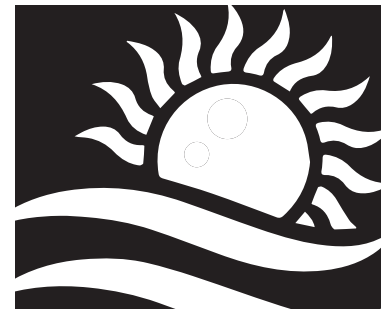


# LAVISTA PARK NEIGHBORHOOD NEWS



SUMMER 2020

NEWSLETTER OF THE LAVISTA PARK CIVIC ASSOCIATION  
P.O. BOX 244190 ATLANTA, GA 30324 WWW.LAVISTAPARK.ORG

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## QUARTERLY MEMBERSHIP MEETING REMINDER:

Quarterly Meeting (Virtual)  
Thursday, July 16, 2020  
7:30 - 9:00 pm

Hosted via Zoom:

<https://us02web.zoom.us/j/81048047535?pwd=cVhOeDFLaWxMc21oT0REZWZCbW9Pd09>

## A Message from the LVPCA President

While we are slowly emerging from our pandemic shutdown, this has been one of the nicest springs I can remember in Atlanta. I hope you have been able to get out to enjoy it if only for a short walk or a meal outside.

In this issue we will strive to bring you up to speed on what we have been working on and what still remains. While we had to shut down all of our social gatherings, the civic part of our focus has been very active. So what has been happening?

In April and May, we held our annual Membership Drive. We had no idea what to expect given the unemployment picture and Covid-19 concerns. Surprisingly, we had one of our best drives. As of the end of June we have 319 members, just 8 short of our 327 target. We normally are about 50 memberships short of our goal after the drive, so this is great news.

Many of you participated in the strong negative response we provided to Kovach Development, owner of the four lots on the corner of Bernadette and LaVista Rd. We sent a strong message that we wish LaVista Park to retain its single-family residential feel. To date they have not scheduled a hearing with the Planning Commission. Thank you for the strong turnout!

Code Enforcement has continued to be a key area of focus. Our assigned code enforcement officer, Larry Johnson, has aggressively worked to address several issues from the two houses on Brook Forest to lots with overgrown weeds. Look for an update soon on Brook Forest. If you see him driving around in his white SUV (has a Brookhaven decal on the side), be sure to stop him and say thanks for his diligent work.

The Board has met several times with Brookhaven officials regarding the project list for the Special Tax District and how the tax district will function. This is an evolving effort and is likely to cost more than was originally indicated when they met with us at our January meeting. There is an article that lays this out in this issue. Know that we have delivered a consistent message that LaVista Park residents are looking forward to addressing these issues but want the length of the Special Tax District to be as short as possible. It needs to have a defined end date. Brookhaven is definitely working towards that goal.

There are two additional efforts we are working towards in the remainder of this year to help lay a foundation for the future. The first will be a Character Area Definition with Brookhaven that will help make the zoning process easier. This will be led by Brookhaven and is covered in an article in this edition. The second effort is to develop a security strategy for LaVista Park. This will incorporate how our Patrol is used, our interface with Brookhaven Police, what technology is available and what approaches are being used by other neighborhoods. Hopefully, this will give us a framework as we move forward. If anyone is interested in being part of this effort, please reach out to me at [president@lavistapark.org](mailto:president@lavistapark.org).

We have been closely following how some government groups have continued to hold virtual meetings and have decided to join this effort. So our July Quarterly Meeting is going to take place - just virtually using Zoom! Look for an invite by email with a link to the meeting.

Thank you all for your continued support of LaVista Park. As always, please feel free to reach out with any questions or concerns at [president@lavistapark.org](mailto:president@lavistapark.org).

-Larry Hoskins, President

## Brookhaven Special Tax District Update

What is this Special Tax District and why does it exist? Back in September 2019, Brookhaven passed legislation that allows them to assess residents in newly annexed neighborhoods for any infrastructure deficiencies and improvements needed to bring the newly annexed area up to the standard existing elsewhere in the city. They have a year in which to complete their evaluations to define the work needed. The Special Tax District allows Brookhaven to collect additional funds from residents in annexed areas to cover the cost of this work. Once the expense of this work is reimbursed, the Special Tax District is eliminated.

