

# LAVISTA PARK NEIGHBORHOOD NEWS

ISSUE #4 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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## Annual Meeting Thursday, October 13

7:00 pm Social with refreshments

7:30-9:00 pm Meeting

Westminster Presbyterian Church | 1438 Sheridan Road

## Fall Festival Saturday, October 8

1-5pm

Wild Creek Trail at Brook Forest

## A Message from the LVPCA President

Fall is definitely in the air and brings with it two opportunities. First is restarting our Fall Festival after a two-year hiatus for the pandemic. We hope you can join us for this fun outdoor event and reconnect with neighbors and meet new ones. This year we are adding an outdoor concert at the end from 4-5 pm at the Beech Haven and Wild Creek end of the park. Bring your adult beverage and a chair to enjoy the music. Second is the upcoming bi-annual election on November 8th. In addition to the federal election for House and Senate, there are also most of the state and county positions on the ballot. Look for our Voters Guide coming out shortly.

There is also another ballot I would encourage you to focus on - the election of the board for LVPCA. We have several open positions that need to be filled for

the board to function well. Many people say they just don't have the time to commit. The impact of not stepping up is that issues don't get addressed and events, like the Fall Festival don't happen. We make the community we live in through our efforts and by being involved. Any amount of time you can commit is welcomed. When more people step up it lessens the load. So, think about what type of community you want and step up to make LaVista Park one of the best neighborhoods in metro Atlanta.

Lastly, I want to thank you for the opportunity to serve as your president for these last 4 years. I have truly enjoyed meeting all of you and jointly working to move our neighborhood forward. Thank you all for your continued support of LaVista Park.

-Larry Hoskins

# Crime Tracking

Our crime tracking data now has sixteen quarters of data as reported to Dekalb County Police through the crimemapping.com database and from Brookhaven Police Department in addition to four years of third quarter data for comparison. The chart below shows the breakout by crime within the area of the LaVista Park Patrol for the third quarter for the last four years and the three quarters of 2022, with a summary for the apartment and commercial areas for these same time periods.

LaVista Park Crime Tracking						
TYPE OF CRIME	Q3 2019	Q3 2020	Q3 2021	Q1 2022	Q2 2022	Q3 2022
Assault/Battery	1	0	2	1	0	1
Auto Theft	0	0	0	0	0	0
Criminal Trespass	0	1	0	0	0	0
Domestic Dispute	0	0	0	0	0	0
Drugs	0	0	1	0	0	0
DUI	0	0	0	0	0	0
Fraud	0	2	0	2	0	2
Kidnapping	0	0	1	0	0	0
Loitering	0	0	0	1	1	0
Mail Theft	0	1	0	0	0	0
Property Damage	0	0	0	0	0	0
Residential Burglary	0	1	1	0	1	3
Residential Robbery	0	0	0	0	0	0
Sex Crime	0	0	0	0	0	1
Terroristic Threats	0	0	1	0	0	0
Theft	0	0	0	0	2	1
Theft from Vehicle	0	3	3	1	2	1
Weapons Charge	0	0	0	0	1	0
Vandalism	0	1	0	0	0	2
<b>LVP PATROL AREA</b>	<b>1</b>	<b>9</b>	<b>9</b>	<b>5</b>	<b>7</b>	<b>11</b>
Apartments/Comm'l	23	24	28	14	25	29
<b>Total Crimes</b>	<b>24</b>	<b>33</b>	<b>37</b>	<b>19</b>	<b>32</b>	<b>40</b>

There were forty reported crimes in the third quarter, which is nine greater than the previous fifteen quarter average of thirty-one crimes. As usual, the majority of crime was in the apartments and commercial areas, including seven assaults, five stolen cars, four cases of vandalism, some theft and fraud.

Within the residential patrol area, there were three instances of residential burglary – two of which were related to vacant houses for sale and one where the thieves used the keys and wallet stolen from the owner’s car to break into the house. Also, there were two instances of fraud, an individual report of an assault, a sex crime (indecent exposure), theft, theft from a vehicle and vandalism.

