

LAVISTA PARK

NEIGHBORHOOD NEWS



Q3 2023

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

From the President

I am pleased to report that all positions on the LVPCA Board of Directors are now filled, after functioning in lights-on-only mode for a good part of the year. Board members are volunteers, and everyone on this year's board also work full-time jobs. As a result, for example, we may not be able to hold every quarterly meeting. Our board members serve because they care about the safety and overall well-being of the community. Every member has a specific portfolio. Board members will try to respond to all messages and requests, but please bear with them and follow up if a response is delayed. A list of the current board members and contact details is later in this newsletter.

More than 80% of the LVPCA budget supports the neighborhood security patrol, which is staffed by off-duty police officers. Their presence helps assure that LaVista Park enjoys a low crime rate, which protects you, your family, and your home and maintains our property values. The patrol also provides security house checks for our members. Most recently, rates for off-duty officers have gone up considerably. To assure that we can retain our officers and recruit new ones, our patrol was given a pay increase. We will most likely need to do another increase again next year, and to support this, the board is considering membership dues increases in the 2024-2025 membership year. Our neighborhood has been fortunate to enjoy the benefits of stable membership rates for a number of years, even while other neighborhood associations were raising dues.

Our 2023 Spring Membership Campaign is behind us. Our goal was to have 327 member households for the year that started June 1, 2023. We thank everyone who renewed their membership or joined this year for the first time. We are, however, still short about 70 members. If you have delayed, please consider joining at: www.lavistapark.org/membership. In addition to membership dues, we are supported by local businesses who join as Friends of LaVista Park. This year we have ten participating businesses and have achieved our budget goal. Please see the Friends list and ads in this newsletter. When you patronize them, please let them know that you appreciate their support and show your LVPCA membership card to claim discounts or other benefits.

We were not able to hold the 2023 Fall Festival, in part because of the board vacancies earlier in the year and because of ongoing construction related to installation of new water lines by DeKalb County. We have reached out to the County to ask when construction will be complete and to note concerns over storage of construction materials in the park, but we have not had a response as of the timing of this newsletter. We are planning to have a Fall Festival in 2024, and hope to get an early start! If you are interested in volunteering, please send a note to president@lavistapark.org. We also hope to celebrate National Night out (in mid-summer 2024) and sponsor ice cream socials and monthly Happy Hour events in the coming months; other activities which we were not staffed to hold this year.

We are pleased to announce a new community Facebook group, separate from the group that the Board manages. This residents-only group can be used to connect with your neighbors, post items for sale, etc. To join, search for Lavista Park under Groups in Facebook and request to become a member. We thank our neighbors who have set up the group and volunteered to serve as administrators. They do a great job ensuring only LVP residents join.

QUARTERLY MEMBERSHIP MEETING REMINDER: Thursday Oct. 19, 2023

7:00 pm Social with refreshments
7:30-9:00 pm Meeting

Westminster Presbyterian Church
1438 Sheridan Road

The City of Brookhaven has started on the process to establish a new 10-year plan, with implications for zoning, traffic, stormwater management, parks management and improvement, and other city services. There are opportunities for online and in-person engagement. A workshop for Council District 4 (our district) is planned sometime in October, with date and place not yet determined. Details are at www.brookhavenga.gov/commdev/page/city-brookhaven-comprehensive-plan-10-year-update-underway. We encourage our members to participate!

The Brookhaven Blast is a good way to learn of upcoming events and happenings in city government. Please visit <https://www.brookhavenga.gov/communications> for a link to subscribe. The Brookhaven Blast comes out every Friday and is the most current source for information what is happening in the city. Some upcoming events include:

- Paint the Park, Oct. 8, 2023
- Brookhaven International Festival and 5K, Oct 21-22, 2023. www.brookhavenga.gov/intl-fest/page/brookhaven-international-festival
- Municipal Election (for Mayor and Council Districts 1,2, and 3, Tuesday Nov. 7)
- Citizen Police Academy Training through Nov 8. www.brookhavenga.gov/police/page/citizens-police-academy

Our next LVPCA Quarterly Meeting will be held on October 19, 2023 at 7 p.m. at Westminster Presbyterian Church on Sheridan Road. This quarterly meeting is your chance to vote on LVPCA officers and Board Members for the coming year. We will also hold a candidate forum for the Brookhaven mayoral candidates. This is a good opportunity to ask questions to candidates on issues important to you and the area. Note that the last day to register to vote in this election is Oct. 10 and applications for absentee ballots are available NOW through the Georgia Secretary of State's office. We hope to see you at the meeting!

