

LAVISTA PARK NEIGHBORHOOD NEWS

ISSUE #2 2021

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, April 22, 2021
7:30 - 9:00 pm

Hosted via Zoom:

<https://us02web.zoom.us/j/83931229685?pwd=aXZnQ0NRQlFqOVdUejE5aHUvUnllUT09>

A Message from the LVPCA President

What a difference a year makes. Last year I was writing about eliminating all face-to-face meetings and events and where to buy toilet paper was the hot topic. Now with vaccines becoming more readily available, there is an increasing sense of optimism for the future. While your board is not yet ready to resume face-to-face activities, we are evaluating how things are progressing and CDC guidelines, and hope to do something in the latter part of the year.

This first quarter has been busy for the board and Brookhaven:

- Worked with other neighborhoods in Brookhaven to resolve the issue of front yard setbacks so that any new infill construction will align with their neighbors. An article in this issue provides more details
- Stormwater work has been completed by Brookhaven on Brook Valley and Wild Creek Trail to address crumbling drains in advance of repaving these streets
- Brookhaven has done work to stabilize the weir in the park and its surrounding hillside

- Bids for repaving have been issued and responses were just received. The Repaving article provides more details for the project timeline
- We are continuing to track GDOT work on N Druid Hills and the LaVista/Briarcliff intersection.
- Ways to improve the Membership Drive for the 2021-2022 membership year were evaluated, which led to the on-line membership form and a possible electronic membership card. You will find more detailed information in a separate article.

The biggest thing you can do to support the civic association right now is to sign up or renew your membership. If you feel you have benefited from the work we do with the Patrol and Brookhaven Police, our efforts to improve service delivery with the Post Office and Dekalb Sanitation, the stormwater work and street repaving, election updates, park improvements and more, then join LVPCA so we can continue this work to support LaVista Park. As always, please feel free to reach out with any questions or concerns at president@lavistapark.org.

-Larry Hoskins, President

Brookhaven Amended Setback Requirements for Infill Housing

When the City of Brookhaven formed, they adopted DeKalb County's setback requirements, then amended those requirements in 2018. The changes allowed a house to be built up to the setback line with no regard for the siting of the houses adjacent to that property. Since the amendment residents have been confused about what the code requires, and many were upset about the infill houses being built at the minimum 10 feet from the street. The 2018 change also removed residents' ability to appeal. The City of Brookhaven deferred changing the requirements multiple times, during which several neighborhood associations, including LaVista Park, presented proposals to the Brookhaven Planning Commission and City Council to modify the setbacks so new houses would be better aligned with existing houses and not built so close to the street. City Council finally approved an amendment at the February 9 Brookhaven City Council Meeting.

City Council determined that the minimum required building setback line for a vacant lot will be determined by averaging the existing building setbacks of buildings within 75 feet of the side lot lines of the lot. In LaVista Park, where most lots are zoned R85 (meaning the minimum lot width and frontage is 85 feet), this would mean the houses to the left and right of the vacant lot would be considered in the calculation. For

lots zoned R60 (minimum lot width and frontage of 60 feet), which would include Sheridan Park, Chantilly Crescent, Parker Place, and Longwood Trace, the two houses to the left and right of the vacant lot (a total of four houses) would be considered in the calculation. The amendment also changed the minimum setback from the street from 10 feet to 20 feet.

The revision allows for consideration of an administrative variance to reduce the average front yard setback only in cases of unique site features including stream buffer protection, tree preservation, and existing easements. If an owner or builder is granted an administrative variance, the front yard setback may be reduced up to 25 percent. The Community Development Department will issue a decision on a proposed administrative variance in writing no later than twenty-one (21) business days after the date of filing a complete application. A denied petition for an administrative variance by the Community Development Director may be presented to the Board of Appeals as a regular variance. The administrative variance process does not require a public hearing.

Going forward, new construction in LaVista Park should align with the setback on neighboring houses to provide a more consistent look to the streetscape.

-AD McNaghten

LaVista/Briarcliff Intersection Construction Update

LVPCA recently received an updated timeline for improvements at the intersection of LaVista and Briarcliff Roads from the Georgia Department of Transportation (GDOT). The advertised date construction bid proposals will be opened for the project is slated for June 18, 2021, with construction beginning in late Fall. The project will likely take 12-18 months to complete. The intersection will be expanded and reconfigured so that there will be a designated left turn lane, an exclusive through lane and a combination thru/right turn lane in each direction. Curbs and gutters will be designed to improve drainage. Four-foot wide bike lanes will be added on Briarcliff Road. Americans With Disabilities (ADA) compliant sidewalks will be added

in all directions and will tie into existing sidewalks, improving the safety for LaVista Park residents and others who walk in this area. The intersection improvements will complete the sidewalks along LaVista by extending the existing sidewalk on the north side of LaVista Rd from Bernadette to Briarcliff. On Briarcliff, sidewalks will be added on the west side of Briarcliff from LaVista Rd to Wildcliff Parkway. The LVPCA Board of Directors will keep LaVista Park residents informed of the start date and any changes to this project as they become known. The intersection will remain open during construction.