The bottom chart illustrates the activities engaged in by the Patrol.

During the third quarter of 2022, the Patrol completed 225 house checks, seventy construction checks, twenty-seven stops of suspicious persons or vehicles, 218 resident contacts, nineteen package assists and six assists to Brookhaven Police Department. The Patrol has engaged in checking out more construction sites for homeless activity and stopped more suspicious individuals to help address the people camping out in vacant houses and construction sites.

### SAFETY SOLUTIONS: EXTERIOR LIGHTING

With the days getting shorter and the end of daylight savings time approaching, it’s worth considering some additional steps to secure your home when it’s dark. For example, in the criminal mind, it makes more sense to target a dark home that looks empty over a well-lit home that presents greater risk. Some security considerations are below:

- Check the lighting around your home to make sure it is working. Repair any broken lights or contact Georgia Power for streetlights that are inoperable.

*continued on next page*

LaVista Park Patrol Activities						
	2019	2020	2021	2022		
Activity	Q3	Q3	Q3	Q1	Q2	Q3
House Checks	292	340	310	179	155	225
Construction Checks	0	0	165	66	29	70
<b>Stops</b>	<b>37</b>	<b>24</b>	<b>110</b>	<b>23</b>	<b>16</b>	<b>27</b>
Resident Contacts	0	8	0	0	0	218
Package Assists	21	7	48	28	13	19
Alarms	19	12	0	0	0	0
Brookhaven PD Assists	0	5	15	6	0	6
Arrest Assist	0	0	0	0	0	0

*continued from previous page*

- If you have vehicles parked in your driveway or on the street overnight, it's a good idea to have a light shining on them to help keep burglars from approaching the vehicle. If your vehicle is targeted, that light will help security cameras catch a clearer image.
- Lighting your garage area is a good idea given that it provides one of the easier entry points into the house but don't forget to light any garage side doors and windows as well.
- Low voltage landscape lighting provides benefits by illuminating dark corners of your property and providing line of sight deeper into your yard.
- Check out any home improvement store and see what inexpensive items are available to upgrade your home security.

**YOU ARE THE BEST DETERRENT TO CRIME.** 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 or suspicious, 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 the Police first - 911 for the southside of LaVista Road and 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.

Laura Guitar  
LVPCA Watch Coordinator

## Cheshire Bridge Developments

If you have driven down Cheshire Bridge recently you have seen the fencing extending from the old Ace Hardware to the old Diner. These buildings, including the European Dry Cleaners, was purchased by Henoke Kebede. Kebede plans to open a new pizzeria in the European Cleaners space. His vision is to create a restaurant destination in these three building with a shared courtyard, similar to Little Italia in West Midtown.

The second restaurant that will make use of the shared courtyard is D & H Diner, which will go into the old

Landmark Diner space. Kebede currently plans a third restaurant to go into the Ace Hardware/Happy Hermans space. He is talking to several restaurateurs but does not yet have anyone signed up.

The bridge rebuild project continues at a rapid pace and remains on track to have one lane open in either direction by the October 31st target date. You can follow the progress on the Atlanta DOT website at: [Cheshire Bridge Updates \(atlantaga.gov\)](http://atlantaga.gov)

## New Brookhaven City Hall

The City of Brookhaven is in the process of approving plans and cost estimates for a new City Hall which will be located adjacent to the Brookhaven MARTA station along Peachtree Road. The new site is within a mile of the existing City Hall. MARTA and the City have negotiated a long-term lease agreement for the site

The proposed building will be approximately five stories and 55,000 square feet. The estimated cost is \$60,000,000.00. Currently the proposed groundbreaking ceremony and construction start will be September 2023. The proposed

move in date is the first quarter of 2025.

This project was discussed at the September 13th meeting of the City Council. At that meeting the council approved an architectural contract with Sizemore Group, LLC for the design and engineering of the new City Hall.

