



NEWS FROM CITY HALL

THE OFFICIAL PUBLICATION OF THE CITY OF AVONDALE ESTATES · AVONDALE ESTATES, GEORGIA
NEWSLETTER 384

January - February 2023

08

COVINGTON
HIGHWAY STUDY



10

ARBOR DAY



13

HOLIDAY SPIRIT
AWARDS



Reflect, Refresh, Renew in 2023



ADVERTISE IN LOCAL COMMUNITY NEWSLETTERS!
(770)623-6220 | sales@kda-communications.com

Atlanta named the #1 real estate market to watch for 2023!*

* by National Association of Realtors® (NAR)

Atlanta is buzzing! Considering selling your home? Interested to learn more about the current market? Curious about your home's equity in today's market?

I'm your community real estate expert with 20+ years business experience.

Call me. Let's chat. 404-981-2881



Top reasons why Atlanta ranked FIRST on the national list:

- our robust job market;
- homes are more affordable here, relative to other sizable cities; and
- many Atlanta renters are financially able to purchase a home.



SUSAN ROBERTSON HAWKINS

Realtor® | MBA

Follow my Renovation and 'Let It Be Avondale' Series!

@special007susan



Susan Robertson Hawkins, Intown Atlanta Real Estate

#SupportLocalBusiness #FindYourNest

KW METRO ATLANTA  
KELLER WILLIAMS, REALTY

Each office is independently owned and operated.

If your home is currently listed for sale, this is not meant to solicit your business.

SANTO

CANTINA + COCINA

Now open!

31 N. AVONDALE PLAZA
AVONDALE ESTATES, GA

Sun-Thur

11:30 am-9:30 pm

Fri-Sat

11:30 am-10:00 pm



SANTOATL.COM

Inside This Issue

- 4** From the City Manager
- 6** 2022 Accomplishments
- 9** Look Book to Inspire Development
- 18** Environmental Speaker Series

Board of Mayor & Commissioners

- Jonathan Elmore**, Mayor
- Brian Fisher**, Mayor Pro Tem
- Lisa Shortell**, Commissioner
- Lionel Laratte**, Commissioner
- Dee Merriam**, Commissioner

Administration

- Patrick Bryant**, City Manager
- Shannon Powell**, Assistant City Manager
- Kayla Green**, Administrative Coordinator
- Gina Hill**, City Clerk
- Shari Hillman**, Planner and Permitting Coordinator
- Brittany Marmol**, Director of Finance and Administrative Services
- Kristen Moretz**, Capital Projects Construction and Maintenance Director
- Ellen Powell**, Creative, Marketing and Communications Director
- Marcella Shaw**, Clerk of Court

Police Department

- Harry Hess**, Chief of Police
- Anthony Cappuccio**, Deputy Chief of Police

Public Works Department

- Marcel Jackson**, Public Works Director
- Don Huff**, Public Works Supervisor
- Adrian Langston**, Greenspace Manager

Cover photo credit: Dot Paul



Crowd members shine their phone lights while joining in a sing-along with the Decatur Avondale Children's Choir at the Town Green Tree Lighting. Photo: Dot Paul

Stay in Touch with the City of Avondale Estates

Stay connected with what's happening through the many communications channels used by the City.

Newsletter

To receive this bimonthly newsletter in the mail or electronically, please email epowell@avondaleestates.org.

E-News

The City emails an electronic newsletter once a week and as needed for special announcements and alerts. To sign up, visit www.avondaleestates.org/e-news.html.



Website
www.avondaleestates.org



Facebook
[CityofAvondaleGA](https://www.facebook.com/CityofAvondaleGA)



Twitter
[@City_Avondale](https://twitter.com/City_Avondale)



Instagram
[@avondaleestates](https://www.instagram.com/avondaleestates)



Nextdoor
Find the City of Avondale Estates on Nextdoor under Public Agencies



CONTACT US TODAY
770-623-6220
sales@kda-communications.com

News From City Hall is a publication of KDA & Tlehs. Subject matter published is the opinion of the author and does not necessarily reflect the opinion of the publisher of this newsletter. Professional advice should be obtained before making any decision in which a professional is readily available. Advertisers assume responsibility for the content of the ads placed in this publication. Material published may not be reproduced without the written permission of KDA & Tlehs.