We are always looking for volunteers to help with our events and committees, or to join the Board when vacancies arise. Please contact me at president@lavistapark.org if you would like to learn more about how you might be able to serve the neighborhood.

Thank you to all new and renewed LVPCA Members and LVPCA Friends. We greatly appreciate your support in keeping our neighborhood safe, secure and welcoming!

Fall is here, and hopefully the hottest days are behind us. It's a great season in our beautiful neighborhood.

Marsha Hanus, president@lavistapark.org

Neighborhood Crime Tracking

Our crime tracking data now has 19 quarters of data as reported to DeKalb County Police and Brookhaven Police and 5 years of first quarter data on record for comparison.

LaVista Park Crime Tracking						
TYPE OF CRIME	Q2 2019	Q2 2020	Q2 2021	Q2 2022	Q1 2023	Q2 2023
Assault/Battery	1	0	2	0	0	0
Auto Accident	0	0	0	0	0	0
Auto Theft	1	0	0	0	1	1
Carjacking	0	0	0	0	0	0
Commercial Burglary	0	0	0	0	0	0
Criminal Trespass	0	0	0	0	0	0
Disturbing the Peace	0	0	0	0	0	0
Domestic Dispute	0	0	1	0	0	0
Drugs	0	0	0	0	1	0
DUI	0	0	0	0	0	0
Fraud	0	0	0	0	2	1
Homicide	0	0	0	0	0	0
Kidnapping	0	0	0	0	0	0
Loitering	0	0	0	1	0	1
Mail Theft	0	0	0	0	0	0
Property Damage	0	0	0	0	0	0
Rape	0	0	0	0	0	0
Residential Burglary	0	0	1	1	0	3
Residential Robbery	0	0	0	0	0	0
Sex Crime	0	0	0	0	0	0
Terroristic Threats	0	0	0	0	0	0
Theft	1	0	0	2	0	1
Theft from Vehicle	4	0	1	2	1	2
Weapons Charge	0	0	0	1	0	0
Vandalism	1	0	0	0	0	1
LVP Patrol Area	8	0	5	7	5	10
Apartments/Comm'l	19	15	25	25	12	13
Total Crimes	27	15	30	32	17	23

LaVista Park Patrol Activities					
	2019	2020	2021	2022	2023
Activity	Q2	Q2	Q2	Q2	Q2
House Checks	325	370	334	155	241
Construction Checks	0	0	0	29	113
Stops	18	29	16	16	32
Resident Contacts	63	0	0	0	78
Package Assists	0	20	5	13	27
Alarms	0	21	0	0	9
Brookhaven PD Assists	0	11	2	0	6
Abandoned Cars	3	0	0	0	0
Arrest Assist	1	0	0	0	0

This chart shows the breakout by crime within the area of the LaVista Park Patrol for the second quarter of the last 5 years, by quarter for 2023 and a summary for the apartment and commercial areas for these same time periods.

There were 23 total reported crimes between April and June this year, which is about average. Most of the crime – 13 of the 23 reported incidents – was in the apartments and commercial areas, including assault, auto theft and burglary from a car.

Within the residential patrol area, there were 3 instances of residential burglary, which is the highest for a single quarter since neighborhood crime tracking began.

YOUR LAVISTA PARK PATROL AT WORK

The LaVista Park Patrol is made up of off-duty DeKalb County Officers and Deputies dedicated to making LaVista Park a safer neighborhood. Sometimes in “marked cars” and sometimes in unmarked cars, the officers patrol our neighborhood during strategically selected hours each week. Their presence over the years has a direct relationship to the lower crime rates in LaVista Park compared to its DeKalb County neighbors.

While you may not see them during their rounds, the Civic Association monitors their activity while they are on duty. You can be confident that they are actively present in the neighborhood and looking out for any suspicious activity or vulnerabilities like packages left unattended. This following chart illustrates the activities engaged in by the Patrol for the second quarter of the past five years.

SUMMER TRAVEL HOUSE CHECKS

The Patrol also conducts house check services to provide peace of mind for Association members who are away from their homes for travel. This is an extraordinary benefit for our community and, again, helps support our lower crime rates.