For more detailed information on the project visit: <http://brookhavencityga.igam2.com/Citizens/FileOpen.aspx?Type=1&ID=4295&Inline=True>

## High Museum of Art

Fall is a great time to venture out to the granddaddy of art museums in Atlanta – The High Museum of Art.

There are two great art exhibitions this fall at The High. Rodin in the United States: Confronting the Modern runs from October 21st through January 15th and Monir Farmanfarmaian: A Mirror Garden runs from November 18th through April 9th.

Auguste Rodin (French, 1840–1917) is one of the most celebrated sculptors of the modern age, represented in museums and private collections across the globe. However, this was not always the case.

From his first sculpture to enter an American museum in 1893 and culminating with his popular revival in the 1980s, this exhibition follows Rodin’s rise to eminence in the United States due in large part to the collectors, critics, and curators who helped make it happen.

The more than seventy sculptures and drawings in the exhibition encompass many of Rodin’s best-known compositions, including *The Thinker*, *Monument to Balzac*, and *The Kiss*, as well as less-familiar subjects and an exceptional number of his expressive and probing drawings. The exhibition shows Rodin working across an array of media—from bronze and marble to terracotta and plaster—and illuminates his creative process, from studies and maquettes to completed works. Rodin in the United States also reveals Rodin’s incredible

daring and inventiveness as he continually pushed against and beyond traditional notions about sculpture.

The High Museum is hosting the first posthumous exhibition at an American museum for Monir Shahroudy Farmanfarmaian (1924–2019), one of Iran’s most celebrated and revered visual artists, known internationally for her geometric mirror sculptures that combine the mathematical order and beauty of ancient Persian architectural motifs with the forms and patterns of hard-edged, postwar abstraction.

The exhibition’s title is borrowed from Farmanfarmaian’s 2007 memoir, co-authored by Zara Houshmand, which evokes the visual splendor of the artist’s mirror-mosaic sculptures. Objects on view will include a selection of sculptures, drawings, textiles, and collages spanning four decades, from 1976 to 2019. The exhibition was inspired by the High’s 2019 acquisition of Farmanfarmaian’s cut-mirror sculpture *Untitled (Muqarnas)* (2012) as well as her 2014 drawing *Untitled (Circles and Squares)*.

In addition, the Shaheen Collection of French Works is an ongoing exhibit. The High Museum has assembled a distinguished collection of European art ranging in date from the fourteenth through twentieth centuries. The collection of paintings displayed in this installation represent the accomplishment of Doris and Shouky Shaheen. Collected over a span of four decades, these works were presented as a gift to the High Museum in 2019.

The Doris and Shouky Shaheen Collection focuses on French art of the late nineteenth and early twentieth centuries. Within this timeframe, the paintings represent an array of styles, including the pre-Impressionist realism of Eugène Boudin’s harbor views, the shimmering Impressionism of Claude Monet’s and Camille Pissarro’s landscapes, and the expressive modernism of Amedeo Modigliani’s and Henri Matisse’s figure studies.

Atlantans long have benefited from the Shaheens’ strong philanthropic spirit in the form of important gifts to numerous institutions across the city. The gift of their remarkable collection of French masterworks will forever enrich the lives of all those who visit the High Museum.

For more information on these or other events at [The High](https://high.org/), visit: <https://high.org/>



Monir Shahroudy Farmanfarmaian (Iranian, 1924–2019), *Untitled (Muqarnas)*, 2012, mirror, reverse-glass painting, and plaster on wood, High Museum of Art, Atlanta, purchase with funds from the Farideh & Al Azadi Foundation, 2019.174. © Monir Shahroudy Farmanfarmaian.

## Pet Spotlight

Matthew Mascaritolo and Shakeel Rahaman live at the corner of Briarcliff and Citadel Drive. They have three beautiful cats.