The contents of this newsletter are provided for the members of the **Avondale Estates** neighborhood as a courtesy only. No representations are made as to information presented, the quality of the goods or services advertised, or the veracity of the statements relating to the goods and services. The printing of opinions, information or advertisements does not constitute an endorsement by the neighborhood of such opinions, information, goods or services.

Unsolicited Copy

The City Newsletter reserves the right to refuse unsolicited submissions and to edit all copy in regard to space appropriateness, and cost considerations. As a courtesy to the clubs and organizations that civically operate in the City, a brief notice of their activities may be included as space permits. The City Newsletter is not a forum for opinion pieces nor for political speech. The City reserves the right to reject any proposed advertisement of an offensive, religious, or political nature.

News from City Hall - Newsletter Disclaimer

Purpose

The City Newsletter was created for the purpose of providing a written medium for regularly sharing information from City Hall. It is a vehicle for the Board of Mayor and Commissioners and the City Manager to share information relevant to issues discussed, actions taken, and plans made by the Board of Mayor and Commissioners, to share newsworthy information about our residents and businesses, and to provide a calendar of scheduled City events.

From the City Manager



by Patrick Bryant
City Manager

Welcome to 2023, Avondale Estates!

I hope everyone had a wonderful holiday season and is ready to turn the page to a new calendar year. The possibilities a new year brings are

always exciting. So much opportunity on the horizon – opportunity for growth, improvement and renewal. Renewal is this year’s theme over at City Hall and staff are eager to get working on projects and events that will shape the city for years to come. Let’s take a peek at what we have planned.

Plans Come to Life

After years of planning and design, the city will soon begin construction on the U.S. Highway 278 Complete Streets Project. A transformative facelift will be applied, reducing the five-lane suburban highway to three with landscaped medians and sidewalks to promote traffic calming and walkability, on-street parking and bike-friendly pathways. In addition to planned improvements to Franklin, Washington and Pine, the BOMC has also budgeted \$1.2M for residential paving and sidewalk repair projects to begin this summer. Keep an eye out for new asphalt on Clarendon, Nottingham, Viscount, Parry and Banbury Cross.

Review and Refresh Public Spaces

The city’s renewal is not limited to its streets and sidewalks. We’re surveying all the city’s public spaces and looking at ways to refresh them to make them more functional and inviting. Overgrown plants in the city’s beloved plazas will be removed so that these spaces can be redesigned with more sustainable solutions. This work will also include the greenspace at Clarendon and South Avondale and the newly acquired Lanier Gardens at the city’s western gateway. Staff will be moving forward with several stormwater

infrastructure projects as well. Further improvements to the North Woods, Dunwick and the intersection of Washington and Pine are in the “pipeline” for the coming year.

Building a Brand

We’ll continue to explore how we share the story of Avondale Estates. Funds are now budgeted for a branding project. With your help, we’ll work to articulate Avondale Estates’ unique identity and create a renewed look and feel that will make Avondale Estates easily recognizable to all. The city’s website will also get a refresh to make it more informative, easy to use, and convenient to do business with the city.

A Place to Connect

Last year saw the debut of the new \$7M Town Green in the heart of our downtown business district. I had the pleasure of speaking to many of you during the summer concerts series, our July 4th celebration and the Town Green Tree Lighting. It’s a wonderful venue for events and a great place to gather and catch up with friends. We have learned some things over the past year and pledge to make 2023’s events even better. Speaking of events that are near and dear to our community, the annual 4th of July parade is coming back better than ever. I can’t wait to see all of you lining Clarendon!

Let’s Take a Walk

For 2023, I’ve personally resolved to be more in touch with you. Beginning this month, I will be holding monthly scheduled residential walks to listen directly to your causes and concerns. On

each walk, I will be joined by a special guest covering different subject matters. See page 10 to read more about our first walk on Jan. 31 and be on the lookout for more information in our weekly e-newsletters. I hope you will join me and let me know what you would like to see this year and beyond.





Get Ready For GO Month!

