

# LAVISTA PARK NEIGHBORHOOD NEWS



ISSUE #3 2022

NEWSLETTER OF THE LAVISTA PARK CIVIC ASSOCIATION  
P.O. BOX 244190 ATLANTA, GA 30324 [WWW.LAVISTAPARK.ORG](http://WWW.LAVISTAPARK.ORG)

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## Quarterly Membership Meeting

**Thursday, July 21st**

**7:00 pm Social with refreshments**

**7:30-9:00 pm Meeting**

Westminster Presbyterian Church | 1438 Sheridan Road

## A Message from the LVPCA President

While we thought things were getting better last year, you can definitely feel the difference now. Despite record inflation, people are definitely more comfortable socializing again, both inside and outside. We are starting to set up some social events to get us back together. We will be holding our next quarterly membership meeting at the church instead of on Zoom. National Night Out is coming up on Tuesday, August 2nd, where Jackson Bass has agreed to sponsor an ice cream truck at the park playground. Assuming our good fortune holds with keeping COVID at bay, we also plan to resurrect the Fall Festival at the park on the first Saturday in October.

The LVPCA Membership Drive was completed in early June and you can find details in the enclosed article. If you didn't get your membership card or Patrol sign, please send me an email at [president@lavistapark.org](mailto:president@lavistapark.org)

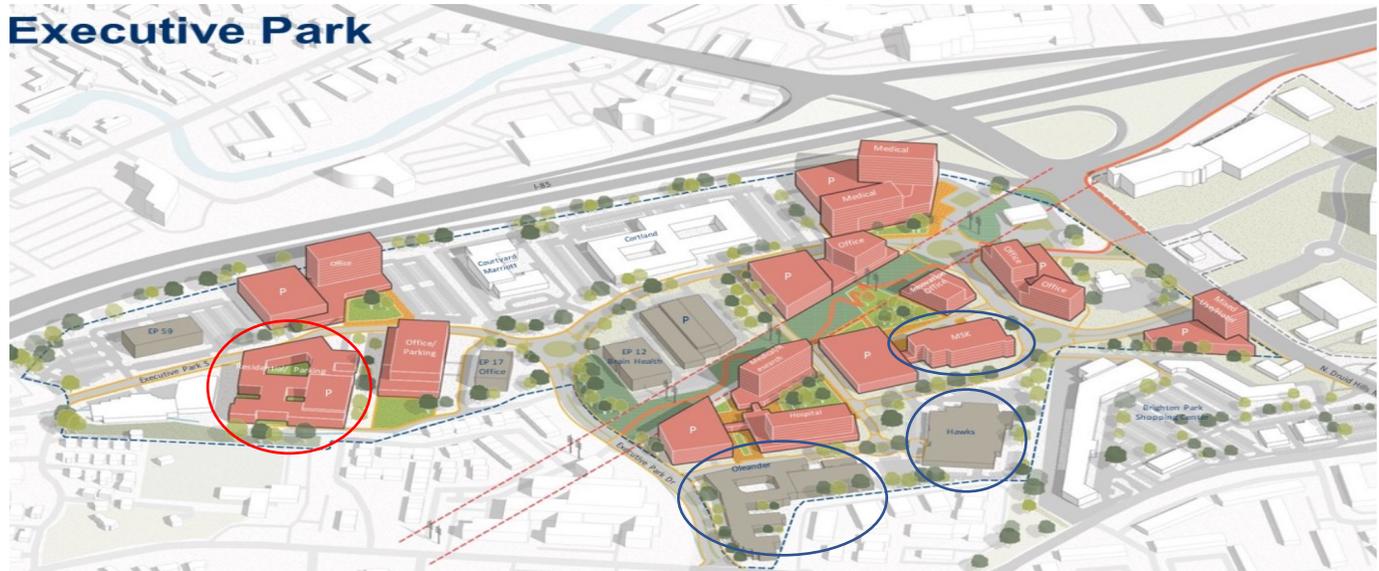
and we will get one out to you. With this new membership year comes a new batch of Friends of LaVista Park and many returning favorites. You can find the new list at the back of the Newsletter. I would encourage you to patronize them and thank them for their support.

This edition will provide updates on Chick-Fil-A's proposed site on Cheshire Bridge and Sheridan, as well as, developments around the old Whole Foods location at LaVista and Briarcliff. We also have some exciting news about the Special Tax District so be sure to check out that article.

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*

# Next Phase of Emory Construction



If you have traveled down Executive Park South, you can't miss the construction underway. Greystar, in partnership with Emory, is constructing a 350-unit apartment complex (see the red circle noted above). This is the most recent construction project since Emory bought the Executive Park campus. The other buildings are noted in blue above

and include the apartment complex at Sheridan Road, The Hawks training facility and the Musculoskeletal Building opened last fall. This new apartment complex is designed to provide a housing option for employees working in the area to help reduce traffic and was part of the original plan. Expected opening date is late 2023 or early 2024.