LVPCA will continue efforts to complete the sidewalk on the LaVista Park side of Briarcliff with GDOT.

-AD McNaghten

911 Issues from a Cell Phone

Many residents of LaVista Park have experienced issues, and or delays, when using their cell phone to call 911 to request assistance. Issues have included being routed to Atlanta 911 and the annexed portion of LaVista Park not being recognized as part of Brookhaven.

The challenge with cell phones comes from the technology. Cell phone will connect to the nearest cell tower that has capacity. In our case, many of us connect to a cell tower located in Atlanta, which gets us routed to Atlanta 911. The cell tower provider routes the call to the 911 center associated with the cell tower not the address of the caller. Despite repeated concerns raised to the cell service providers, like Verizon, AT&T, T mobile and others, no new answers are forthcoming, or on the horizon.

On the issue of being recognized as part of Brookhaven, city officials have worked with ChatComm to do several reviews of the list of addresses and made corrections to the files to get an accurate list for all of LaVista Park. In addition, they have worked with Atlanta 911 to make sure the LaVista Park addresses are scrubbed from their files and recognized as being in Dekalb County and Brookhaven.

There are two actions you can take to make this a better, faster experience:

1. Sign up for SMART 911 – this is a free app you can download to your smartphone. It will allow you to tie a physical address to the cell phone number so that when ChatComm pulls up your number it will show that you are in Dekalb County and either unincorporated Dekalb (for those on the southside of LaVista Rd, or Brookhaven, for the rest of LaVista Park.

2. Call 404-843-6670 instead of 911. This will bypass the cell tower provider's logic in choosing Atlanta versus ChatComm. This number is an unpublished number that will be used for LaVista Park only and will go directly to ChatComm for faster response. To make this simpler, just load this number into your contacts.

While calling a number other than 911 is not ideal, this solution directly addresses the technology challenge posed by using a cell phone rather than waiting for the cell phone providers to provide a solution, and provides a faster response in an emergency.

-Larry Hoskins, President

When will Brookhaven start repaving?

When will you see Brookhaven start to repave the roads? Because Brookhaven uses private contractors to do this work (as many government groups do – City, County and State), there are many steps to complete before the work actually starts. These steps, and their timeframe, are listed below, along with notations on which steps have been completed:

Paving Bid timeline

1. Pavement Bids Released: 02/23/21 – **Complete**
2. Mandatory Prebid Meeting: 03/09/21 – **Complete**
3. Questions Due: 03/12/21 – **Complete**
4. Questions Answered: 03/19/21 – **Complete**
5. Bids Due: 03/25/21
6. Tentative date for recommending selected Contractor contract to the Council: 04/13/21
7. Tentative Notice to Proceed: 04/30/21

Not all streets in LaVista Park will be repaved. This repaving is being funded by proceeds from the Special Tax District. The goal was to raise the average street condition in LaVista Park to that of the remainder of Brookhaven.

The streets that will be repaved to accomplish this are:

Brook Forest	Merriman	Mayfair
Brook Valley	Sheridan Court	Vista Valley
Longwood Trace	Wild Creek Trail	Citadel

It is likely that repaving work will start in May and will take a couple of weeks to complete. Keep a look out on Next Door and email for further updates as they become available. After the repaving is completed, we will see an increase in storm water runoff since the streets will now be sealed versus the very porous surface we have now, which absorbs more water.

The remaining streets will be added to the Brookhaven general pool of streets for repaving in 2022 and beyond. Decisions are made on future repaving based on road condition to address those most in need of repaving. Should your street need attention to fix potholes or other issues, you can file a service request on the free Brookhaven Connect app, or online at the Brookhaven website using the attached link:

Brookhaven Connect Service Request

[Brookhaven Connect Service Request | Brookhaven Georgia \(brookhavenga.gov\)](https://brookhavenga.gov)

Brookhaven Special Tax District Update

The Brookhaven City Council approved the project list for the LaVista Park Special Tax District as part of approval of the 2021 Brookhaven budget late last year. A summary of these projects and their costs are shown in the table below, with the roadway repaving being an estimate since bids and contracts had not been signed. Bids were received on March 25th and are currently being analyzed. The detailed list of expenses available on the Brookhaven website, using the link below, will be updated once the contract for repaving has been approved by the city council in mid-April:

PROJECT	COST
Evaluations	\$56,102.16
Roadways*	\$1,859,511.80
Sidewalks	\$15,870.00
Police	\$302,015.96
Storm-water	\$4,055.20
Total	\$2,237,555.12

The original projection for paying off the Special Tax District was based on an estimate of property tax revenue of \$400,000. The actual tax collected as of year-end was slightly higher at \$405,878. Assuming this stays constant, the final payment amount has declined by \$29,000. This timeline for paying off the balance of the Special Tax District, detailed in the table below, assumes no increase in property values. As property values rise, Brookhaven will collect more funding and apply it to the outstanding balance, which could accelerate how quickly the balance is paid off. Once the balance is paid off, the Special Tax District will be closed, and your overall Brookhaven property tax rate will drop to the same as the rest of the City of Brookhaven residents.
-Larry Hoskins, President