Despite the pandemic and subsequent shutdown of City Hall, the evaluation of the LaVista Park infrastructure has been underway but has taken longer to complete than originally expected. A complete list is expected in the Fall. A list of the projects being evaluated and their status is available at [www.brookhavenga.gov](http://www.brookhavenga.gov). In the search function put in "LaVista Park Financial Impact" and it will take you to the project list. This is not the final list but will give you a flavor of the type of evaluations being done.

The projects can be broken down into 3 areas: 2020 support, police infrastructure and Public Works infrastructure. Brookhaven's budget for 2020 did not anticipate the LaVista Park annexation. The first time LaVista Park residents will contribute any revenue to Brookhaven is with your 2020 property taxes paid in October 2020. The City Council advanced \$300,000 to help pay for support services (code enforcement, police, pothole repairs, etc) and the initial infrastructure evaluations. The advance will be repaid by the Special Tax District.

The police infrastructure includes the capital outlays needed to allow a police officer to do their job. These include police cars, computers, weapons, radios, uniforms, and other items that allow a police officer to

do their job. It also includes 12 License Plate Readers (LPRs) around the perimeter of LaVista Park.

The Public Works infrastructure includes the roads, sidewalk repair and storm water. Ultimately, these will be the most expensive as we have about 5 miles of roads to address.

To date the police piece is complete and the initial assessments on sidewalks and streets have been completed. A map of existing sidewalks has been created with major cracks and broken concrete that need repair. The street assessment assigns an average Pavement Condition Index (PCI) that ranges from 1-100. Brookhaven's standard is 70. LaVista Park roads PCI ranged from 38 on Vista Valley to 91 on the recently repaved Hopkins Terrace. The average for LaVista Park is 50. As a point of reference, Brookhaven started with a PCI of 60 when it was formed in 2012.

The remaining steps in the evaluations are to complete the storm water assessment, street sign assessments, and a scope of work for sidewalk repair to define the cost. For the roads, an additional evaluation will be done on those roads in the worst shape to see if a complete rebuild is required or just a repaving – rebuilds cost 10 times as much! This will not be a cheap fix.

Work has also been completed on the revenue side of the Special Tax District. The LaVista Park tax digest after exemptions is \$119 million. The Brookhaven City Council approved a millage rate of 3.5, which we expected. This will yield about \$417,000 a year for the Special Tax District to pay back the cost of these projects.

Once all of the evaluations and sizing are complete, Brookhaven will host a community outreach to educate you on what the costs of the projects are and how long the Special Tax District will be in place. At present we expect this outreach in October, but this is a fluid situation. Once a date is known, we will be sure it is well communicated.

*-Larry Hoskins, President*

## Brookhaven Zoning

One of the big differences we will see with our annexation into Brookhaven is the approach to requests from developers for rezoning a property. State law requires that counties and cities develop a 20-year comprehensive plan to address a wide range of issues like transportation, development, infrastructure, etc. The purpose of these studies is to help project the needs for the future to guide government investment and support. On the county level there is no local input into how development impacts a specific neighborhood. Dekalb County uses Community Review Boards and Planning Commissions to review and provide feedback on requests for rezoning. This leads to a very one-off approach and can lead to pockets of dense development, like townhomes and apartments, in the midst of single-family residential areas

Brookhaven has taken a different approach by gathering input from local communities as to what vision they have for their neighborhood and the subsequent zoning that the vision would require. The output of this process is defined as a Character Area. Each neighborhood is grouped into a Character Area, which defines by street, what the future zoning should be. The Character Areas are then included in the Brookhaven Comprehensive Plan. When a request for rezoning is presented to Brookhaven, it is compared to the Character Area definition for the property. The Planning Commission and City Council have a history of rejecting requests that do not align with the Character Area definition. This allows developers to know what type of development can be built before purchasing a property. Implementation of the Character Area provides a more consistent feel to neighborhoods.