Happy New Year!

Now that you've had ample time to relax over the holidays, it's time to get back on track. Clear out the old and welcome in the new. Your home and mind will thank you for it!

January 7th begins our month of organizational workshops. Join us at Finders Keepers Furnishings to learn how to make the most of your space and time and bring much needed relief in the new year.

All of these workshops will be held at
Finders Keepers Furnishings
Twin Oaks Plaza
2853 E. College Ave.

The cost of each workshop is 1 canned good or \$1 to be donated to the Atlanta Food Bank.
Workshops start promptly at 9:30 a.m. and seating is first-come, first-serve. Standing in the back is allowed.

Workshops

January 7th

9:30 am

I Can't Find My Keys & Other Reasons to Get Organized

Gigi Miller: Vision Organizing

January 14th

9:30 am

Getting Ready for a Move: Downsizing Tips and More

Kaye Ginsberg: Peace of Mind Transitions

January 21st

9:30 am

11 Questions Everyone Has About Photos – Storage, Display, Sharing, Organizing – Answered

Jiffy Page: Pixorium

January 28th

9:30 am

How Did I End Up With So Much Stuff?

Jonda Beattie: Time Space Organization
Diane Quintana: DNO Solutions

Workshop Leaders



Gigi K. Miller is an Atlanta-based Professional Organizer and the Owner of Vision Organizing, LLC. Since 2008, Gigi's mission is to create organizing solutions for home, work, and life that are simple, practical, and easy to maintain. Vision Organizing is a member of the National Association of Productivity and Organizing Professionals (NAPO) and the local Georgia chapter. For more info, you can visit her website: VisionOrganizing.com



Jiffy Page is the founder/principal of Pixorium. Since 2006, she's been helping Atlanta-area families save, organize and share their family photos and stories by scanning and organizing photos, then creating custom books to tell the stories. Pixorium is a member of the National Association of Productivity and Organizing Professionals (NAPO) local Georgia chapter. For more info, you can visit her website: Pixorium.com



Kaye Ginsberg is the owner of Peace of Mind Transitions, a Senior & Specialty Move Management company. Moving has always been a part of Kaye's life as her father was in the Air Force and the family moved many times during her childhood. She experienced a Senior & Specialty Move firsthand when helping her out-of-state mother move to a senior living community. Kaye became interested in the industry after that experience and decided to start her own company, Peace of Mind Transitions, in 2016. After helping hundreds of clients over the past 6 years, and going through her own downsizing move recently, Kaye has lots of tips and advice on the entire downsizing and moving process. For more info, you can visit her website: PeaceOfMindTransitions.com



Jonda Beattie of Time Space Organization provides creative solutions to organizational challenges with efficiency and humor, all the while staying within the budget. She uses her listening and problem solving skills, knowledge of different learning techniques, ADHD specialization and paper management skills to help tackle tough organizational issues. For more info, you can visit her website: TimeSpaceOrg.com



Diane N. Quintana teaches professional women and working mothers how to become organized and provides them with strategies and solutions for maintaining order in their busy lives. She specializes in residential and home-office organizing in metropolitan Atlanta and in working with people challenged by ADD, Hoarding, and chronic disorganization. For more info, you can visit her website: DNQSolutions.com



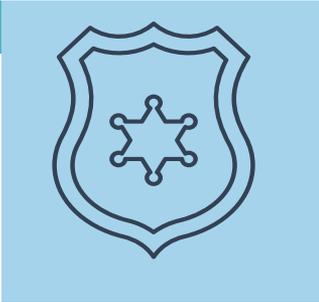


2022 Accomplishments

Police

Police Chief and Assistant Chief hired

3 electric vehicles added to police fleet



Recognition

Defended Best Small Town Beer Scene in the Nation Title (USA Today Best10)

Best of Atlanta: Things To Do: Town Green (Atlanta Magazine)

Top 15 Best Family-friendly City in the Nation (Open-door)

Atlanta Regional Commissions Regional Excellence Award for Great Place for the Town Green

