Google Play.



IMPORTANT PHONE NUMBERS

Emergency	911
Animal Services – Stray Animals	404-294-2996
Drainage Problems	404-297-3840
Code Enforcement	770-724-7940
DeKalb Rape Crisis Center	404-377-2428
Driver's License	678-423-8400
General Information	404-371-2000
Marta Complaint Line	404-848-4800
Potholes	404-297-3840
Sanitation	404-294-2900
Property Tax	404-298-4000
Traffic Signal Malfunction	404-297-3929
Trees Down	404-297-3840
Voter Registration	404-298-4020
Water Billing	404-378-4475
Zoning	404-371-4915

State Representatives:

Sen. Elena Parent	404-656-5109
Rep. Mary Margaret Oliver	404-656-0265

LVP Security Patrol

404-827-8635

If you see a crime in progress, or something that just looks suspicious or out of place, your first call should ALWAYS be to 911. The Patrol works limited hours and may or may not be on duty. The patrol does have a dedicated phone line on which you can leave a message.





JULISTGEORGE@KW.COM
404.668.8975
BedgoodAndAssociates.com

JULI ST GEORGE
Realtor

kw KELLERWILLIAMS REALTY
INTOWN ATLANTA
621 NORTH AVE. NE, C-50
ATLANTA, GA 30308



Greta Holland
Top Producer 22 yrs.

ATLANTA COMMUNITIES
REAL ESTATE BROKERAGE

direct: 404.861.6335
office: 404.844.4977
greta.holland@comcast.net
www.gretaholland.com





Friends of LaVista Park through May 31, 2019

Show your membership card and save!

Level	Friend	Contact	Incentive
PLATINUM	Jackson Bass Homes	404-694-4663 jackson@jacksonbasshomes.com	Free Home Staging Consultation with Interior Designer with Listing
	Goodrowe Doyle Real Estate Collective	David Goodrowe: 404.333.3190 Matthew Doyle 561.707.6139	
	Peachtree Creek Animal Hospital	2171 LaVista Rd, Suite 100 404.982.8009	Free nail trim
GOLD	Atlanta Pride Massage	www.atlantapridemassage.com	Receive a FREE upgrade to a 75 minute massage for the price of 60 minutes.
	EATaliano	2480 Briarcliff Rd 404.321.2111	10% off bill
	Mellow Mushroom Emory	1679 LaVista Rd 404.325.0330	10% discount (not to be combined with other offers)
	Rain Thai and Sushi Bar	2345 Cheshire Bridge Rd. 404.325.6963	\$5 off on purchases of \$40 or more
SILVER	Athletic Club North East	1515 Sheridan Road 404.325.2700	2 personal coaching sessions for new members
	Delias Chicken Sausage Stand	489 Moreland Ave SE 404.474.9651 881 Marietta St 404.254.0408	quarterly meeting catering
	K & M Foreign & Domestic Auto Repair	2195 Briarcliff Rd 404.633.1677	10% off all products and services
	Next Age Fitness	1602 Lavista Rd 404.325.2524	10% off purchase of 5 workouts
	Nicola's Restaurant	1602 Lavista Rd 404.325.2524	10% off bill

Friends Program – SHOW YOUR CARD

One of the benefits of membership in the LaVista Park Civic Association are the incentives offered by the Friends of Lavista Park. These 12 local businesses have made contributions to our civic association to be good neighbors who support our mission as well as to incentivize you, our members, to patronize their business. While many of you patronize them, I know some of you don't request the discount offered, feeling that you're helping the business. Unfortunately, this approach makes it more difficult to get them to sponsor us on a recurring basis. They actually judge how effective our Friends program is in generating business by pulling data from their cash registers to see how many discounts were requested. If you don't request the discount at check out, they don't recognize you as a member of LaVista Park! So please, show your LVPCA card when patronizing a Friend (a photo on your phone doesn't count!). If you can't find your card, send an email to registrar@lavistapark.org and we will send you another one.

Larry Hoskins

president@lavistapark.org



Garbage & Recycling

Missed Recycling or Trash Pickup?

Don't wait another week for them to show up! Call 404-294-2900 and they can put an order in for pickup on the next day.

Newsletter Advertising Rates

This newsletter reaches 650 households. You can advertise your business or services for \$35 per issue, or 4 ads for \$100.

All advertising will be limited to business card size (vertical or horizontal.) Camera-ready art must be submitted in one of the following electronic file formats: TIFF, EPS, PDF

Newsletter Published Quarterly

Editor: John Cassanos

secretary@lavistapark.org

Design: wendyodesigns@gmail.com