To request a house check:

- Visit <http://lavistapark.org> a couple of days before your planned travel
- Click on the Membership tab located at the top of the page
- Click on the LaVista Park Patrol tab in the drop-down menu; the link to the house check form can be found highlighted in green on this page
- Print the form to fill it out and then drop it in the locked stone Patrol mailbox at the north entrance to the park on Brook Forest

continued on next page

continued from previous page

ALERTING THE AUTHORITIES

If you have neighborhood safety or security concerns, please call 911 first (call 404-843-6670 for Brookhaven) and then the Patrol at (678) 701-5223. Also, 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.

NOTE: The number to alert the Patrol has changed. Please update your contacts to reflect (678) 701-5223 as the number to which you can report safety or security concerns, after calling Brookhaven Police.

Laura Guitart

LVPCA Watch Coordinator

SAFEGUARDING YOUR HOME:

EFFECTIVE STRATEGIES TO PREVENT BURGLARIES

Home burglaries can have a devastating impact on both your property and your peace of mind. Taking proactive measures to prevent burglaries is essential for protecting your home and ensuring the safety of your family. Some preventive measures are outlined below to help you create a secure environment and significantly reduce the risk of a break-in.

Strengthen Doors and Windows

Burglars often gain entry through weak points such as doors and windows. Reinforce your entry points by installing solid core or metal doors and consider adding a deadbolt lock for an extra layer of security. Ensure that all windows have sturdy locks or install window security film to make them more difficult to break. Additionally, reinforce glass windows and doors with security film or shatter-resistant materials to make forced entry more challenging.

Install a Home Security System

Investing in a home security system is a highly effective deterrent against burglaries. Install a professionally monitored system that includes motion sensors, door/window sensors, and security cameras. Display signs indicating the presence of a security

system prominently around your property to discourage potential burglars. Additionally, consider smart home security systems that allow you to monitor and control your home remotely, providing an extra layer of convenience and peace of mind.

Illuminate Your Property

Well-lit exteriors make burglars think twice about targeting your home. Install outdoor lighting around entry points, walkways, and the perimeter of your property. Motion-activated lights are especially effective in catching trespassers off guard. Consider using timers or smart lighting systems to ensure that your home appears occupied even when you're away. Illuminating your property not only deters burglars but also improves visibility for your neighbors and passing authorities.

Maintain Landscaping for Visibility

Overgrown shrubs and trees provide cover for burglars to operate undetected. Regularly trim vegetation near windows and entry points to eliminate hiding spots. Consider planting thorny bushes near vulnerable areas to create a natural deterrent. Additionally, maintain clear sightlines around your property by removing tall obstructions that could block the view from the street or neighboring homes. Increased visibility makes it harder for burglars to approach your property unnoticed.

Secure Access Points

Burglars often exploit vulnerabilities in access points such as garage doors and sliding glass doors. Reinforce your garage door with a sturdy lock or install a garage door security system. Use a rod or track lock on sliding glass doors to prevent them from being forced open. Consider installing window security film or adding security bars to basement or ground-level windows. Secure all potential entry points to make it significantly more challenging for burglars to gain access to your home.

Preventing home burglaries requires a proactive approach and attention to security measures. Remember, investing in prevention is key to protecting your home and providing peace of mind.

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



DeKalb passes non-discrimination ordinance

The DeKalb County Board of Commissioners unanimously passed a non-discrimination ordinance at its recent July meeting. DeKalb County Presiding Officer and District 1 Commissioner Robert Patrick and Commissioner Lorraine Cochran-Johnson introduced the measure.

After the vote, the commissioners raised a Pride flag outside the Manuel J. Maloof Government Center with DeKalb County CEO Michael Thurmond and other local leaders, including: State Rep. Karla Drenner, the first opening gay state representative; Doraville City Councilmember Stephe Koontz, a transgendered leader; former Atlanta City Council President Cathy Woolard; Jeff Graham of Georgia Equality; and former State Rep. Matthew Wilson who's also current First Vice Chair of the Democratic Party of Georgia.

The ordinance bars businesses from discriminating against any person on the basis of race, color, religion, national origin, sex, pregnancy, age, disability, genetic information, familial status, marital status, political affiliation, political opinion, sexual orientation, parental status, gender identity, or protective hairstyle in places of public accommodation is contrary to the public welfare, health, safety, and morals of the county.