Events

Assisted with **34** in-person events held in the city

City-run Events

- 4 Concerts at the Town Green including June-teenth and Atlanta Pride Family Fun Day
- 4th of July Festivities
- Avondale Ale Days
- Holiday Tree Lighting
- 4 December to Remember Events

DDA-sponsored Events

- Frühlingsfest
- Stompfest
- Winter Wanderland



Green Initiatives

38th Year as Tree City USA

Hired Greenspace Manager

Abelia hedge revived

36 trees planted

35 Dead or dying trees removed

1st City in the Nation to pilot molecular plastic film recycling



Community Engagement

180+ community volunteers provided time and expertise

5 Outreach Events

- State of the City at the Town Green
- Spring and Fall Open Houses on Planning and Capital Project
- Downtown Business Meeting
- Coffee with a Cop



• Facebook accounts reached +281K unique accounts

Reaching More People

- Increased E-News subscribers by 12%
- Sent 66 e-newsletters with +99K sends
- Added Nextdoor and LinkedIn in addition to Twitter, Facebook and Instagram

• Instagram accounts reached +53k unique accounts

Economic Growth

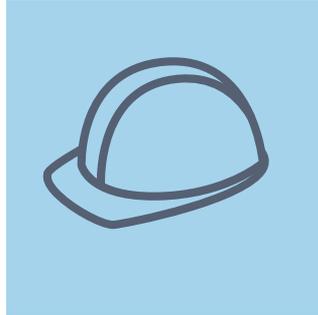
40+ New Jobs

Commercial Tax Base **+19.2%**
over 2021

325+ Building Permits Issued



Capital Projects: Construction Plans & Construction



SCHEDULED FOR 2023

N. Avondale/E. College
Complete Street
construction begins

North Woods Phase Two:
Rain Gardens and erosion
control

COMPLETED

Town Green

Hired Director of Capital
Projects

North Woods Trail

Majestic Circle Drainage

Berkely Sinkhole Repair

Public Works Building Reno-
vations

Stormwater and Street
Concerns Form Launched

- 48 submissions since August
- 40% submissions addressed
- 60% in progress
- 8 out of 9 potholes repaired

Street repaving on priority
streets

High-priority curb and
sidewalk repairs

Washington and Pine
drainage improvements

Dunwick Dr. drainage
improvements



Plans and Studies

COMPLETED

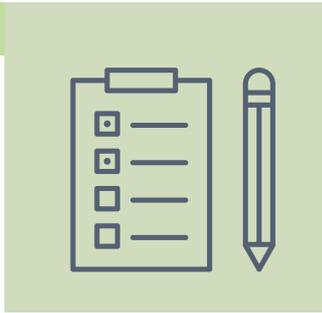
Laredo Drive Design

Covington Highway Study

Street Pavement Analysis

Street and Curb Repair
Assessment

Look Book for Development



UNDERWAY

Stormwater Hydrology
Model

Clarendon & Kensington
Speed Study

And here's to 2023!



Covington Highway Study to Inform Future Planning

Covington Highway is the main vehicular thoroughfare beginning at the city's eastern limits. The corridor has limited pedestrian and bicycle facilities yet is a short walk from the Kensington MARTA station and the downtown commercial district. It also has underdeveloped properties and institutional owners, some of whom are looking at future redevelopment opportunities. The city launched a study of Covington Highway with Lord Aeck Sargent (LAS) to create a vision for potential urban design, transportation and land use. Through this study, the city will begin long-term planning for this corridor in preparation for the eventual and anticipated evolution of the area.

PROCESS

The study process included:

- Assessing the existing conditions,
- Seeking input from business and community members through an online survey, and
- Evaluating potential redevelopment scenarios on large-scale properties.