*Paving expenses are an estimate and will be finalized once bids for the work have been received

SPECIAL TAX DISTRICT PAYBACK TIME

YEAR	TAX YEAR	REVENUE*	EXPENSE	BALANCE
1	2020	\$405,878.00	\$386,199.12	\$19,678.88
2	2021	\$405,878.00	\$1,859,511.80	-\$1,425,799.12
3	2022	\$405,878.00	\$0.00	-\$1,019,921.12
4	2023	\$405,878.00	\$0.00	-\$614,043.12
5	2024	\$405,878.00	\$0.00	-\$208,165.12
6	2025	\$208,165.12	\$0.00	\$0.00

Trash Collection Update

One of the unfortunate impacts from the pandemic for all businesses as been the unpredictability of staffing. Dekalb Sanitation has not been immune to this. Just like the regular population, their employees have gotten sick. Since they work in a team on a truck, if one person tests positive, the whole team has to quarantine. This has led to the remaining employees having to work multiple routes in areas for which they are unfamiliar. As a result, we have seen houses and entire streets that have been missed. This has also resulted in long wait times with their complaint line since the rest of Dekalb County is also experiencing these same issues.

Back in June of 2020, I began providing a weekly email of missed trash pickups to the head of Dekalb Sanitation, which typically has gotten action on the Friday of each week. The good news is that increased vaccinations are helping reduce these staffing issues ad trash collection is improving but still seeing some sporadic issues.

I will continue to monitor the collections each Thursday night for my weekly email to them. If you are wondering who the crazy guy is in the silver truck that comes by each week – now you know!

A couple of key learnings from this process that will help reduce issues for you are:

- **Garbage** – they will only collect garbage from an approved Green Trash can. They are likely to ignore trash placed in other containers
- **Recycling** – they will only collect recycling from one of their BLUE trash containers. Items placed in a plastic bag inside of the blue container will not be collected.
- **Yard Waste** – while they say they will pick up neatly stacked brush, you have a better chance if it is placed in a trash can, which can be of your choice. This is faster and easier for them to manage.

The reason they will only use their green and blue trash cans is Dekalb is moving to new garbage trucks with only one driver that uses an automated arm to pick up the can and empty it. They require a specific type of garbage can to do this. If you want to request a new or replacement garbage can, use the attached link:
(continued at bottom of next page)

Crime Tracking

Our crime tracking data now has 10 quarters of data as reported to Dekalb County Police through the crimemapping.com database and from Brookhaven Police. The chart below shows the breakout by crime within the area of the LaVista Park Patrol by quarter and then then a summary for the apartment and commercial areas by quarter so that you can see the total crime picture and the impact of the Patrol. While we saw a drop in crime in 2020 with more people staying home, the first quarter of this year saw our

2nd highest level of activity. Most disturbing has been the jump in assaults. Three of these occurred on our perimeter – 2 on Briarcliff and one on LaVista. Two did occur in inner residential area in the evening. We are seeing a steady volume of thefts – both from cars and items left outside. Please continue to be vigilant of your surroundings and secure your property and vehicles. If at see a crime or the results of one, please call 911 first and then the Patrol at 404-827-8635. If you are using a cell phone, be sure to download the SMART 911 app and register your phone. This ties your cell phone to a specific address instead of the cell tower you are using. This will get you routed more quickly to the correct police responders.

LaVista Park Crime Tracking										
TYPE OF CRIME	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021
Assault/Battery	2	2	1	1	0	1	0	0	1	5
Auto Accident	0	0	0	0	0	0	0	0	1	0
Auto Theft	1	0	1	0	0	0	0	0	0	0
Criminal Trespass	0	0	0	0	0	0	0	1	0	0
Domestic Dispute	0	0	0	0	0	0	0	0	1	0
Fraud	0	0	0	0	0	2	0	2	1	0
Loitering	0	0	3	0	0	0	0	0	0	1
Mail Theft	0	0	1	0	1	0	0	1	0	0
Property Damage	0	0	0	0	0	2	0	0	0	0
Residential Burglary	0	0	0	0	1	0	0	1	0	0
Terroristic Threats	0	0	0	0	0	1	0	0	0	0
Theft	1	2	1	0	0	1	0	0	0	2
Theft from Vehicle	3	0	4	0	0	2	0	3	2	2
Vandalism	0	0	1	0	1	1	0	1	3	0
LVP PATROL AREA	7	5	8	1	3	11	0	9	10	12
Apartments/Comm'l	20	18	19	23	17	30	15	24	28	28
Total Crimes	27	23	27	24	20	41	15	33	38	40

The chart below shows the activities the Patrol conducted by quarter for the last nine quarters. In the first quarter, we saw an increase in stops of suspicious people, contacts with residents and police assists with Brookhaven PD. 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. The Patrol is continuing to help with making packages less visible to deter the porch pirates.