Patrick praised the board for passage of the ordinance. "I'm very proud of the colleagues that I serve with. The ordinance talks about classes and groups of people, but those are family members, those are friends, those are our brothers and sisters. They're our people. More often than not, when America comes together and starts talking about how we work together to get things done, we're a better country and we do some amazing things together," Commissioner Patrick said.

"I wish we could say this vote takes care of it," he said, but added the increasingly "unfriendly environment" makes that unlikely. "We just want to treat people fairly."

The ordinance establishes that any business that is a place of public accommodation, or any owner, operator, lessee, manager, agent or employee of such business, may not refuse, deny or make a distinction, directly or indirectly, in offering its goods, services, facilities, and accommodations, to any person because of that person's protected characteristics.

(This article appeared on July 11, 2023, in RoughDraft Atlanta. It was written by Collin Kelly and can be found at <https://roughdraftatlanta.com/2023/07/11/dekalb-commission-unanimously-passes-nondiscrimination-ordinance/>.)

Brookhaven Park

Brookhaven Park is located at 4851 Peachtree Road in Brookhaven. The City of Brookhaven acquired the park from Dekalb County in April 2022. Improvements by the City have been ongoing since.

On July 24th the City held a groundbreaking ceremony held to kick off the current round of new improvements. Those improvements include: a larger parking lot, a new building with restrooms at the dog park, a pavilion, and a deck with grills.

The city will also improve the sidewalks and the garden club area of the park. A new and larger playground will replace the current smaller playground. The new playground area will also have restrooms and a small pavilion.



Millage Rate

The Brookhaven City Council has voted to maintain the current millage rates for property taxes for the City.

At the public hearing Brookhaven determined millage, taxes paid by property and businesses owners. Some residents asked for the city to “lower the millage rate while property values are increasing significantly.” The council voted unanimously to approve a resolution maintaining last year’s millage rate, the lowest in DeKalb County.

Since 2015, Brookhaven’s millage rate has been 2.74 and will produce \$12.6 million in revenue.

The LaVista Park special district funds the City’s most recent annexation. The millage rate is being set at 1.6 mills for the last year of its repayment of the loan to the City’s general fund. Upon repayment of the loan, which funded improvements solely to LaVista Park, the special tax district will be dissolved and LaVista park’s millage will decrease.

Trees, Debris cleaned up

Tyler Lenn, the assistant arborist, and his colleagues at the City of Brookhaven dealt with two longstanding issues during March. They arranged for a contractor to remove two large dead trees, including one near weir in the lower corner that was the subject of many

complaints. They also removed a number of smaller dead trees that had been girdled by the goats along the path. It’s been a long process, but we now have a more attractive and much safer park.

-Bill Dynan, Park Coordinator

Little Free Library

Our neighborhood Little Free Library book exchange at the Brook Forest Drive park entrance is an excellent spot for recycling favorite reads or discovering something new. Books are free to anyone and may be returned or passed along to a friend.

During the pandemic we added a “kids’ corner” which has been hugely popular. To help sustain this neighborhood asset, please consider dropping off a book or two next time you pass by. Nice children’s books are especially needed.

Thank you to everyone who has shared books in the past and will consider helping our neighborhood free library flourish.



YOUR VOICE MATTERS: Brookhaven election & governance

Mark your calendar: [The election for Brookhaven Mayor and for City Council](#) seats for District 1 (currently represented by [Linley Jones](#)) & District 3 (currently represented by [Madeleine Simmons](#)) is Tues., Nov. 7, 2023. Also, concurrent with this election will be a special election to select a new representative for the unexpired term of City Council District 2; John Park resigned that seat recently to run for Mayor.

In addition to [John Park](#), three others have qualified to run for Mayor: Mark Douglas Frost (no website found as of press time), [Hilerie Lind](#) and [Lauren Kiefer](#). Current [Mayor John Ernst](#) is term-limited, having served two terms and is thus not standing for re-election.

The last day to register to vote in this election is Mon., Oct. 10. To register to vote in Georgia or verify your voter registration (always a good idea!), [visit here](#). Learn more about [Brookhaven government](#), including important boards & commissions on which citizens can serve.

LaVista Park falls within Brookhaven City Council District 4, represented by [John Funny](#), whose four-year term is not up for re-election until 2025.