# Crime Tracking

Our crime tracking data now has 15 quarters of data as reported to Dekalb County Police through the crimemapping.com database and from Brookhaven Police and 4 years of second quarter data for comparison. The chart below shows the breakout by crime within the area of the LaVista Park Patrol for the second quarter for the last 4 years and by quarter for 2022 and then then a summary for the apartment and commercial areas for these same time periods.

LaVista Park Crime Tracking					
TYPE OF CRIME	Q2 2019	Q2 2020	Q2 2021	Q1 2022	Q2 2022
Assault/Battery	1	0	2	1	0
Auto Theft	1	0	0	0	0
Criminal Trespass	0	0	0	0	0
Domestic Dispute	0	0	1	0	0
Drugs	0	0	0	0	0
Fraud	0	0	0	2	0
Kidnapping	0	0	0	0	0
Loitering	0	0	0	1	1
Mail Theft	0	0	0	0	0
Property Damage	0	0	0	0	0
Residential Burglary	0	0	1	0	1
Terroristic Threats	0	0	0	0	0
Theft	1	0	0	0	2
Theft from Vehicle	4	0	1	1	2
Weapons Charge	0	0	0	0	1
Vandalism	1	0	0	0	0
<b>LVP PATROL AREA</b>	<b>8</b>	<b>0</b>	<b>5</b>	<b>5</b>	<b>7</b>
Apartment/Comm'l	19	15	25	14	25
<b>Total Crimes</b>	<b>27</b>	<b>15</b>	<b>30</b>	<b>19</b>	<b>32</b>

LaVista Park Patrol Activities					
	2019	2020	2021	2022	2022
Activity	Q2	Q2	Q2	Q1	Q2
House Checks	325	370	334	179	155
Construction Checks	0	0	0	66	29
<b>Stops</b>	<b>18</b>	<b>29</b>	<b>16</b>	<b>23</b>	<b>16</b>
Resident Contacts	63	0	0	0	0
Package Assists	0	20	5	28	13
Alarms	0	21	9	0	0
Brookhaven PD Assists	0	11	2	6	1
Abandoned Cars	3	0	0	0	0
Arrest Assist	1	0	0	0	0

**TIPS FROM THE PATROL**

The best deterrent to crime is awareness in the neighborhood. Residents are the eyes and ears of the patrol, which can't be everywhere at all times. Please continue to be vigilant of your surroundings and secure your property and vehicles. If you see a person who appears to be homeless, keep an eye out for them entering private property.

If that occurs, or if you see a crime or the results of one, please call 911 first (call 404-843-6670 for Brookhaven) 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 to provide key information to first responders.

**SAFETY SOLUTIONS**

It only takes a few seconds to commit a burglary from a garage that is left open and unattended. If you've ever asked, "Did I shut the garage?" there are tools that can help avoid that. A wireless garage hub and sensor allow you to open or close your garage from anywhere using an app on your phone. You can set a schedule to close your garage door, ensuring it automatically closes every evening even if accidentally left open. You also receive real-time notifications about any garage door activity via the app. Garage hub sensors are relatively affordable. One popular and highly rated option is the Chamberlain MYQ Smart Garage Hub, which is compatible with most brands of garage door openers made after 1993 and noted by users as easy to install.

-Laura Guitar, LVPCA Watch Coordinator

There were 32 reported crimes in the second quarter, which is 2 above the 15-quarter average of 30, and a jump from the quiet first quarter. As usual, the majority of crime was in the apartments and commercial areas. There were 7 Assaults, 4 stolen cars, 6 cases of vandalism, some theft and fraud. Within the residential patrol area, there were 2 thefts, 2 items stolen from cars, a loitering charge near the apartments, an individual found to have an unlicensed weapon near LaVista and Briarcliff and a burglary of a rental house on LaVista Rd near Publix.

Not included in this data was the report from a LVPCA member of homeless living in a vacant house on LaVista Rd. Smitty coordinated with Dekalb Police to have the homeless removed. This was not a reported crime as no arrest was made. This chart illustrates the activities engaged in by the Patrol.

Resident contacts will be tracked more closely by the patrol going forward as they regularly engage both association members and neighbors who are not members to discuss the benefits of the patrol. For Q2 2022, it is estimated that a total of 350 resident contacts were made.

House checks in the second quarter remain low year-over-year as COVID is still a concern, inflation has increased travel costs, and airline staffing shortages have created concern over flight delays and cancellations. The patrol is continuing to check the houses under construction for signs of homeless activity. Stops of suspicious people have returned to average year-over-year levels.