LaVista Park Patrol Activities									
Activity	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021
House Checks	404	325	292	441	373	370	340	310	352
Stops	5	18	37	54	31	29	24	21	24
Resident Contacts	49	63	0	0	0	0	8	63	84
Package Assists			21	30	11	20	7	33	10
Alarms	0	0	19	20	16	21	12	22	9
Brookhaven PD Assists						11	5	4	10
Abandoned Cars	0	3	0	0	0	0	0	0	0
Arrest Assist	0	1	0	1	0	0	0	3	0
Hit & Run	0	0	0	1	0	0	0	0	0

(from previous page)

Roll Cart Requests - Existing Customers | DeKalb County, GA

Compared to other counties and cities, Dekalb's charge of \$265 is less than others, which range from \$300 to \$450 for weekly pickup. By improving efficiency, they hope to continue to keep the charge low. [Roll Cart Requests - Existing Customers | DeKalb County, GA](#)

To report an issue with Trash Collection yourself, there are 2 options:

- Call Center at 404-294-2900 to reach a live operator Monday - Friday from 7am to 6pm
- Email at sanitation@dekalbcountyga.gov, which has a commitment to a response within 3 days

LVP Civic Association Community Engagement

LVPCA is working toward increasing community involvement both among our members and between our members and the wider neighborhood! The past year of lockdowns, cancelled events, and quarantine has taken its toll on all of us. Quarantine has resulted in reduced connection with the people in our community, and lockdowns and lost jobs has resulted in an increase in our neighbors who could use a hand. We hope to counter that by hosting events in person and over social media to reconnect!

Our goal is to host 4-6 events this year that include community outreach in addition to social events. We will partner with nearby non-profits and charitable organizations to bring awareness to them and to provide an opportunity for LVPCA members to help neighbors in need. Keep an eye on future newsletters and follow LaVista Park Civic Association on social media for updates on future events outreach opportunities!

Spring Blooms Mailbox Competition

While the pandemic continues to linger, we are

going to hold our first event over social media! Follow La Vista Park on Instagram [[@lavistaparkcivicassociation](#)] and Facebook to participate in a Spring Blooms Mailbox Competition! Spring is in full bloom, making it the perfect time to dress up the front of your home. In addition to providing an exciting backdrop to those of us walking the neighborhood, this year you can also enter your front/mailbox garden in a friendly neighborhood competition!

Enter your own mailbox by:

- 1) Posting a photo of your mailbox or front garden to Instagram or Facebook
- 2) Use the hashtag #lavistaparkinbloom
- 3) Tag @lavistaparkcivicassociation

Follow [@lavistaparkcivicassociation](#) to see the entrants and participate in voting for the winner! Entries will be collected through the month of April and voting will begin the first week in May. The winner will receive a \$25 gift card to Tradition Market & Garden Center!

-Katie Pitz



Peachtree Creek
ANIMAL HOSPITAL

404.46PUPPY

<https://peachtreecreekah.com>

1085 Lindbergh Dr. NE Suite 100

Brookhaven Tree Conservancy

The Brookhaven Tree Conservancy (Conservancy) is a group of community volunteers working to protect, preserve, and restore Brookhaven's tree canopy, while still allowing for thoughtful and vital development in our city. The following information was taken from information the Conservancy presented in a zoom meeting earlier this year.

Brookhaven established its first tree protection ordinance in 2014. Since then, the ordinance has been revised twice and is currently being revised, with a goal of passing a new ordinance by June of 2021. To that end, studies have been completed and several meetings/informational sessions have been held. There is a Planning Commission Work Session currently scheduled for May 5th; and a City Council Work Session scheduled for May 25th to discuss the proposed changes to the existing ordinance.

The revision to the tree ordinance is being driven by the results of the 2019 Canopy Study, which revealed a rapid loss rate tied to development. The Urban Tree Canopy (UTC) shrank 6.3% since 2009, with an even higher 8.7% loss of canopy in Single Family Residential lots. Single Family Residential (SFR) represents 52% of Brookhaven's land area and 79% of the tree canopy. The studies show that the pace of the loss is increasing especially with regard to larger hardwood trees.

For more information contact the Brookhaven Tree Conservancy at:

www.brookhaventreeconservancy.org/?utm_campaign=4f9564c4-566b-4aee-86c4-4292fa0593c9&utm_source=so&utm_medium=mail&cid=cefc0cec-19f1-4ade-8ce8-6e82d99766d4

To advocate for or against changes to the current ordinance contact:

Councilman Joe Gebbia at

joe.gebbia@brookhavenga.gov and/or

Patrice Ruffin (Director of Community Development) at

patrice.ruffin@brookhavenga.gov.

Lastly, the City has agreed to start posting signs to let neighbors know before a tree is going to be cut. When a homeowner wants to cut trees, a permit is required and the sign will be provided to the homeowner. The sign must be posted in advance of the start of tree cutting and remain there until work is complete. To report violations of the tree ordinance, contact Brookhaven at <https://www.brookhavenga.gov/community/page/brookhaven-connect-service-request> or you can download the app. You can also call the city directly during business hours and Saturday mornings at 404-637-0500. On weekends and nights call 911 or the Police Department directly.