Upon our annexation into Brookhaven, LaVista Park was aligned to the geographically closest Character Area – the Buford Highway Corridor, knowing that this did not align with our neighborhood. City officials acknowledged that a new study was needed to define

a unique Character Area Definition for the area south of I-85. The project was delayed due to the COVID-19 shutdown and is now expected to kick-off in August and hopefully will be completed by year-end, assuming no additional delays from the pandemic. This process will involve community meetings (probably virtually) to gather your input and concerns.

In the interim, we continue to monitor projects in both Dekalb County and Brookhaven.

*-Larry Hoskins and AD McNaghten*

## Lidl Grocery Store Opening

German grocer Lidl opened their newest metro Atlanta store in our very own Brighten Park on July 8th. This store is filling the space previously occupied by The Fresh Market, which closed in 2018. The location, which measures 24,625 square feet, was completely renovated. While smaller than most of the other Lidl stores in Atlanta, which measure 36,000 square feet, it will still offer many of the amenities of the larger stores, including a fresh bakery.

Lidl, which is similar to Aldi's, will expand your grocery options once again after the exit of both Whole Foods and Fresh Market. Like its german cousin, Aldi, Lidl is a discount grocer that has won many fans for its lower pricing. Unlike Aldi, you can expect a little more variety in the produce section. In addition, you can find candy, ice cream, beauty supplies, paper products and a selection of wine. And don't forget about the bakery!

Be sure to bring your own bags as Lidl doesn't provide free bags for your groceries but will gladly sell you some. Be prepared to bag your own groceries – this is a discount grocer.

By the way, Lidl rhymes with "needle".

# Patrol Activities

The chart below shows the activities the Patrol conducted by quarter for the last six quarters. This quarter we added a new category to track our interface with Brookhaven Police. These can range from backup by police when our patrol has discussions with suspicious persons, working together to solve a break-in, etc. In looking at the trend of activities, we saw a decline in the number of suspicious people stopped by the Patrol after our annexation into Brookhaven but they are still above the level of a year ago. Because of the longevity in the job (most of our officers have been with us over 10 years) and familiarity with residents, they know who should be in the area. By making them aware that the Patrol is in place, they have acted as a deterrent to crime. With the advent of the coronavirus crisis, we have seen an increase in the activity of suspicious people and it is a primary focus of the Patrol. Despite the coronavirus shelter in place, the patrol is continuing to operate at levels consistent with prior quarters.

LaVista Park Patrol Activities						
Activity	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020
House Checks	404	325	292	441	373	370
Stops	5	18	37	54	31	29
Resident Contacts	49	63	40	50	11	20
Alarms	0	0	0	0	16	21
Brookhaven PD Assists						11
Abandoned Cars	0	3	0	0	0	0
Arrest Assist	0	1	0	1	0	0
Hit & Run	0	0	0	1	0	0

## 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!

To request a house check just download a house check form and leave it in the Patrol mailbox located at the Park entrance by the playground



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## City of Brookhaven Markers

The City of Brookhaven has approved a contract to install two City of Brookhaven markers near the western entrances to LaVista Park. One will be on Sheridan Rd at the Fulton County line and the second will be on LaVista Rd near the entrance to the Publix parking lot. These will be erected over the summer.

Brookhaven has historically placed these markers at entrances to the city to let people know they are entering Brookhaven. These markers will not be paid for by the Special Tax District.



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



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## LVP Park Report

You may have noticed that the new signs at the two entrances to our park remain in an incomplete state. This is due to unavoidable delays in manufacturing due to the coronavirus crisis. However, Brian Borden, Brookhaven's Parks and Recreation Director, shared with us that the signs are currently in production and should be installed by the end of July.

Mr. Borden also let us know that his department has received the three required quotes from companies for the removal of the invasive plants scattered all through our lovely little park and that work will begin shortly. Removal of invasive species is a rather laborious procedure and while we've made headway with goats (who chew it down to where we can see the problem areas) and our volunteers from Emory University and Georgia Tech (who can't begin to handle all of it – particularly on the steep slopes) professional, additional help is needed.