If you aren't a cat owner, they are sure you've been told by other cat owners that "if you have a cat, you will never feel bored." They say their 3 beautiful cats meow this line to them every single day of their lives and they are far from being bored.

Uma (brown/grey/black) the oldest family member is over sixteen years young, the queen bee, the most social and the one with the biggest appetite. Her mere existence in the house (most times napping on the couch) makes them feel a grandmotherly presence and that's pretty surreal.

Zoya (Black & white) the smartest family member is about three and a half years old and is already an independent woman. She loves to party but, on her terms, she is the most playful if you can get her out of her safe space. Zoya fancies window watching, so feel free to waive at her if you happen to walk or drive by.

Dexter (orange/blonde) is about two years old making him the sweetest, and the youngest boy in the family. He enjoys human contact endlessly but touch his paws and you will soon realize he belongs to the same family as lions!

Matthew loves to tiktok (hausOFmeows) their playful lives (filmed by Shakeel) and share the joys with other cat owners and the ones that are bored.



## 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



# Brookhaven Special Tax District Update

Prior to setting the rate for the Special Tax District for 2022, Brookhaven performed an audit of the Special Tax District expenses and released contingency funds of \$313,599.71. This audit brought down the total project expenses to \$1,417,877.24 and thus accelerated when the Special Tax District will be paid off.

As a result of the audit, Brookhaven also validated the actual collections made after true-ups from the property valuation appeals process. This changed the figures for the 2020 and 2021 years. The revenue figures for 2022 and 2023 shown below are estimates which will be impacted by the property valuation appeals process.

The original projection for paying off the Special Tax District was based on an estimate of property tax revenue of \$400,000.00. With higher tax collections and lower expenses than originally projected, the Special Tax District will be paid off two years earlier than expected. **Thus, 2022 is the last year the millage rate will be 3.5 mills. In 2023 the millage rate will be about half of the 3.5 mills to only collect what is needed to pay off the Special Tax District. 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.**

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>
Released Funds	\$313,599.71
<b>New Expense Total</b>	<b>\$1,417,877.24</b>

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



# Peachtree Creek

## ANIMAL HOSPITAL

# 404.46PUPPY

<https://peachtreecreekah.com>

## Update on Trash Pickup

For the past two years we have been providing a weekly report of missed trash pickups to Dekalb Sanitation and our Dekalb Commissioner. We started this to highlight the issue for Dekalb Commissioners of this most basic of county services to be sure they were aware of the issue to get it fixed. The issue was staffing challenges, which every city and county has been facing during the pandemic. While this will continue to be an ongoing challenge, staffing levels have come up sufficiently that we are consistently getting serviced. **Therefore, LVPCA will no longer provide reporting of missed trash collection to the county.**

What should you do if your trash is not picked up? You have two options for reporting this:

1. Call the Dekalb Sanitation Service Center at 404-294-2900
2. Send an email to the Dekalb CEO at [ceomichaelthurmond@dekalbcountyga.gov](mailto:ceomichaelthurmond@dekalbcountyga.gov)

A service request will be generated based on your inquiry. Then Dekalb Sanitation will likely come on Friday to address the missed trash collection unless they have additional resources to do it sooner.



## Fall Gardens

As summer vegetables stop producing, it's time to start planning and preparing fall flower and vegetable gardens. One advantage of gardening in the fall is cooler temperatures that make gardening more pleasant.

Because they take longer to mature, some fall vegetables are best purchased as transplants. These include broccoli, Brussels sprouts, cabbage and cauliflower. Vegetables that can be planted as seeds include beets, bunching onions, carrots, collards, kale, lettuce, mustard, radishes, spinach, Swiss chard and turnips.