Package assists continue at higher levels, which is expected to continue as online ordering remains a popular choice. The patrol continues to partner with Brookhaven Police on calls.

# Membership Drive Results

The Membership Drive for the 2022-2023 membership year is over. The drive resulted in 296 memberships versus our budget total of 327. This is six fewer memberships than last year at this time. Last year we collected 16 additional memberships in the remaining months of the year. The 296 members represents 50% of available households in LaVista Park.

Membership cards have been distributed to all who signed up. If you have a digital card, we pushed the update directly to your card. You can verify this by checking the card in your wallet - it

should show an expiration date of May 31, 2023. If this is your first year, an email was sent to the email address you provided to download the card. If you have not gotten the email invite, please send a note to [president@lavistapark.org](mailto:president@lavistapark.org) and we will get one sent to you.

All Patrol signs have also been distributed. If you did not get one, or you need a replacement for a broken sign, send an email with your address to [president@lavistapark.org](mailto:president@lavistapark.org) and we will get one out to you.

# Cheshire Bridge Rebuild Update

Cheshire Bridge construction is now underway with a projected completion date of Halloween 2022. The city has contracted with C.W. Matthews for the design-build work, which includes financial incentives to the contractor for early completion. The plan is to prioritize getting the travel lanes open first as soon

as they are ready, and they will continue the other project work (finishes) afterwards to get traffic relief as quickly as possible.

While it may not look like anything is happening, crews are performing surveying and drilling as part of the preliminary planning. Next steps include utility work, roadway plans, and final plan review. You can follow the progress on the Atlanta DOT website at: [Cheshire Bridge Updates \(atlantaga.gov\)](http://Cheshire Bridge Updates (atlantaga.gov))

**THE PERFECT PROPERTY**

**As a long time homeowner in Lavista Park, I love helping my neighbors with all of their real estate needs!**

If you're considering selling your home now is a great time to do so because the housing market should still favor Sellers in the near future.

While it's unlikely that the housing market will shift completely to favoring buyers this summer, it's looking increasingly likely that the market will be more balanced over the 12-18 months.

A balanced and healthy market is great for buyers and sellers alike.

If you would like to know how the market is fairing in Lavista Park and what you could expect to list your house for, give us a call!

**JULI ST GEORGE**  
REALTOR / ASSOCIATE BROKER AT  
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[JULI@THEPERFECTPROPERTY.COM](mailto:JULI@THEPERFECTPROPERTY.COM)

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The advertisement features a circular portrait of Juli St George, a house icon, a hand holding a house, and the Keller Williams logo.

# Chick-Fil-A Project at Cheshire Bridge

This project, which has been under discussion for 2 years, is now dead. The City of Atlanta required the Chick-Fil-A franchisee to pay for adding a dedicated left turn lane on Cheshire Bridge coming southbound for Sheridan Road. This would have required the loss of too much property in front of this location to make a feasible.

At present, there are no new plans for this site. Thanks to the efforts of Ira Katz, the owner cleaned up the lot recently.

## New Use for Whole Foods Site

The original Atlanta Whole Foods location at LaVista and Briarcliff will be reborn as a Tesla Service Center. With the explosive growth in sales, Tesla has been actively looking to increase its network of service centers to keep up with the volume of sales. Currently, Tesla operates four locations in Atlanta to do maintenance on the cars. The current plan is to utilize the existing 28,000 square foot building and modify it. No rezoning is required since this type of facility is allowed under the current zoning. Tesla will be leasing this facility from the current owner, Blanchard, which leases another service center to Tesla in Kennesaw. An opening date has not been announced.



## Fall Festival is On!

We will be hosting our annual Fall Festival again this year after a hiatus for the pandemic. We are tentatively looking at the first Saturday in October. Anyone interested in helping plan and host the event, please send an email to [president@lavistapark.org](mailto:president@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 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.



## Street Repaving Update

The long saga of our repaving is finally coming to an end. The paving contractor – Allied Paving – has completed the following steps:

1. Redoing the block on Citadel between Beech Haven and Wild Creek Trail to get the correct height, which is now about 3 inches below the driveways. It was important to get this correct so that future work will not raise the street level above the driveways and cause flooding from rain runoff
2. Raised curbs on low lying areas to prevent road runoff into yards and houses
3. Replaced bad sections of asphalt paving that were laid when the temperature was too cold for it to cure correctly

There are only a couple of steps that remain to be completed before the contractor receives their final payment:

- Installation and striping of the remaining speed humps on Citadel and Mayfair
- Removal of paving debris and drainage sleeves

As a result of the experience in LaVista Park, Brookhaven has modified their paving plans going forward to do the following:

1. Conduct ground surveys for streets that will be repaved to identify any waterlines and other utilities that are not buried correctly prior to starting paving
2. Raising curbs on houses that lie below street level to prevent runoff flooding houses.
3. Define a working agreement with Dekalb County that will allow Brookhaven to complete any minor work that is identified in the middle of a project to allow Brookhaven to correct the problem and bill the county. This will reduce any delays waiting for the county to come correct a problem.