TRANSPORTATION, LAND USE AND URBAN DESIGN OBSERVATIONS

Transportation: Repurpose Automobile Lanes to Multi-Use Trail Connecting Downtown to Kensington MARTA Station

Transitioning the corridor from its current highway conditions into one that is more walkable and bikeable is a high priority for the community. Fortunately, the existing conditions along the street and the community's desires align to make this potentially feasible:

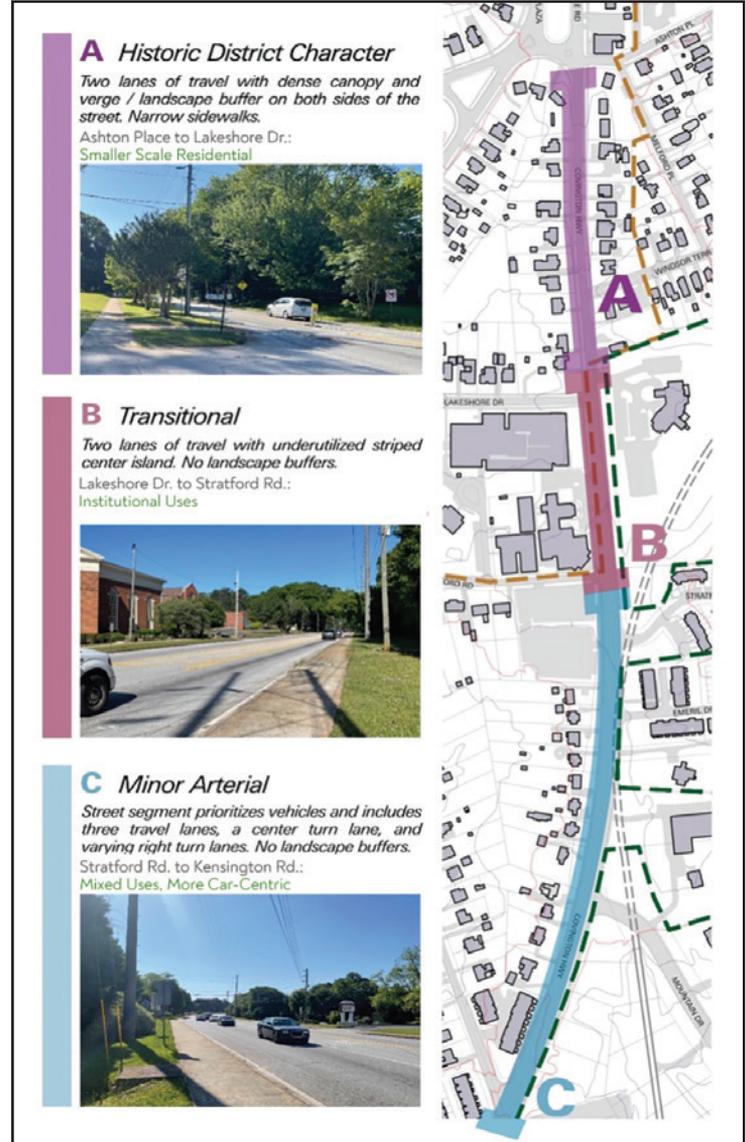
- The corridor is flat, making it ideal as a bike and pedestrian connection from downtown Avondale Estates to the Kensington MARTA station.
- Past traffic counts east of Stratford Green indicate that the corridor has more lanes than needed, and at least one could be converted to a bike and walking path with little impact on vehicular traffic.
- Survey participants strongly supported a multi-use trail on this section of Covington Highway, like the plans for North Avondale Rd.

Land Use: Housing and Recreational Spaces Most Desired by Community

Survey responders identified recreational spaces and housing as the most desired uses and senior housing as most needed. Based on an assessment by LAS, property along the corridor can accommodate most uses. The lot size, topography, site nuances and marketability will more directly influence the future of redevelopment.

Urban Design: Zoning and Design Guidelines Needed to Create a Safe Pedestrian Environment

Creating a walkable environment requires more than walking paths. Entrances to the building must have a direct connection to the sidewalks. While the western end of Covington Highway is fronted by single-family residential, the campus-like design of several institutional and multi-family projects and parking lots creates a car-centric environment inconsistent with the vision for a pedestrian-friendly place. Zoning can help create an environment more consistent with the overall desires for the corridor as these sites redevelop.



The study reviewed three distinct segments of Covington Highway.