University of Georgia Cooperative Extension recommends this list of cultivars of cool season vegetables that do well in Georgia:

- Broccoli** – 'Marathon', 'Packman', 'Patriot', 'Premium Crop', 'Bravo', 'Decathlon'
- Cabbage** – 'Blue Dynasty', 'Bravo', 'Early Round Dutch', 'Rio Verde', 'Green Jewel'
- Carrot** – 'Chantenay', 'Scarlet Nantes', 'Sweetbites', 'Sweet Delight'
- Cauliflower** – 'Absolute', 'Early Snowball', 'Graffiti', 'White Magic', 'Symphony'
- Collard greens** – 'Blue Max', 'Georgia Southern', 'Hevi-Crop'
- Kale** – 'Vates', 'Dwarf Siberian', 'Blue Armor', 'Blue Knight'
- Lettuce** – 'Butterhead', 'Romaine', 'Buttercrunch'

- Mustard greens** – 'Florida Broadleaf', 'Southern Giant Curled', 'Red Giant', 'Savannah'
- Onion, green** – 'White Portugal'
- Onion, dry bulb** – 'Burgundy', 'Excel', 'Grano', 'Red Creole', 'Savannah Sweet'
- Radish** – 'Cherry Bell', 'Scarlet Globe', 'Champion'
- Spinach** – 'Melody', 'Winter Bloomsdale'

For a complete list with planting information visit:

<https://ugaurbanag.com/wp-content/uploads/2015/08/Vegetable-Planting-Chart.pdf>

Fall is also the perfect time to plant many flowers that pay off in the spring with beautiful, showy blossoms.

Atlanta generally falls into Zone 8 of the USDA plant hardiness zone. USDA Hardiness Zone 8 is a warm zone with a long growing season, comprising hot summers and mild winters with the coldest annual temperatures between ten- and twenty-degrees Fahrenheit.

Some of the best flowers to plant in Atlanta in the fall are: violas; pansies; snapdragons; dusty miller; and decorative cabbages and kales.

*(Parts of this article were reprinted from an article in CAES News in September 2018, by Beverly Adams.)*

## The Eruv

Outside the Jewish community the word “eruv” is generally an unfamiliar term. However, to some of the Jewish faith, an eruv can make a huge difference in what can and cannot be done on Shabbat. (Hebrew for the Sabbath).

Per Wikipedia, the eruv is a ritual halakhic enclosure made for the purpose of allowing activities which are normally prohibited on Shabbat, specifically: carrying objects from a private domain to a semi-public domain and transporting objects . . . within a semi-public domain. The enclosure is made within some Jewish communities, especially Orthodox Jewish communities.

An eruv allows Jews to carry, among other things, house keys, tissues, medication, or babies with them, and to use strollers and canes. The presence or absence of an eruv thus especially affects the lives of strictly observant Jews with limited mobility and those responsible for taking care of babies and young children.

Since 1992, Jews living in North Druid Hills have had an eruv. The eruv creates a sort of virtual courtyard that wraps around Jewish communities using power poles and wires, fences and simple string to create an unbroken perimeter.

Eruv is a Hebrew word that means to mingle or mix. There are several Atlanta area eruvim (the Hebrew plural for eruv), including the region’s largest and oldest in North Druid Hills, which includes the LaVista Park neighborhood. There also are others in Dunwoody, Sandy Springs, Alpharetta, and Virginia-Highland.

Although eruvim have been used in Jewish culture for more than 2,000 years, they are a relatively recent arrival in American cities. There are about 140 eruvim in the United States, and they enclose spaces commonly associated with Jewish communities in large, older urban areas such as Boston, New York, Philadelphia, and Baltimore. With a Jewish community of more than 135,000, greater Atlanta has the ninth largest Jewish population in the United States.

The rules governing eruv construction are complex. If so much as one segment is broken or out of alignment, the entire structure is considered invalid. Jewish communities with an eruv have inspectors who check the structure weekly to ensure it is intact.