This has been a long and arduous process. The end-result will be streets with a smooth surface and waterline infrastructure that is correctly installed and sinkholes that have been repaired. Thank you all for your patience.

# Brookhaven Special Tax District Update- Good News!

The Brookhaven City Council approved the millage rate for 2022 at the June 28th City Council meeting for the LaVista Park Special Tax District. The millage rate will remain at 3.5 mill for 2022

A summary of the projects and their costs are shown in the table below. Brookhaven recently conducted an audit of revenue and expenses and removed "encumbrances", or funds set aside for unexpected expenses for work in the LaVista Park Special Tax District. These removed "encumbrances:" totaled \$313,599.71. That reduced the total expenses to \$1,417,877.24. This detailed list of expenses on the Brookhaven website, using the link below, will be updated soon to reflect this change: [LaVista Park Financial Impact | Brookhaven Georgia \(brookhavenga.gov\)](http://LaVista Park Financial Impact | Brookhaven Georgia (brookhavenga.gov))

Project	Cost
Evaluations	\$56,102.16
Roadways	\$1,353,193.63
Sidewalks	\$16,110.00
Police	\$302,015.96
Stormwater	\$4,055.20
<b>TOTAL</b>	<b>\$1,731,476.95</b>

*Will be reduced by  
\$313,599.71 for removal of  
reserves for unexpected expenses*

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 in 2020 was slightly higher at \$405,878.48. Each year since then collections have risen as a result of higher property valuations in this strong real estate market. The 2022 number is an estimate of the expected collections. Another audit will be performed in late 2022/early 2023 to determine actual 2022 collections and any remaining expenses. This will determine the final payoff amount for 2023. The figure reflected below is an estimate.

Special Tax District Payback Time				
Year	Tax Year	Revenue *	Expense	Balance
1	2020	\$405,878.48	\$386,439.12	19,439.36
2	2021	\$414,341.08	\$1,031,438.12	-\$597,657.68
3	2022	\$435,847.00	\$0.00	-\$161,810.68
4	2023	\$161,810.68	\$0.00	\$0.00
5	2024	\$0.00	\$0.00	\$0.00
6	2025	\$0.00	\$0.00	\$0.00

**2022 is expected to be the last year of a full millage rate of 3.5 mills for the Special Tax District. 2023 will be the final year of this extra assessment and it will be at slightly less than half that historical 3.5 mill rate!**



# Peachtree Creek

## ANIMAL HOSPITAL

# 404.46PUPPY

<https://peachtreecreekah.com>

## Skirt Steak

1 C. vegetable oil  
¾ C. soy sauce  
½ C. lemon juice  
¼ C. Worcestershire sauce  
¼ C. mustard  
2 t. coarse ground pepper  
1 T ginger  
2 cloves minced garlic  
Salt, Pepper, Garlic Powder, Onion Powder,  
Tony Chachere's Creole Seasoning to taste.

Lightly season each side of steak with Tony's, onion powder, garlic powder and a light coat of mustard and put in ziplock bag and cover with marinade (the rest of the ingredients).

Marinate steak for at least a few hours, preferably overnight.

Grill on charcoal BBQ until medium – medium rare. Slice thinly at an angle. You can also cook on a gas grill or in the oven on broil. It cooks quickly. Be careful not to overcook.

## Chicken Parmesan (about 5 servings)

2 large boneless/skinless chicken breasts (each cut into 3 pieces)  
25 oz jar of your favorite spaghetti (don't get one with meat)  
8 – 12 oz of shredded Mozzarella Cheese  
6-8 oz of shredded Parmesan cheese  
1 cup Extra Virgin Olive Oil  
1 cup Breadcrumbs (Italian style)  
1 egg  
½ cup of milk or cream

3 Tablespoons of chopped fresh Garlic  
Tony Chachere's Creole Seasoning  
Garlic Powder  
Onion Powder  
Poultry Seasoning  
Basil, Italian Seasoning, Oregano (optional)  
Pasta (any kind)

Season the chicken on both sides with a medium dusting of Tony's, Garlic Powder, Onion Powder and Poultry Seasoning. Set aside for about 10 minutes.

Pour the olive oil in a heavy frying pan (cast iron if you have it) and turn to medium heat. You want it hot, but not smoking.