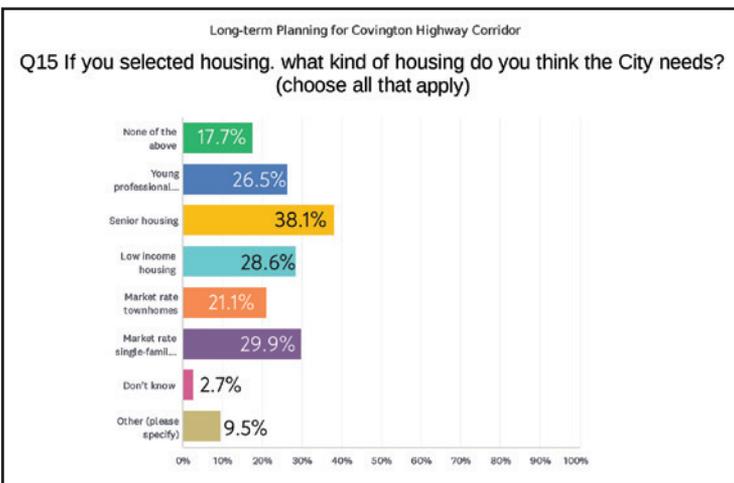
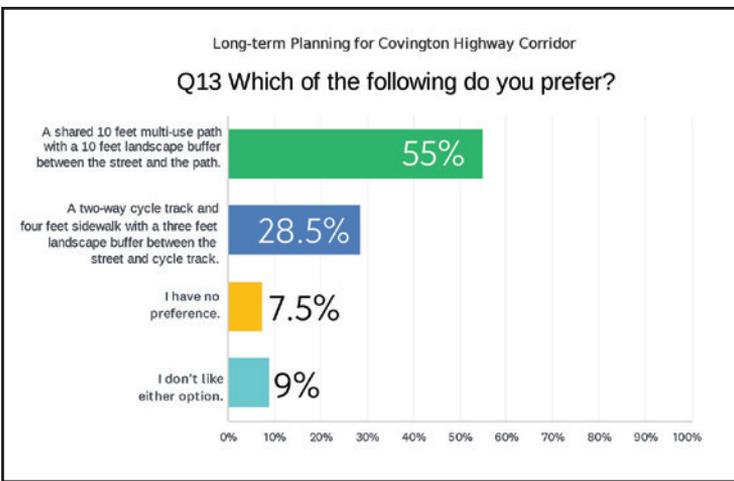
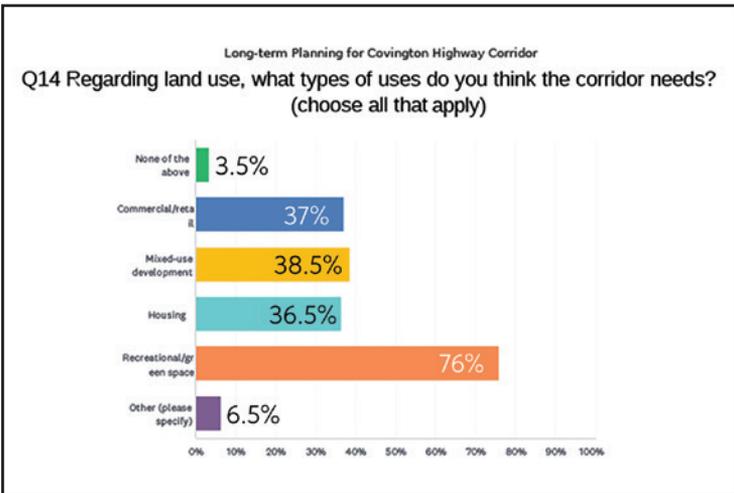
NEXT STEPS

The consulting team recommended the following next steps to advance plans for the study area and to improve opportunities for outside funding:

- Extend the study area to Memorial Drive,
- Update the traffic counts,
- Assess traffic impacts on surrounding streets,
- Obtain a survey of the project area,
- Develop full project planning, timing, and budget, and
- Expand the boundaries of the Avondale Estates Livable Cities Initiative (LCI) plan to include this area.

To view the presentation that was provided for the survey, go to www.avondaleestates.org/2484/Long-term-Planning-for-Covington-Highway.