LVP Garden Club Update

The Citadel-LaVista Park Garden Club of LaVista Park was founded soon after the establishment of our neighborhood. Its membership is diverse and consists of not only "serious" gardeners," but hobby and everyday gardeners.

The club hosts guest speakers which present informative and entertaining programs on gardening and related subjects. At the end of each meeting a lively social hour is held. Some members admit that they joined just to attend the social hour.

The club welcomes new members. The garden club meets monthly except in the months of June, July and August.

Meetings are held in member's homes and the garden club has outside speakers in the months of January, February, March, September, October and November. In December there is a holiday party. In April members have a plant swap and in May there is a tour of a private or public garden. The garden club has not met recently due to COVID, but anticipates resuming regular monthly meetings soon. In order to cover the cost of the speakers there is a \$ 20.00 per year/per person membership fee.

If you are interested in joining please send an email to gardenclub@lavistapark.org.

Update on Emory's Master Plan and Executive Park

Emory's master planning process began in 2018 and is expected to conclude in the summer of 2021. This master plan is enterprise-wide including all Emory University and Emory Healthcare facilities and will provide a framework for Emory leadership to make informed decisions on new facilities and real estate investments over the next fifteen to twenty years.

The master plan framework supports Emory University's strategic goals and is based on core principles that enable long-term financial, capital and philanthropic planning.

Emory briefed the LaVista Park Civic Association in January. Over the years Emory has provided updates at LaVista Park community meetings, met with the leadership of LaVista Park during the rezoning of Executive Park, and hosted a community meeting that many neighbors attended in May 2019 at Westminster Presbyterian Church on Sheridan Road.

Emory at Brookhaven

Emory purchased approximately two-thirds or sixty acres of Executive Park in 2016. When Emory purchased this property, it was zoned to support a large retail complex that the prior owner never developed. In 2019 Emory initiated a rezone of its property to support future development in health sciences, research and innovation. This site is envisioned as a health-innovation district that will incrementally be developed over the next ten to twenty years.

Emory currently has several investments at Executive Park including its orthopedic and spine outpatient facilities in Building 59, and the Emory Brain Health Center. In 2019 Emory began construction on a new orthopedic and spine clinic, the Musculoskeletal Center (MSK), which is located off Executive Park Drive near North Druid Hills Road. It is scheduled for completion in the fall of 2021.

Emory also will ground lease property on Executive Park South Drive for approximately 350 units of multifamily housing that will begin construction this year. In the future, potential development at Executive Park could include innovation/research space, outpatient clinical or inpatient space for Emory Healthcare, and other related investments.

As these future developments progress, Emory will be investing in new sidewalks and multiuse trails. Emory also supports the City of Brookhaven's efforts to connect the Peachtree Creek Greenway from the north side of North Druid Hills Road where Children's Healthcare of Atlanta is located to Executive Park on the south side.

Traffic patterns on the North Druid Hills Road corridor will change as GDOT continues to plan for a new interchange over I-85 at North Druid Hills Road. The GDOT project includes modifying intersections and improving traffic flow on North Druid Hills Road between I-85 and Briarcliff Road.



Emory's Musculoskeletal Center will be completed in the Fall of 2021.

Potato Latkes

2 1/2 lbs. small/medium, red creamer potatoes, grated
1 medium yellow onion, chopped (fairly small pieces)
1/2 c chives, chopped
2 T fresh dill, chopped
5-6 eggs (enough to bind mixture)
1 c plain bread crumbs (use matzo meal for Passover/kosher method)
1 c low-fat/fat-free cottage cheese
1/2 t salt
1 t ground pepper
canola oil, or other flavorless vegetable oil for frying
applesauce, for serving



Assemble ingredients in a large mixing bowl.

Mix well, making sure the eggs, cottage cheese and bread crumbs are well-incorporated with the potatoes, onion and seasonings.

Heat a 10–12-inch non-stick skillet over medium high heat, coating the bottom with about 1/2 inch of oil.

Using a medium-sized serving spoon, form the latkes by scooping and pressing down to flatten a bit in the skillet. Fry in batches until golden brown on both sides, transferring to a serving platter lined with paper towels, keep warm in low oven.

Repeat until mixture is used.

Serve with applesauce and sour cream.

Master's Pimento Cheese Hack

2 cups sharp cheddar cheese shredded
1 cup Monterey Jack cheese shredded
4 oz cream cheese soften to room temperature
1/2 cup mayonnaise (I like Duke's, no added sugar)
4 oz jar pimientos diced in jar, drained
1 tablespoon minced onion
1/4 teaspoon garlic powder
1/4 teaspoon cayenne pepper
1/4 teaspoon salt
1/4 teaspoon black pepper

Mix well, all together and rest for an hour or two in the fridge. Serve with white bread or crackers. Or, scramble about 1/2 cup at room temp with a few eggs for a decadent omelet.