In a bowl combine the egg and milk and thoroughly mix/beat.

On a plate put the breadcrumbs and half of the shredded parmesan cheese and mix together well.

Take each piece of the chicken and dredge in the egg/milk mixture and then dredge in the breadcrumb mixture. Repeat this again with each piece of chicken (basically double coating the chicken with breadcrumbs).

Fry the chicken in the olive oil until lightly brown on each side. You are not trying to cook the chicken, only brown the outside.

Drain the chicken on paper towels or a paper grocery bag.

Put the chicken in a baking dish and sprinkle each piece of chicken with the fresh chopped garlic. Add the remaining parmesan cheese on the top of the chicken. If you decide to do the optional seasonings, sprinkle them on top of the chicken. You can also add more of the other seasonings.

Pour the Spaghetti sauce over the chicken (shake the pan slightly from side to side to try and evenly distribute the sauce). Cover the entire dish with the mozzarella cheese.

Bake uncovered at 350 degrees until the sauce starts to bubble on the edges and the mozzarella starts to lightly brown – about 20 – 30 minutes.

Serve over pasta.

## Champagne Vinaigrette Dressing (makes about ¾ cup)

1 garlic clove, finely chopped  
2 tablespoons Dijon Mustard  
¼ cup champagne vinegar  
2 tablespoons fresh lemon juice  
2 tablespoons honey  
2 or 3 dashes hot sauce  
½ teaspoon salt  
½ teaspoon freshly ground black pepper  
½ cup extra virgin olive oil

Whisk together the garlic, mustard, vinegar, lemon juice, honey, hot sauce, salt, and pepper in a large bowl. Slowly whisk in the olive oil until the dressing is emulsified. Alternatively, you can combine all the ingredients in a blender or a food processor and purée until smooth.

## Pet spotlight: Ida Lou Golden-Plant

If you've seen a "smiling" dog that looks like Scrappy Doo out for a walk in the neighborhood, you've likely already met Ida Lou Golden-Plant, who lives on Wild Creek Trail, sharing a home with longtime LaVista Park residents Bill Golden & Drew Plant.

Five-year-old Ida adopted Bill and Drew after being discovered chasing cars in East Atlanta by a pet-loving lady who could not keep her as she already had a "zoo" of her own and a baby on the way. Before the first day of a two-day trial adoption period was over, Bill had made new tags for Ida. Already named, it was perfect, as Ida was Bill's maternal nana's name.

Last Fall Ida won the PALS (Pets Are Loving Support) fundraising cotillion with her fetching flight attendant ensemble; Daddy Bill serves on the board of nonprofit PALS. When Ida is not hosting her friends Jack or Phaedra for playdates, you can follow her on Instagram ([@idalougoldenplant](https://www.instagram.com/idalougoldenplant)), where she sometimes even includes cat sister Doris.



## Candler Mansion to become Senior Living Center

Emory (who purchased the property in 1998) plans to enter into a long-term ground lease with Galerie Living to develop and operate a senior living community on about 32 acres of the 42-acre Briarcliff property (1260 Briarcliff Road NE). As part of the agreement, Galerie will restore the historic Candler Mansion.

Following community meetings, Galerie Living will make its filings with DeKalb County in the hope of breaking ground by 2023 or 2024.



The Candler Mansion has a storied history at Emory and in the surrounding community. The home was built in the 1920s by Coca-Cola heir Asa "Buddie" G. Candler Jr. It took more than a decade to build, but by its completion it was considered one of the finest estates in the region.

In 1921, the Atlanta Constitution (now the Atlanta Journal-Constitution) published an article titled "Forty Acres of Fairyland." In it, the reporter writes, "As one enters, the grounds resemble a great park.... A popular spot is the swimming pool, which is enjoyed by Mr. Candler, his family and friends. Below the swimming pool is located the bath house, built of cream brick, with marble partitions and tile floors, eight dressing rooms, two showers, dressing tables, mirrors and other conveniences."

Over the years, Candler and his wife, Helen, added onto the property, which ultimately included 40 rooms, several greenhouses, two solariums, a ballroom and even a zoo. It is on the National Registry of Historic Properties.

For more information about this historic property visit: <https://www.asasbriarcliff.com/briarcliff-farm-19111925>

## Emory's Carlos Museum

The Michael C. Carlos Museum is an art museum located in Atlanta on Emory University's main campus. The Carlos Museum has the largest ancient art collections in the Southeast, including objects from ancient Egypt, Greece, Rome, the Near East, Africa and the ancient Americas.

The museum is one of the oldest museums in Georgia. The museum's collections date back to 1876, when a general museum known as Emory College Museum was established on Emory University's original campus in Oxford, Georgia. After the university was relocated to Atlanta, a small group of professors officially founded the Emory University Museum in 1919. The collections were housed and displayed in various buildings around the campus.