It's important to note that Brookhaven, which became a city in 2012, is a City Manager form of government. That means we elect a Mayor and Council representatives, but a professional manager handles day-to-day operations of the City. The City Manager is appointed by the Mayor, confirmed by City Council and, for instance, prepares the budget and oversees hiring. [Brookhaven City Manager Christian Sigman](#) has been in his role since May 2016.

To learn more about Brookhaven service requests & complaints, including the uber-helpful Brookhaven Connect system, [please visit](#).

[Drew Plant](#) has lived in LaVista Park since 2002; he is an executive communications & public relations consultant & holds a master's degree in public administration

Pet Spotlight: Jezebel

Many of you have seen Jezebel while out for a walk in the neighborhood. Jezebel shares a home on Beech Haven Road with Dustin Currie and Jon Emenheiser, who have lived in LaVista Park since 2021.

Nine-year-old Jezebel spent her first several years in Colorado before relocating to Atlanta. She enjoys the milder winters.

Jezebel enjoys neighborhood walks, hiking, exploring her backyard, and sleeping in the sun.



Arborist Update

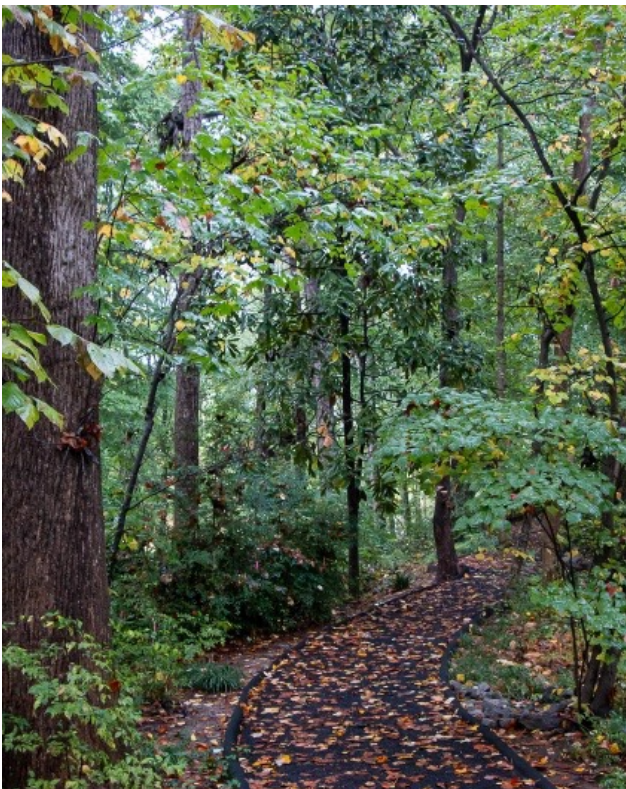
City of Brookhaven Arborist Tyler Lenn spoke at the July 20 quarterly meeting of the LVPCA. Tyler has overseen recent work in the park, including removal of dead trees and control of invasive species. Tyler told us that the park has a number of large, "specimen" trees, which appear to be in very good health. The stream is also in relatively good condition, with plant cover holding erosion in check. Tyler asked that people check with his office before planting anything in the forested portion of the park, as the city would like to maintain it as close as possible to its natural state.

Tyler reminded homeowners that the City of Brookhaven requires a permit to remove any tree more than 4 inches in diameter from your property, whether dead or alive. A permit application is available at: https://www.brookhaviga.gov/sites/default/files/fileattachments/community_development/page/15872/tree_removal_packet_2022.pdf The city tree preservation ordinance is available at: https://library.municode.com/ga/brookhaven/codes/code_of_ordinances?nodeId=PTIICOOR_CH14LADESU_ARTIIITRPRMAMA . Permits are free to homeowners, and the city arborist is available to answer questions (404-637-0749). Homeowners should be aware that there can be substantial fines tree removal without a permit, and the city has recently stepped up enforcement. Be sure to obtain a permit before removing any trees from your property!

There are terrific resources available for homeowners seeking advice on tree care. The International Society of Arboriculturists has a helpful web site :

<https://www.treesaregood.org/treeowner> with specific advice on pruning:

https://www.treesaregood.org/Portals/0/TreesAreGood_Pruning%20Young%20Trees_0621.pdf. The Georgia Exotic Pest Plant Council has a list of plants to avoid: <https://www.gaepcc.org/list/> . In particular, Nandina domestica (Heavenly or Sacred Bamboo) is a concern because its brightly colored, but cyanide-containing fruits are poisonous to wildlife (more information available from the Clemson Cooperative Extension Service, <https://hgic.clemson.edu>).