Recipes contributed by LaVista Park resident Brian Beard

K & M Foreign & Domestic Auto Repair		
QUALITY	2195 Briarcliff Road NE	
PERFORMANCE	Atlanta, GA 30329	
SAFETY	Phone: (404) 633-1677	<small>Authorized by ASE</small>
	FAX #: (404) 321-0495	
	While you Wait - "Wireless Internet Hotspot"	Owners: Moody Sarvestani Kaz Kazemian
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.		



#1 Realtor in LaVista Park 2020

#1 in LaVista Park - Dollar Volume

#1 in LaVista Park - Number of Homes Sold

THANK YOU LAVISTA PARK!

I am so grateful and honored to be a part of this community as your neighbor and the #1 selling agent in LaVista Park for 5 years in a row! I know that now, more than ever, when it comes to selling your home, you need an agent who is experienced, has integrity and a winning track record. If you are thinking of selling your home, contact me for a free, no obligation consultation. I would love to help you!

[Client Reviews](#)



Keller Williams Realty Buckhead
404.694.HOME
jackson@jacksonbasshomes.com
jacksonbasshomes.com

KW celebrates highest sale price ever in LaVista Park



1295 Hopkins Terrace \$1,995,000 Sold 4/8/2021

Listed and Sold by Keller Williams Realty

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Luxury
INTERNATIONAL



JACKSON BASS HOMES
Experience, Commitment, Success since 1994



LAVISTA PARK
CIVIC ASSOCIATION
PLATINUM SPONSOR

Spring Flower Gardens

Annuals are the mainstay color plant of many home gardens. They are also used in increasingly large numbers in commercial and municipal landscapes because they provide landscape color in a very short time with minimal investment. Properly cared for, many annuals will brighten the landscape continuously from spring until frost kills them in the fall.

Annuals are, by the strictest sense of the definition, plants that complete their entire life cycle in a single growing season. (Biennials normally complete their life cycle in two growing seasons while perennials grow year after year, often taking many years to mature.) In practice, however, the term "annual" is often used to refer to plants that can be flowered in a single season, and hence are often treated as annuals in the landscape. These include some hardy perennials, which flower the first year from seed, and many tender perennials (such as Begonias, Impatiens and Geraniums), which are killed by frost when left outdoors.

The terms "hardy," "half-hardy" and "tender" are frequently applied to annuals. Hardy annuals are those that withstand freezing temperatures. The most popular hardy annual grown in Georgia is the Pansy, which, planted in the fall, provides fall, winter and spring color. Most hardy annuals, including Pansies, are not very heat tolerant and usually die with the onset of hot summer temperatures. Half-hardy (sometimes called "cool-season") annuals are those that grow best under cool temperatures and may withstand light frost. Examples include Annual Phlox and Calendula. They usually decline in the midsummer heat but may bloom again strongly in the late summer or fall. Tender (sometimes called "summer") annuals such as Vinca, Zinnias and Impatiens, are not frost tolerant and, in fact, usually grow poorly at low temperatures. Most of the popular annuals grown in Georgia are tender annuals.

The term "bedding plant" refers to commercially produced plants grown in flats or small containers for eventual transplant in the landscape. A wide assortment of varieties are produced in Georgia.

Bed Preparation

Good bed preparation is essential for good performance of annuals. Because annuals have a relatively short time to grow and perform in the landscape, some preparations must be made for fast and sustained growth.

Beds should be deeply spaded, to a depth of 8 to 10 inches if possible. Most annuals grow well in a variety of soil

types as long as the soil is capable of holding a sufficient amount of water and the soil is well drained. Heavy soils should be amended with sand, perlite or coarse bark to improve drainage. To test for drainage, dig a hole about 10 inches deep and fill it with water. The next day fill the hole again and see how long the water remains in it; if it drains away in 8 to 10 hours or less, drainage is satisfactory for most annuals. In some situations, it may be necessary to install underground drainage lines or construct raised beds. Most of the annuals you see in commercial landscapes are in raised beds to ensure adequate drainage.

Have the soil tested. A pH of 6.0 to 6.8 is satisfactory for most annuals. Most Georgia soils are acid and require the addition of lime to correct pH. In the absence of a soil test, add a complete fertilizer such as 10-10-10 at the rate of 1 lb. per 100 sq. ft. A single application of such fertilizers will rarely provide season-long nutritional requirements; supplemental applications may be necessary. Incorporate the fertilizer and lime when tilling in the soil amendments, and rake the soil surface smooth.

How to Obtain Bedding Plants

With few exceptions, annuals are seed propagated. Three options are available: (1) direct seeding in prepared beds, (2) seeding early indoors with subsequent transplant to the landscape and (3) purchase of commercially grown plants.

Many home gardeners and commercial landscapers do not have the facilities or inclination to bother with seeds and seedlings and opt instead to purchase transplants (bedding plants). Many varieties in many sizes and containers are produced by Georgia growers and marketed through a number of retail outlets including greenhouses, garden centers, discount stores and grocery stores.

When and How to Plant

Tender annuals should not be planted outdoors until the danger of frost has passed. Atlanta is USDA climatic zone 7b. There is always the urge to plant too soon. Many annuals, even if not injured by low temperatures, will not grow well until the soil warms sufficiently. When young plants are growing slowly or not at all, they are usually more susceptible to diseases such as root rot.