Of particular worry is the infestation of chaff flower weed which is running rampant all over the city. Seeds stick to fur and feathers (dogs, squirrels, birds, etc.) and travel far from the original plant. Furthermore, the roots run deep and they are very hard to pull up once established. If you find this in your yard, try to remove it immediately as it could take over any garden areas at your house.

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

To make a same-day appointment, visit [piedmont.org](http://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



Lastly, we have a committee of three looking at removing the two underutilized playground structures and replacing them with a swing set. Stay tuned! If interested in joining the team, please contact Irma Navarro Brown at [secretary@lavistapark.org](mailto:secretary@lavistapark.org).

-Donna Newman, Park Coordinator

## How are Home Sales in LaVista Park going during the Pandemic?

In early March, the world was changing fast. My husband and I were keeping a close eye on the unfolding of the pandemic in Europe as we had scheduled a European cruise for April. Things turned so quickly, our cruise soon became clearly "out of the question" and the real estate market started screeching to a halt during what would normally be the busiest time of the year. Since Georgia considered real estate to be an "essential business", homes were still on the market and being sold, but not at the brisk pace of a year ago. Not even close. Open houses went virtual or non-existent, and realtors quickly pivoted on how to show homes and keep everyone safe.

With April pretty much in lock-down mode, the typical number of contracts for home sales we would normally write plummeted. But the market did not come to a standstill. Contracts written in April typically close in May. This May, closings of detached homes inside I-285 north of I-20 (North Atlanta) were down by 58.5% and pending sales were down 28.6%. While that sounds bleak on the surface, it is surprising the numbers are even that good when just about everyone was locked in their homes during the month of April.

What's more interesting is that home prices did not decline. In North Atlanta, the average sale price of detached homes increased by 2.2% over May 2019. The numbers for LaVista Park are even more interesting. Because our neighborhood is relatively small with such a wide range of home prices, the numbers can easily skew when you talk about averages. Even so, the average sale price for LVP in May increased by 22.8% over May 2019 to \$791,125. The number of homes for sale this May was down 4.5% compared to May 2019, and pending sales were UP 66.7% (5 pendings in May 2020 compared to 3 in May 2019). The average price per square foot also increased from \$254 to \$274 (+7.9%). The supply of homes for sale did increase in LVP in May and is now considered a balanced market as opposed to a seller's market.

All in all, the Atlanta real estate market seems to have bounced back very quickly, and we certainly hope that trend continues. In LaVista Park, the word is out and the market is discovering what we've known all along— LaVista Park is one of the best places to live in Atlanta.

-Jackson Bass, Keller Williams Realty and LaVista Park Resident

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





## Semi-Homemade Nova Lox Pizza Recipe

*In the last Newsletter, I admitted that my cooking is, at best, edible and that the trick to making good meals is to KISS, Keep It Simple Stupid, by using five ingredients or less and following no more than five steps. While I don't subscribe to any form of social media, I am a fan of Pinterest. My attempts to recreate dishes don't generally turn out well unless I modify them to keep in line with my KISS cooking philosophy. This was the case last week when I crafted what turned out to be a finger-lickin' pizza thanks to my friends at the Publix Bakery.*

*If you are not afraid of onion breath, smoked salmon, and carbs (hmmm, carbs), then you'll love this recipe. You will need the following:*



1. Pizza Dough (you can make your own or purchase a fresh 16 oz package at your local bakery or similar product in the frozen food section)
2. Sliced smoked salmon (4 oz package)
3. Garlic and herb goat cheese log (4 oz)
4. Fresh mozzarella pearls (8 oz)
5. Cream cheese (4 oz)
6. Olive oil

*To make it:*

1. Line a pizza pan or cookie sheet with aluminum foil and coat lightly with olive oil (this will prevent sticking).
2. Stretch the pizza dough over the pan and drizzle some olive oil.
3. Crumble the three cheeses evenly over the dough.
4. Bake at 400 degrees for 18-20 minutes.
5. Remove from the oven and add the smoked salmon (it will cook slightly and release some of its flavors/colors onto the melted cheese)

*¡Mangia!*

*-Irma Navarro Brown*

### #1 Realtor in LaVista Park, 2016-2019

#### Thank You LaVista Park!

I am so grateful and honored to be a part of this community as your neighbor and #1 in sales in LaVista Park 4 years running! I know that when it comes to selling your most valuable asset, experience and track record matters— now, more than ever. If you are thinking of selling your property in LaVista Park, contact me. It would be my pleasure to help YOU!