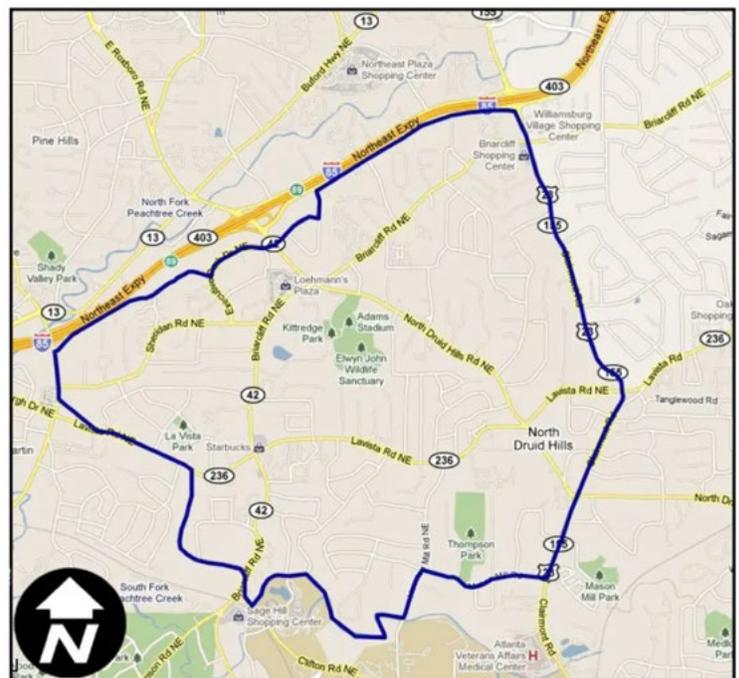
In built up areas, the eruv is attached to Georgia Power poles. The poles and their ground wires form the uprights for the eruv’s virtual doorways while the system neutral wires that run between poles form the lintels.

Each pole in the eruv perimeter has a special tag on it to notify Georgia Power employees to call a special number if the pole requires replacement. The tags also serve as visual markers for the inspector as he does his weekly surveys.

The North Druid Hills Eruv is one of the most technologically advanced in the nation. Unlike some eruvim that use plastic and wood strips mounted on utility poles, the North Druid Hills eruv is almost fully integrated with the electricity delivery system.

For more information visit: <https://patch.com/georgia/northdruidhills/the-north-druid-hills-eruv-a-primer>

*(This article is reproduced, in part, from an article published in 2011, by David Rotenstein on Patch.com. It is used with permission).*



## Neighbor Spotlight - Frank and Heather Tangren

Frank and Heather Tangren moved to Atlanta in 1971 and to LaVista Park in May of 1994. They currently reside on Sheridan Park. They were married in October 1969 at St. Clements Danes in London.

Heather is a native of the United Kingdom and Frank was born in Chicago, but raised in Watertown, South Dakota. They have one son, Thomas, and two grandchildren. Colbie is six and Ashton is five. They live in the metro Atlanta area and visit frequently.

Heather attended boarding school in Hastings, Sussex, United Kingdom, for grade school and then graduated from Queen's College in London. Heather was a paralegal for seventeen years at the prestigious white-shoe Atlanta law firm, Alston and Bird. Upon retiring from that position, she taught first and second grade at The Children's School for eleven years. The Children's School is located on 10th Street in Midtown and is well known as one of the most diverse independent schools in Atlanta. In 1996 Heather became a United States citizen and holds dual citizenship.

Frank was a Captain, USAF at RAF Upper Heyford, Oxfordshire, U.K., from 1967 until 1971. It was during his military service in the U.K. that he and Heather met. After graduating from Emory University, he joined First National Bank of Atlanta in 1973 (and survived several bank mergers) and later supervised bank mergers to Wells Fargo and was Vice President Area Operations Manager.

One of the reasons they chose LaVista Park was because of its central location for the entire Metro Atlanta area. They have always lived inside the perimeter and consider themselves located at "the compass point."

Frank and Heather are retired and - until the pandemic - they traveled a lot, returning to Heather's native United Kingdom at least once a year. They missed that trip in both 2020 and 2021. Like many in LaVista Park, the pandemic redirected their energies to house and garden projects. Starting in 2021 they began traveling again within the U.S. taking "mini city breaks" to Athens, Greenville, St. Simon's Island, St. Augustine, and Washington, DC.