Over the years, Atlanta businessman Michael C. Carlos donated over \$20 million to create a permanent home for the museum, which opened in 1985. The museum was renamed again to the Emory University Museum of Art and Archaeology and was officially accredited by the American Alliance of Museums as a museum of antiquities and fine arts. Carlos died in December 2002 at the age of 75.

The museum's collections comprise more than 25,000 works, and the facility attracts 120,000 visitors annually. In addition to permanent and temporary exhibitions, the museum is a source of educational programming, providing lectures, symposia, workshops, performances, and festivals. The Carlos Museum also operates a teaching laboratory and conservation center, and publishes scholarly catalogues. The

museum also brings art, history, and archaeology to the classroom of Georgia children through its outreach program, Art Odyssey. The Carlos Museum also runs Odyssey Online, a Web site for school-age children that explores the various cultures reflected in the museum's collections.

The museum's permanent Egyptian holdings were bolstered with the acquisition of 145 works from Canada's Niagara Falls Museum in 1999. The elaborately decorated ancient coffins and mummies of both humans and animals form the centerpiece of the permanent exhibition of ancient Egyptian art. Also in 1999, Carlos bequeathed a \$10 million gift specifically for the purchase of ancient Greek and Roman pieces. As a result, the museum now owns and exhibits the finest existing portrait of the Roman emperor Tiberius and one of the country's best examples of Hellenistic sculpture, a depiction of Terpsichore, the Greek muse of dance. A total of 450 works of art are now on display in galleries devoted to Greek and Roman art.

The museum is open Tuesday-Friday 10am - 4 pm; Saturday 10am - 5pm; and Sunday Noon - 5pm. The museum is closed on university holidays. Admission is \$ 8/adult; \$6/students, senior citizens and children (6-17). Public guided tours are offered Sunday at 2 pm and groups of five or more may request a guided tour. For more information visit: <https://carlos.emory.edu/>

## How much food costs in Georgia

Inflation is surging in the United States - in large part because of rising food prices. In cities across the country, food today is 8% more expensive on average than it was a year ago, and American families are feeling the pinch.

According to the Economic Policy Institute, a nonprofit think tank, a family of four - two adults and two children - can expect to pay an estimated \$9,835 on food in 2022. This amount varies across the country, however.

In Georgia, a family of four can expect to spend an average of \$9,507 on food in 2022, the 22nd lowest amount among states, according to the EPI's Family Budget Calculator. This amount assumes a nutritionally adequate diet for two adults and two children where almost all food is bought at a grocery store and prepared at home.

Food costs are partially driven by what residents can afford, and states with higher food costs also often have higher than average family

incomes, and vice-versa. Georgia is no exception. Just as food costs are lower than average in Georgia, so, too, are incomes. The typical family in the state earns \$74,127 a year, compared to the national average of \$80,069.

Georgia residents are more likely to rely on government assistance to afford groceries than the typical American. An estimated 12.8% of the state population rely on SNAP benefits, formerly known as food stamps, compared to the 12.1% national SNAP reciprocity rate.

Food cost figures in this story are 2022 estimates from the EPI and family income and SNAP reciprocity figures are five-year estimates from the U.S. Census Bureau's 2020 American Community Survey.

*(This article by Samuel Stebbins appeared in The Center Square on April 20, 2022. It is reprinted by permission)*



virtual public relations firm

Drew Plant, LaVista Park homeowner since 2002

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o. 404.874.0300  
[bradfordsmith@atlantafinehomes.com](mailto:bradfordsmith@atlantafinehomes.com)  
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## Bill Golden: Your LaVista Park Real Estate Expert

*Bill serves buyers & sellers; first-time buyers to downsizers, & second-generation clients*

- LaVista Park homeowner since 1996
- Full-time intown Atlanta Realtor for 30+ years
- Quoted in media as real estate expert
- Longtime LVPCA supporter; proud to be a Platinum Sponsor
- Board of Directors, Pets Are Loving Support (PALS [www.palsatlanta.org](http://www.palsatlanta.org))
- Thank you neighbors, friends, family, clients, and business partners & colleagues!



*Bill Golden with assistant, Ida Lou*



- 404.295.6270
- 1125 Wild Creek Trail
- [Bill@BillGoldenHomes.com](mailto:Bill@BillGoldenHomes.com)
- [www.BillGoldenHomes.com](http://www.BillGoldenHomes.com)

**There's no one right answer:**  
*Your individual wants, needs & goals are the most important parts of my real-estate equation.*



ASK ABOUT OUR SUMMER INCENTIVES THROUGH SEPTEMBER!