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Dear Friends and Neighbors,

It is an honor to have become such an integral part of Lavista Park's success.

Having led all agents in total sales volume in Lavista Park last year (over \$10M+) and having secured 3 of the top 5 sales in Lavista Park so far this year we are excited to have become the go-to experts for luxury properties and modern homes here in Lavista Park.

We have worked very hard to increase property values in the neighborhood and proudly boast the 2nd highest EVER sale in Lavista Park with the sale of 1302 Brook Forest Dr last year.

And we are excited that within the next few months we expect to take over the record for most ever \$1M+ sales EVER in the history of Lavista Park.



1453 Brook Valley Lane NE

Lavista Park - SOLD (represented Seller & Buyer)  
5 BD | 4.5BA | 4,830 SF | Sold For \$1,067,000



1303 Citadel Drive NE

Lavista Park - SOLD (represented the Buyer)  
5 BD | 4.5 BA | 4,567 SF | Sold For \$1,200,000



1242 Wild Creek Trail NE

Lavista Park - UNDER CONTRACT (representing Buyer)  
4 BD | 4.5 BA | 4,850 SF | Offered: \$1,495,000



1261 Bernadette Lane NE

Lavista Park - COMING SOON (representing Seller)  
4 BD | 3 BA | 3,176 SF | Offered: \$1,194,000



## #1 In Lavista

#1 in Lavista Park in 2019  
with over \$10M+ sold

## 2020 Success

We already have 3 of the top  
5 sales in Lavista in 2020

## Records

2nd Highest Ever Sale in  
Lavista (\$1.55M) in 2019



## Matthew Doyle

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Co-Founder & Principal  
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## LVPCA Board Member Contact Info

### President

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### Executive Vice President

John Petrini, [execvp@lavistapark.org](mailto:execvp@lavistapark.org)

### Secretary

Irma Navarro-Brown, [secretary@lavistapark.org](mailto:secretary@lavistapark.org)

### Registrar

Mike Principino, [registrar@lavistapark.org](mailto:registrar@lavistapark.org)

### Treasurer

Marsha Hanus, [treasurer@lavistapark.org](mailto:treasurer@lavistapark.org)

### Vice President, Section 1

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### Vice President, Section 3

Juli St George, [vp3@lavistapark.org](mailto:vp3@lavistapark.org)

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### Park Coordinator

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### Webmaster

Bob Owen, [technology@lavistapark.org](mailto:technology@lavistapark.org)

### Fall Festival Committee Chair

Open

### Tour of Homes Committee Chair

Jim Wildermuth, [tour@lavistapark.org](mailto:tour@lavistapark.org)

### Yard Sale Committee Chair

Steve Graves

### 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

### Mayor:

John Arthur Ernst Jr.	phone	404-637-0710
	cell	404-664-8694

### City Council District 4 in Brookhaven

Joe Gebbia	404-637-0718
------------	--------------

### State Representatives:

Sen. Elena Parent	404-656-5109
Rep. Mary Margaret Oliver	404-656-0265
Becky Evans	404.656.0109

### Brookhaven City Hall

4362 Peachtree Road NE	404-637-0500
------------------------	--------------

Brookhaven, Georgia 30319

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**  
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	DOYLE / GOODROWE – CURATED LIVING	David Goodrowe: 404.333.3190 Matthew Doyle 561.707.6139	
	Piedmont Physicians of North Druid Hills	2171 Lavista Rd, Suite 100 404-982-8009	
	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: Irma Navarro-Brown

secretary@lavistapark.org

Design: wendyodesigns@gmail.com



LAVISTA PARK  
ASSOCIATION

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