Later they resumed longer trips to Minnesota (to see Frank's family) and to New Mexico to visit the areas of Sante Fe, Mesa Verde National Park and Canyon de Chelly. They highly recommend visiting these sites if you have the opportunity. In 2022 they felt comfortable enough to restart their international travel.

Frank loves to play golf, walking the neighborhood and enjoys travel and reading. He is a past president of the Atlanta Lawn Tennis Association (1977) and past Chairman of the ATLA Board (1978-1983). In her spare time Heather does volunteer work for various organizations. For the past ten years she has

volunteered at the Atlanta Botanical Garden. She also enjoys her house and garden and their travels.

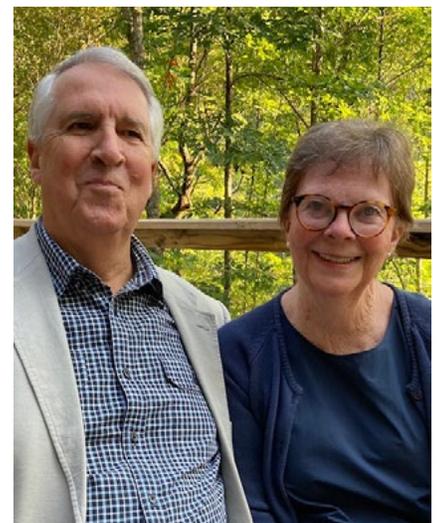
Like most long-term residents in LaVista park Frank and Heather have seen the neighborhood change from what was generally exclusive ranch-style homes (which many became "tear downs") to a more diverse and unique neighborhood with a mix of ultra-modern architecturally designed homes and larger traditional homes and townhomes. They both feel this has been a plus for the neighborhood. They feel that the neighborhood is a cohesive and friendly neighborhood with a strong civic association. They are truly appreciative of the LaVista Park Patrol and the security it provides though assisting local law enforcement and its ability to keep an eye out for any changes or activities that might be of concern. They encourage those residents that are not members of the association to join.

While this article was in the drafting process Her Majesty, Queen Elizabeth II, passed away. The editor of this newsletter asked Heather her thoughts on this sad occasion.

"I was just 5 years old at her coronation and with my Mom was outside Buckingham Palace. My Dad was a Wing Commander in the flyover. I remember waving and waving." "I have also had the pleasure of meeting the Queen - she visited RAF Upwood and I had the job of presenting her flowers with a curtsy and another time at Buckingham Palace attending my Dad's investiture for his CBE (Commander of the British Empire)."

"She was a true Monarch and I doubt whether we shall see the likes of Her Majesty for a long time to come, if ever again. She never failed and now her era has ended we find ourselves beginning the era of King Charles III. Yet another change to cope with. However, as the days go by the Tradition of all the events are in place and are seamless. It is the Tradition that makes it palatable and easier for everyone. I have often had questions about why she did not abdicate and about Charles and Camilla and on reflection my answers have been about the Tradition. Watching the Queen's Platinum Jubilee earlier this summer I noted how she left the forward working Royals defined - how sensible and helpful."

"Now it is King Charles III era. I fully support him and Camilla, Queen Consort. "





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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

[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.*

## Orange Chicken (makes 4 servings)

1 lb boneless chicken breast  
1/2 cup bread crumbs  
1 cup of orange juice  
1/2 cup of honey  
2 tbsp. of Dijon mustard.  
1 tbsp. Corn starch  
1/2 tsp. Lowery season salt  
1/2 tsp. Parsley  
1/2 tsp. Dried tarragon  
Sliced medium red onion

Bread chicken and brown both sides of chicken in skillet with oil.  
Combine all ingredients except onion and mix well.  
Place chicken in baking dish, pour mixture over and add onion slices.  
Bake at 350 degrees covered with foil for 15 minutes,  
uncover and continue baking for 10 more minutes.