When transplanting into beds or containers, annuals should be set at approximately the same depth they were

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growing in the seedling flat or pot – avoid planting too deep or too shallow. Spacing will vary according to the size of the mature plant and according to the desired landscape effect. Most annuals look best in the landscape when used in groups rather than as individual specimens.

Once transplanting is complete, water the plants thoroughly. Pay close attention the first few weeks since young plants can dry out quickly until they develop a more extensive root system. Inadequate care and maintenance is probably the single most important reason for failure.

Maintenance and Care

Adequate moisture is essential to the growth of flowering annuals. Natural rainfall is sufficient at times of the year, but cannot be relied upon as the sole source. Supplemental irrigation is often necessary, particularly during the summer months. Annuals vary in their drought tolerance, but as a rule most require at least 1 to 1 1/2 inches of water per week. More may be required during periods of extreme heat.

Mulches help prevent water loss and also aid in weed control. Many materials have been used satisfactorily including pine bark, pine straw, grass clippings and sawdust. A 1/2- to 1-inch layer is sufficient. Do not use fresh grass clippings and sawdust as soil amendments

(This article was condensed from Bulletin 954 by the UGA Extension. The full bulletin can be found at: <https://extension.uga.edu/publications/detail.html?number=B954&title=Flowering%20Annuals%20for%20Georgia%20Gardens>)

because their use often leads to nitrogen deficiencies. Occasional hand weeding should keep the weeds in check.

Plant breeders have developed varieties of most species that are compact, sturdy and require no support. Certain varieties and species may, however, require support. Thin bamboo stakes work well; wire hoops and cages are also available. Vines can be supported by wires or strings.

Poor performance of annuals can often be traced to inadequate nutrition. Slow-release and controlled-release fertilizers are often used with annuals. While more expensive than conventional fertilizers, they do reduce the need for supplemental applications of fertilizer and reduce the likelihood of fertilizer burn. Preliminary research indicates that a single application of some controlled-release fertilizers at planting can supply season-long nutritional needs of annuals.

Water-soluble fertilizers, like those used in commercial greenhouse production and on houseplants, are generally too expensive to use outdoors in beds. They are, however, an excellent source of fertilizer for container annuals, which usually have higher water and fertility requirements. Container annuals must often be watered once or more per day in the heat of summer; for this reason, much of the fertilizer applied at planting may be lost through leaching.

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Slider Crimes

Slider Crimes are not new, but there have been more reports of slider crime in the Atlanta area in recent months. Last year in Atlanta a man was shot when he chased the slider thief who stole a purse while the owner of the car was distracted.

Slider Crimes are when a motorist gets out and leaves a car door unlocked, the slider slides into the vehicle. Most often, these crimes take place at gas stations. Sometimes the thief will actually steal the car, but more times than not they will grab belongings from the car, then hop in a trail vehicle to leave the scene.

When you pull into a gas pump lane, the trail vehicle pulls into an adjacent lane. After you step out of your vehicle and start watching the gas pump or simply looking around or preoccupied with your phone, the thief opens your opposite vehicle door and steals your purse, or other valuables. By the time you finish pumping your gas, the thief in the trail vehicle is long gone.

Slider thieves typically target people driving alone; it's easier not to get caught. Generally, they steal purses, wallets, laptops, cell phones, notebook computers or anything else of value that can be resold or pawned quickly.

While not typical, slider thieves have been known to steal the vehicle, too. This is particularly dangerous because you could be struck while the thief drives away with your vehicle and whatever – and whoever – may be inside. This is especially frightening if you have a child in the back seat.

Gas stations are common targets for slider crimes, but they aren't the only locations. Thieves could strike at supermarkets while victims are returning shopping carts or anywhere else where drivers exit vehicles momentarily. It only takes a few minutes for these thieves to open your vehicle door and 'slide' your belongings out the door.

What you can do to prevent slider crimes:

- Do not leave any valuables in view – Place valuables in locked glove boxes, under seats or in the trunk. This includes briefcases, backpacks, purses, small carry-on bags, cash, coins or anything else that may look tempting.
- Take your keys – Whenever you exit your vehicle, take the keys with you and lock the doors.
- Lock the doors – When you are traveling alone and stop to pump gas, lock the car doors, especially those on the opposite side from where you are standing.
- Stay alert – Be aware of your surroundings at all times. Don't get distracted on your phone.

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Hottest Seller's Market Ever!

NOW is a fantastic time to sell as inventory is at historic lows, and Lavista Park homes have been flying off the market. Of the ten homes that have been listed in Lavista Park so far this year:

4 Sold

- At an average price of \$772K (OVER avg list price of \$767K)*
- In a mind-blowing average of 3 days on market

3 Under Contract

- At an astounding average of only eight days on market
- Note: average days on the market for Lavista last year was 40+

3 Currently Listed

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Postal Delivery Update

Our efforts to improve our mail delivery started several years ago through the ongoing efforts of Steve Osunsami to bring attention to USPS managers to our issues. This culminated with the interim Atlanta Postmaster and his regional boss joining our July 2020 quarterly meeting by ZOOM. Coming out of that discussion was an agreement to weekly meetings with the Atlanta Postmaster. We started to see improvements in the consistency of mail delivery and a reduction in package issues. We were also able to secure a new postal carrier for one of the LVP routes (there are 3 in LVP).