### REAL ESTATE UPDATE JULY 2022

The first half of 2022 has been a wild ride for real estate. As prices climbed, so have rates. Forecasters are expecting the market to remain strong through 2022, but we do anticipate to see more homes listed and less buyers in the back part of 2022. Now is still a great time to sell, especially investment homes to free up cash. As many of us know, there are opportunities in every market. Buyers still have great options including including buying down rates, step up rates and ARM mortgages to lock in lower than market rates.



1

### ABOUT MAXIMILLIAN CORWELL

Maximillian Corwell has been selling homes since 2008 + has sold over 400 homes with \$1.25M+ in sales. Consistently ranked in the top 1% of Realtors nationwide, Maximillian has the expertise in marketing, critical thinking + negotiating to help any client achieve their real estate goals. Maximillian's passion in real estate has been featured on HGTV's "Property Brothers" and "Property Virgins" since 2012. As a Lavista Park resident, Maximillian will donate \$500 for any Lavista Park sale back to LVPA to better enhance + support our community.



2

### CLIENT TESTIMONIAL & JUST SOLD

"Max's style was just right for us. He's calm, kind, has a great sense of humor, listens, and is thoughtful in his responses. His wealth of knowledge put us at ease immediately. I remember after our first showing with Max, my husband and I turned to each other and said, "He's fantastic!". And above all, Max operates with integrity. That alone is worth everything. Work with Max -- you'll be very happy you did!" - Joy O.



3

JUST SOLD | \$1.2M | SOLD JUNE 2022



404.216.4816 (cell)  
404.876.4901 (office)



[max@corwellfinehomes.com](mailto:max@corwellfinehomes.com)

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# \$17 Million Sold In Lavista Park

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## Introducing @AtlantaModernHomes

Matt & David are among the go-to leaders in luxury modern real estate in Atlanta. Their shared passions for all things modern brought them together in 2016 when they formed Doyle | Goodrowe.

Soon after, they helped establish @AtlantaModernHomes, a social media platform designed to connect anyone with a passion for modern design, real estate & architecture. Here Atlantans can celebrate the vibrant modern architecture of our city.

Follow us on Instagram and Facebook



## Your Lavista Park Leaders!

**Matthew Doyle**  
matthew.doyle@compass.com  
M: 561.707.6139 | O: 404.668.6621

**David Goodrowe**  
david.goodrowe@compass.com  
M: 404.333.3190 | O: 404.668.6621

# COMPASS



**1191 Kingsley Cir**  
5 Bed | 4.5 Bath | \$1,675,000 | Represented Sellers



**1453 Brook Valley Lane NE**  
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**1242 Wild Creek Trail NE**  
4 Bed | 3 Bath | \$1,250,000 | Represented Buyers



**1303 Citadel Drive NE**  
5 Bed | 5 Bath | \$1,200,000 | Represented Buyers



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# KEY CONTACT INFO

## President

Larry Hoskins, [president@lavistapark.org](mailto:president@lavistapark.org)

## Executive Vice President

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

## Secretary

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

## Registrar

Travis Vaughn, [registrar@lavistapark.org](mailto:registrar@lavistapark.org)

## Treasurer

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

## Vice President, Section 1

Jay Horton, [vp1@lavistapark.org](mailto:vp1@lavistapark.org)

## Vice President, Section 2

Steve Osunsami, [vp2@lavistapark.org](mailto:vp2@lavistapark.org)

## Vice President, Section 3

Ronnie Phillips, [vp3@lavistapark.org](mailto:vp3@lavistapark.org)

## Vice President, Section 4

Katie Pltz, [vp4@lavistapark.org](mailto:vp4@lavistapark.org)

## Patrol Coordinator

Laura Guitar, [watch@lavistapark.org](mailto:watch@lavistapark.org)

## Zoning Coordinators

Joel Thomas, [zoning@lavistapark.org](mailto:zoning@lavistapark.org)

## Park Coordinator

Bill Dynam, [LVPark@lavistapark.org](mailto:LVPark@lavistapark.org)

## Webmaster

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

## IMPORTANT PHONE NUMBERS

<b>Emergency</b>	911
<b>Animal Services</b> – Stray Animals	404-294-2996
<b>Drainage Problems</b>	404-297-3840
<b>Code Enforcement</b>	
	Brookhaven: 404-637-0500, <a href="mailto:code@brookhavenga.gov">code@brookhavenga.gov</a> , or Brookhaven Connect app
	Dekalb: 770-724-7940
<b>DeKalb Rape Crisis Center</b>	404-377-2428
<b>Driver's License</b>	678-423-8400
<b>General Information</b>	404-371-2000
<b>Marta Complaint Line</b>	404-848-4800
<b>Potholes</b>	
	Brookhaven: 404-637-0500, Brookhaven Connect app
	Dekalb: 404-297-3840
<b>Sanitation</b>	404-294-2900
<b>Property Tax</b>	404-298-4000
<b>Traffic Signal Malfunction</b>	404-297-3929
<b>Trees Down</b>	
	Brookhaven: 404-637-0540
	Dekalb: 404-297-3840
<b>Voter Registration</b>	404-298-4020
<b>Water Billing</b>	404-378-4475
<b>Zoning</b>	
	<b>Brookhaven: 404-637-0500, Brookhaven Connect app</b>
	<b>Dekalb: 404-371-4915</b>