Audi Atlanta

A Jim Ellis Family Dealership
Where you can always expect the best!



Brian C. Spaner
Audi Brand Specialist
Mobile: 404-606-0286
Direct: 770-243-5611
bspaner@jimellis.com

5805 Peachtree Boulevard, Atlanta, GA 30341
www.audiatlanta.com



Ace Hardware Toco Hills

Your "Helpful Place" owned and operated by your LaVista Park neighbors.

Benjamin Moore + Big Green Egg + EGO Products

2983 North Druid Hills Road Northeast
(404) 325-8000
www.acehardwareatlanta.com



Make it Fit
Alterations

CREATE YOUR OWN ELEGANCE

David L


2181 Briarcliff Road NE
Atlanta, Georgia 30329
404.325.8331
makeitfit20@gmail.com
Instagram: Makeitfit20



Peachtree Creek
ANIMAL HOSPITAL

404.46PUPPY

<https://peachtreecreekah.com>



B. Andrew (Drew) Plant

Helping executives, entrepreneurs & other pros focus, write, shop + market their books.

LaVista Park homeowner since 2002

Drew Plant [instagram.com/bandrewplant](https://www.instagram.com/bandrewplant)
678-637-5532 [linkedin.com/in/b-andrew-plant](https://www.linkedin.com/in/b-andrew-plant)



Bradford Smith
REALTOR®
Homeowner and resident of Lavista Park

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

Atlanta Fine Homes
Sotheby's
INTERNATIONAL REALTY

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

K & M Foreign & Domestic Auto Repair

QUALITY PERFORMANCE SAFETY COMMITMENT

2195 Briarcliff Road NE
Atlanta, GA 30329

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

While you wait -
"Wireless Internet Hotspot"

ASE
INTERNATIONAL
ASSOCIATION
OF
AUTOMOTIVE
REPAIRERS

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.

EATaliano
KITCHEN . PIZZA . BAR

2480 BRIARCLIFF RD SUITE 211
BROOKHAVEN, GA 30329
P 404 321 2111 F 404 321 2999
EATALIANOKITCHEN.COM

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)
- 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

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



COMING SOON
WOODLAND HILLS | Q4 DELIVERY



FOR SALE
BROOKHAVEN | \$749,900



FOR SALE
MORNINGSIDE | \$825,000



JUST SOLD
COUNTRYSIDE ESTATE | \$2,270,000



JUST SOLD
OLD FOURTH WARD | \$1,000,000



JUST SOLD
REYNOLDSTOWN | \$755,000

It's an honor to be your Lavista Park neighbor (you can find me over here on Brook Forest), proud LVPA sponsor and local Realtor. Despite the rise in rates this year, savvy buyers and sellers can still seize incredible opportunities. Buyers are winning deals with less competition and sellers are still commanding top dollar. While we have unique new challenges to contend with, I offer over 15 years of experience, have successfully sold over 400 homes with sales totaling over \$150 million.

When it comes to achieving your real estate goals, expertise matters. Now, more than ever. Let's connect over a cup of coffee or glass of wine to discuss

your short and long-term objectives. Together, we can chart a path towards your financial success. Even if you're not ready to make moves in this current market, it is never too early to have a plan of action.

With my local insight, proven track record and personalized approach, there is not a market or scenario I can't guide you through successfully. Whether you're buying or selling, let's collaborate to turn your real estate dreams into reality.

Click [HERE](#) to check out my 75+ 5 star reviews and client testimonials

MAXIMILLIAN
CORWELL
ATLANTA



Realtor, HGTV Consultant "Property Brothers"

C: 404.216.4816 621 North Ave NE #C-50,

O: 404.541.3500 Atlanta GA, 30308

Max@CorwellFineHomes.com

CORWELLFINEHOMES.COM/SELLERS





JACKSON BASS, Keller Williams Realty

Top Producing Realtor in LaVista Park since 2016

\$31+ Million in Total Sales Volume 2021

Top 5% Atlanta Realtors Association

LaVista Park Specialist (and Resident)

28 Years Experience

Certified Luxury Home Marketing Specialist

Named "Real Estate All-Star" by Atlanta Magazine

If you are thinking about buying or selling a home in LaVista Park, find out why so many neighbors have trusted me to help them. I'd be honored to help you.