In May 2020, a new US Postmaster General was named – Louis DeJoy. His efforts since assuming office have focused solely on making the postal service profitable. His stated intention is to lengthen delivery times and raise pricing. During his tenure we have seen more turnover in the Atlanta postmaster and regional manager positions. The new interim manager has indicated that her focus is on getting the mail delivered. There are no longer any targets in delivery time or speed of delivery. The weekly calls have ceased but she does welcome emails with any issues and has been responsive on getting some issues addressed. She has also re-assigned one of our neighborhood's favorite letter carriers back to one of our routes, but he can only do so much.

The bottom line is that the service you are getting now is the best you can expect. The issue is not with the local management but rather the general direction of the Post Office under this new leadership.

Our best recourse at this point is to prepare for longer mail times and price increases for postage to send your snail mail. There are some steps you can take to help lessen the impact of these coming changes:

- **Install a locking mailbox** as delivery times will be inconsistent, particularly around holidays. We should expect late night deliveries on a frequent basis when they have volume surges, such as after a holiday. Instruction on installing a locking mailbox can be found in the Fall 2020 Newsletter using this link [Fall 2020 Newsletter | LaVista Park Civic Association](#)

- **Move all billing and financial statements to online delivery** to make sure they are received on time

- **Pay all bills online** – either through biller's website or by using your bank's Bill Pay service. This will better control the receipt of your payment in a timely fashion, lessen the impact of any postal price increases (banks don't charge for delivery), and reduce the likelihood of identity theft.

- **Switch drug fulfillment through your local pharmacy** to avoid delays. Most online drug fulfillment will offer the option to switch your 90-day drug refills to pickup at your pharmacy instead of mail delivery. Our local CVS has a drive-up window so you do not need to enter the store. If this is not an option, many drug fulfillment centers are willing to shorten the window for refills to allow longer delivery time is you ask them. Using FedEx or UPS as a delivery option is not likely to help as many of these packages are switched to the Post Office for final delivery.

While it is unfortunate that we need to take these steps, it is the reality of the current environment. By adapting to these changes, we can lessen our frustration over how they impact our daily lives.
-Steve Osunsami and Larry Hoskins



Membership Drive

The LaVista Park Civic Association (LVPCA) 2021 Membership Drive started on March 20th with our Two-Day Early Bird Sale. The response was incredible, with over 100 households taking advantage of the discounted pricing. The Membership Drive now continues with regular pricing and will run for 2 months with the following structure:

- April 1 - May 31st: The regular dues pricing of \$225
- June 1: The dues will increase to \$235

Even as we see signs of the pandemic decreasing, will still want to make it easier to join (or renew) your membership in the civic association, safely and conveniently. To that end, the following steps are in place:

- Waived the \$10 online processing fee during the Membership Drive for April and May

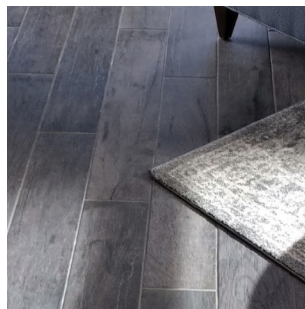
- Online Membership form with PayPal and credit card payment options on the form.
- Accepting checks and Membership forms at the mailbox at the park, where you normally drop off the House Check forms

Currently, we are looking at a number of membership card solutions for your 2021 membership, including electronic options and we are targeting June 1 as a release date for the new cards. There will be more details to follow once we finalize our card of choice. Finally, the Friends program is underway, with local businesses already starting to sign up for 2021. We look forward to a robust year for LaVista Park as we get back to normal and enjoy our neighbors and our amazing community.

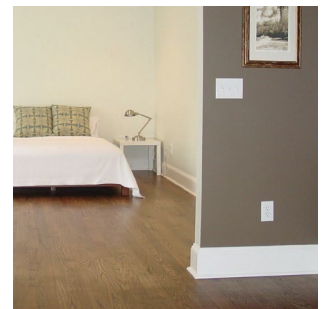
-John Petrini, EVP LVPCA

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IMPORTANT PHONE NUMBERS

Emergency 911

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Drainage Problems 404-297-3840

Code Enforcement

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or Brookhaven Connect app

Dekalb: 770-724-7940

DeKalb Rape Crisis Center 404-377-2428

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Marta Complaint Line 404-848-4800

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Dekalb: 404-297-3840

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Property Tax 404-298-4000

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Jon Ossoff, Senator

(202) 224-2131 (Senate Switchboard)

United States Representative – 5th Congressional District

Nikema Williams (202) 225-3801

<https://nikemawilliams.house.gov/contact>

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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.

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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
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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

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