## Sweet Corn Pudding

4 cups whole corn  
4 eggs  
1 cup whipping cream  
1/2 cup whole milk  
6 tbs. Sugar  
1/4 cup butter room temp.  
2 tbs flour  
2 tea spoons baking powder  
1 tea spoon salt

Butter an 8x8x2 glass baking dish.  
Blend all ingredients in food processor until almost smooth.  
Pour batter into dish and bake until pudding is brown and center is set.  
About 45 min at 350 degrees.  
Cool ten minutes before serving.

## French Coconut Pie

3 eggs  
1 cup of sugar  
1 teaspoon of vanilla  
1/4 cup of buttermilk  
1/2 stick margarine, melted  
One cup canned coconut

Whip eggs until fluffy, add other ingredients pour into a 9-inch unbaked pastry shell.  
Bake at 325 degrees until golden brown.



*This issue's recipes were provided by Tom Killeen and Scot Champlin who live in Sheridan Park*

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### October 2022 - The Tides of a Changing Real Estate Market

The real estate market, even to experienced investors, might seem confusing at the moment. While we aren't in a buyer's market yet, tides are shifting from a seller's market to a more "balanced" market (equal leverage for buyer's and seller's), with undertones of a potential buyer's market looming. While it's too early to say we are in a "full scale shift", the data is pointing towards prices going from "decelerating" to "declining". National prices dipped .77% in July year-over-year, breaking a 31-month streak of consecutive growth. However, appreciation is up 14% this year (nationally). Many first time buyer's and seller's, and newer Realtors, haven't existed in a changing market. Now, more than ever, experience truly matters.

If you are a buyer in this market, your opportunity comes from reduced buyer competition and more listing inventory. The Federal Reserve has indicated it will pull the foot off the gas once inflation is under control, which will improve the bond market. As the bond market improves, so will mortgage rates, which have risen substantially since the start of 2022. While some buyers have opted to sit on the sidelines during a period of higher rates, the moment rates decline, those buyers will enter the market again. Locking in home prices today can be a benefit if you are looking for a longer term investment and can capitalize on a small dip in pricing, with the perk of refinancing when rates fall again. There's a likely chance we see a strong seller's market once inflation is under control and rates fall.

If you are a seller in this market, you still have an upper hand. If you are considering selling right now, it's very important to have your home turn key, staged and be priced correctly with excellent marketing. It's also potentially a great time to let go of second homes & investment properties while we are still hovering in a seller's market. This approach allows investors to become cash positive to purchase new assets in a possible buyers market. If you have an asset that's not appreciating the way you've expected, now is the right time to decide if it's worth holding in a market that could decline. Moving assets around is a great strategy in a shifting market.

I would say all eyes are on December. As we continue to monitor increasing inventory vs. recent sales, December could be the tipping point for us to know if a buyer's market is truly on the horizon. I say this with extreme caution though -- many Intown neighborhoods are still HOT and not all neighborhoods are going to react the same to a shift. A true neighborhood and real estate expert will be helpful to navigate you through the changes on the horizon.

Until Next Time,

A handwritten signature in black ink, appearing to read 'Maximillian Corwell'.

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**Matthew Doyle**  
 matthew.doyle@compass.com  
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**David Goodrowe**  
 david.goodrowe@compass.com  
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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

Emily Qiu-Collins, [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

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

### Patrol Coordinator

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

### Zoning Coordinators

Open, [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)

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<b>Marta Complaint Line</b>	404-848-4800
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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  
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### 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

### Dekalb County Dekalb County CEO

Michael Thurmond (404) 371-2881  
[CEOMichaelThurmond@dekalbcountyga.gov](mailto:CEOMichaelThurmond@dekalbcountyga.gov)

### Brookhaven City Hall

4362 Peachtree Road NE  
Brookhaven, Georgia 30319  
(404) 637-0500

### 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.

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	<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.
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