404-694-HOME. jackson@jacksonbasshomes.com

KELLERWILLIAMS
Luxury
INTERNATIONAL

kw KELLERWILLIAMS.
BUCKHEAD

 **JACKSON BASS HOMES**
Experience, Commitment, Success since 1994



Platinum Sponsor  **LAVISTA PARK**
CIVIC ASSOCIATION

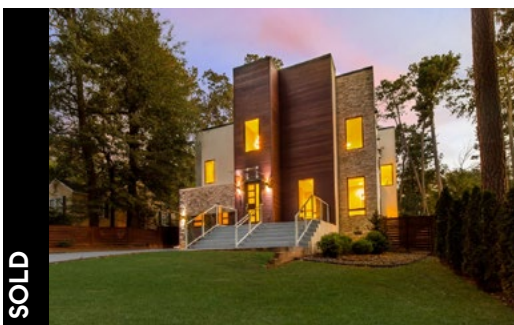
Your LaVista Park Luxury Leaders

Almost \$20 Million Sold in
LaVista Park Since 2017!



1224 Beech Haven Rd

5 BD | 5 BA | 2 HALF | 5000 SF | PRICE TBD



1191 Kingsley Circle Northeast

5 BD | 4.5 BA | 4528 SF | \$1,561,700



1303 Citadel Drive Northeast

5 BD | 5 BA | 4567 SF | \$1,450,000



Proud platinum sponsors of the Lavista Park Civic Association

WE LOVE LAVISTA This is what we carved in our pumpkins at last year's LaVista Park Fall Festival because this is what we believe! LaVista Park is hands down one of the best neighborhoods in Atlanta for many reasons, but mainly it's the sense of community that is so special and that can only be attributed to you!

We are very proud to give back to the community that has given not only us, but also our clients, so much joy. We are proud to have witnessed so much growth and success in the neighborhood and are looking forward to being a part of that for many years to come.

Your Friends!
Matt + David

**Proud to have sold more \$1M+ homes in
LaVista Park than any other agent!**

Doyle | Goodrowe - Curated Living

Matthew Doyle + David Goodrowe

561.707.6139

doylegoodrowe@compass.com

doylegoodrowe.com



Compass is a licensed real estate broker. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage). This is not intended to solicit property already listed. No financial or legal advice provided. Equal Housing Opportunity. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.

COMPASS

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.

Rain

THAI & SUSHI BAR

AUTHENTIC THAI FOOD
 EXOTIC JAPANESE FOOD

Cheshire Square Shopping Center
 2345 Cheshire Bridge Road
 404.325.6963



What would you like to see included in the LVP quarterly newsletter?

Send your suggestions to editor@lavistapark.org



EAT, DRINK AND CELEBRATE THE BEST OF THE SOUTH

FALL FESTIVALS

NEAR ATLANTA: OUR TOP FAVORITE FESTS



The Perfect Property Real Estate Team

<p> CANDLER PARK FALL FEST SEPT 30- OCT 1 https://candlerpark.org/fallfest/</p> <p> FALL FESTIVAL ON PONCE OCTOBER 7-8 http://festivalonponce.com</p> <p> TASTE OF CHAMBLEE - TASTE AROUND TOWN OCTOBER 14 https://www.tasteofchamblee.net</p> <p> OLD FOURTH WARD ARTS FESTIVAL OCTOBER 14-15 http://www.oldfourthwardparkartsfestival.com</p> <p> ATLANTA PRIDE FESTIVAL OCTOBER 14-15 https://www.atlantapride.org</p> <p> TASTE OF ATLANTA - GRAND TASTING OCTOBER 19 https://grandtasting.tasteofatlanta.com</p> <p> LITTLE 5 POINTS HALLOWEEN FESTIVAL & PARADE OCTOBER 21-22 https://www.l5phalloween.com</p> <p> STONE MOUNTAIN HIGHLAND GAMES OCTOBER 21-22 https://stonemountainpark.com/activity/events/highland-games/</p>	<p> DIA DE LOS MUERTOS OCTOBER 28 https://www.roswell365.com/event/dia-de-muertos-festival-2023/</p> <p> ONE MUSICFEST OCTOBER 28-29 www.onemusicfest.com</p> <p> NATIVE AMERICAN FESTIVAL & POW WOW NOVEMBER 2-5 https://stonemountainpark.com/activity/events/native-american-festival-and-pow-wow/</p> <p> ATLANTA CHILI COOK OFF NOVEMBER 4 https://atlantachilicookoff.com</p> <p> CHOMP AND STOMP NOVEMBER 4 https://chompandstomp.com</p> <p> CHASTAIN PARK FALL ARTS FESTIVAL NOVEMBER 4-5 http://chastainparkartsfestival.com</p> <p> TURTLE CREEK ARTS FESTIVAL NOVEMBER 11-12 http://turtlecreekartsfestival.com</p>
--	--