## United States Senate

Raphael Warnock, Senator (202) 224-3643  
[www.senate.gov/senators/117thCongress/warnock-raphael.htm](http://www.senate.gov/senators/117thCongress/warnock-raphael.htm)

Jon Ossoff, Senator (202) 224-3521  
[www.ossoff.senate.gov/](http://www.ossoff.senate.gov/)

## United States Representative – 5th Congressional District

Nikema Williams (202) 225-3801  
<https://nikemawilliams.house.gov/contact>

## Governor

Brian Kemp (404) 656-1776  
<https://georgia.gov/contact-georgiagov>

## Georgia State Senate – District 42

Elena Parent (404) 656-5109  
[elena.parent@senate.ga.gov](mailto:elena.parent@senate.ga.gov)

## Georgia State House of Representatives – District 82

Mary Margaret Oliver (404) 377-0485  
[mary.oliver@house.ga.gov](mailto:mary.oliver@house.ga.gov)

## Georgia State House of Representatives – District 83

Becky Evans (404) 656-0109  
[becky.evans@house.ga.gov](mailto:becky.evans@house.ga.gov)

## Mayor – City of Brookhaven

John A. Ernst, Jr. (404) 637-0710  
[john.ernst@brookhavenga.gov](mailto:john.ernst@brookhavenga.gov)

## City Manager – City of Brookhaven

Christian Sigman (404) 637-0513  
[christian.sigman@brookhavenga.gov](mailto:christian.sigman@brookhavenga.gov)

## City Council – City of Brookhaven – District 4

John Funny (404) 637-0718  
[John.funny@brookhavenga.gov](mailto:John.funny@brookhavenga.gov)

## Dekalb County School Board – District 2

Marshall D. Orson (678) 676-0027

## 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 or 404-843-6670 for Brookhaven Police.. 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.

## FRIENDS OF LAVISTA PARK...show your membership card and save!

Level	Friend	Contact	Incentive
<b>PLATINUM</b>	<b>Doyle/Goodrowe Curated Living</b>	Matthew Doyle: 561-707-6139 David Goodrowe: 561-07-6139 matthew.doyle@compass.com david.goodrowe@compass.com	
	<b>Bill Golden Homes, LLC</b>	404-295-6270 billgolden57@gmail.com	Receive a reusable Bill Golden Homes tote swag bag filled & tailored to you + a complimentary market analysis & digital marketing plan.
	<b>Maximillian Corwell   Atlanta</b>	404-216-4816 max@corwellfinehomes.com	\$500 donation to LVPCA and up to \$2,000 credit towards staging or closing credit on transactions over \$700k
	<b>Jackson Bass Homes, Inc</b>	404-694-4663 jackson@jacksonbasshomes.com	Receive a FREE Interior Design Staging Consultation from Design2Sell Home Stagers when listing their home with Jackson Bass for Sale (\$275 value)
	<b>Peachtree Creek Animal Hospital</b>	404-467-8779 peachtreecreekah.com 1085 Lindbergh Dr, Ste 100	Free nail trim
<b>GOLD</b>	<b>EATaliano</b>	404-321-2111 marie@eatalianokitchen.com 2480 Briarcliff Rd	10% off dinner bill
	<b>Mellow Mushroom</b>	404-325-0330 1679 LaVista Rd www.mellowmushroom.com	10% discount
<b>SILVER</b>	<b>Juli St George Real Estate Team</b>	404-668-8975 juli@theperfectproperty.com	"Complimentary Comprehensive Market Analysis - no obligation. Complimentary Deep House Cleaning Service with signed Listing Agreement (value up to \$500)"

### 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



P.O. BOX 244190 ATLANTA, GA 30324 | WWW.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 over 500 households. Advertising rates start at \$35 per issue, or 4 ads for \$100 for a 1/8 page ad. Other ad sizes are available. Contact president@lavistapark.org for more details. Camera-ready art must be submitted in one of the following electronic file formats: TIFF, EPS, PDF  
Newsletter Published Quarterly

Editor: Dennis Bickham, editor@lavistapark.org

Design: wendyodesigns@gmail.com