BROUGHT TO YOU BY THE PERFECT PROPERTY REAL ESTATE TEAM | ThePerfectProperty.com 404-668-8975





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 your neighborhood and what you could expect to list your house for, give us a call!

JULI ST GEORGE
 REALTOR / ASSOCIATE BROKER AT
 The Perfect Property Real Estate Team

404-668-8975
JULI@THEPERFECTPROPERTY.COM



KEY CONTACT INFO

President

Marsha Hanus, president@lavistapark.org

Executive Vice President

Daniel Martin, execvp@lavistapark.org

Secretary

Renata Ellington, secretary@lavistapark.org

Registrar

Emily Qiu-Collins, registrar@lavistapark.org

Treasurer

Adam Rimes, treasurer@lavistapark.org

Vice President, Section 1

Jay Horton, vp1@lavistapark.org

Vice President, Section 2

Steve Osunsami, vp2@lavistapark.org

Vice President, Section 3

Ronnie Phillips, vp3@lavistapark.org

Vice President, Section 4

Juli St. George, vp4@lavistapark.org

Patrol Coordinator

Laura Guitar, watch@lavistapark.org

Zoning Coordinators

Joel Thomas, zoning@lavistapark.org

Park Coordinator

Bill Dynam, LVPark@lavistapark.org

Webmaster

Malcolm Barnes, technology@lavistapark.org

IMPORTANT PHONE NUMBERS

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

United States Senate

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

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

United States Representative – 5th Congressional District

Hank Johnson (202) 225-1605
<https://hankjohnson.house.gov/>

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

Georgia State House of Representatives – District 82

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

Mayor – City of Brookhaven

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

City Manager – City of Brookhaven

Christian Sigman (404) 637-0513
christian.sigman@brookhavenga.gov

City Council – City of Brookhaven – District 4

John Funny (404) 637-0718
John.funny@brookhavenga.gov

Dekalb County School Board – District 2

Whitney McGinnis (404) 946-8344

Dekalb County Commission - District 2

Michelle Long Spears (770) 335-4080
mlspears@dekalbcountyga.gov

Dekalb County Dekalb County CEO

Michael Thurmond (404) 371-2881
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.

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

Level	Friend	Contact	Incentive
PLATINUM	Doyle/Goodrowe Curated Living	Matthew Doyle: 561-707-6139 David Goodrowe: 561-07-6139 matthew.doyle@compass.com david.goodrowe@compass.com	\$500 donation to the LaVista Park Civic Association
	Bill Golden Homes, LLC	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.
	Maximillian Corwell Atlanta	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
	Jackson Bass Homes, Inc	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)
	Peachtree Creek Animal Hospital	404-467-8779 peachtreecreekah.com 1085 Lindbergh Dr, Ste 100	Free nail trim
	The Perfect Property	404-668-8975 Juli@theproperty	Free deep house cleaning (up to \$300) before signed listing agreement
GOLD	EATaliano	404-321-2111 marie@eatalianokitchen.com 2480 Briarcliff Rd	10% off dinner bill
	Rain Sushi	2345 Cheshire Bridge Rd, Atlanta, GA 30324 (404) 325-6963	10% off total dine in bill. Max \$10 off
SILVER	K&M Auto	2195 Briarcliff Rd NE, Atlanta, GA 30329	10% off labor
BRONZE	Make it Fit Alterations	2181 Briarcliff Rd NE #B, Atlanta, GA 30329 (404) 325-8331	5% discount on alterations

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 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.

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
 Design: wendyodesigns@gmail.com



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