SURVEY RESULTS HIGHLIGHTS



Look Book to Inspire Development Execution

by **Shannon Powell**
Assistant City Manager and Executive Director of the Downtown Development Authority

I often tell people that zoning codes can protect a community from the worst development, but they don't inspire good projects. Yet, the developments that are built today are likely to be around for another 100 years or more and will continue to shape our community's future. You don't have to look past the Tudor Village to see a long-lasting development that has impacted the community. The Downtown Development Authority (DDA) is taking important steps to inspire and bring future development that enhances the sense of place in downtown Avondale Estates.

One way in which cities influence development is by owning the property and selecting development teams who buy the property, build the desired architecture, and deliver the types of uses in keeping with the city's vision. The DDA is doing just that with the property it owns fronting the Town Green where the DDA board is partnering with Fabric Development to build a high-quality retail, restaurant, entertainment and office project.

It is hard enough to influence quality design when you own the property but even more difficult when you don't. That's the situation in the rest of downtown. As is often said, a picture is worth 1,000 words. So, to inspire the development consistent with the downtown masterplan and the zoning code, the DDA with the help from Lord Aeck and Sargent has created what we affectionately call the Avondale Estates Look Book. This document illustrates the development process and critical design criteria required in the zoning code through diagrams and photos.

The Look Book is designed in two different formats. One is a high-quality print piece for developers and architects. The other is a digital version that is easy to read online or print from your computer and has links regarding permits and other pertinent pieces of information.



Reflect, Refocus, Renew

Three Ways to Start Your New Year

Get centered.

Start the new year with some self-care. Avondale Estates hosts many businesses that can help you focus on you.



- Try yoga at the new city business **Anurati Yoga Studio** (anuratiyogastudio.com.)
- Pamper yourself with a massage from **Avondale Therapeutic Massage** in the Tudor Village (avondaletherapeuticmassage.net.)
- Talk to someone. Find a local therapist through **Blue House Wellness**. (bluehousewellness.com/find-a-therapist)

Take a walk and enjoy the city's green space.

Step outside for fresh air and exercise. Stroll around Lake Avondale, visit the playground at Willis Park or enjoy a picnic at the Town Green.



And starting this January you can lace up your tennis shoes and take a walk and discuss the issues that matter most to you. City Manager Patrick Bryant is hosting a **Walk and Talk Series** in Avondale Estates on the last Tuesday of each month. The city manager will be joined each month by a special guest covering different subjects, and residents are invited to join these walking discussions. Join Patrick for the first walk on **Tuesday, Jan. 31 from 10-11 a.m.** Locations, topics and details will be published in the weekly e-newsletter.

Plant a tree.

The City of Avondale Estates is celebrating its 39th year as a Tree City USA on **Georgia's Arbor Day**, the third Friday in February, **Fri., Feb. 17**. In collaboration with the Avondale Estates Garden Club, the City will plant an approved tree from the City's tree ordinance on the verge. Check the City's website and social media channels for details on the event. But there's no need to stop there. Now's the perfect time to plant a tree in your own yard.



City Welcomes New Director



The City welcomes Brittany Marmol, CPA as the new Director of Finance and Administrative Services. She joined the city on December 5 from the City of Johns Creek where she worked for the past six years as the controller. At Johns Creek, she managed the day-to-day finances for the city, oversaw the city's new software implementation, managed the city's capital project programs, and managed the annual audit process.

She started her career as an accountant at Oglethorpe University where she is an alumna. She has a Bachelor of Science degree in Accounting and a Bachelor of Arts degree in Economics.

Congratulations to City's Clerk of Court



Clerk of Court Marcella Shaw (right) pictured at her swearing in ceremony with Immediate Past-President of the Georgia Municipal Court Clerks Council Angie Cochran.

The City would like to congratulate Clerk of Court Marcella Shaw on being elected the 2023 president of the Georgia Municipal Court Clerks Council (GMCCC). Shaw has been a municipal court clerk for 30 years and has been with Avondale Estates for the past eight.

The GMCCC is a non-profit association that assists fellow municipal court clerks and provides assistance and guidance to the public. As the largest class of courts in Georgia, most people who encounter the court system do so through a municipal court. With more than 400 municipal courts across the state, municipal court clerks are responsible for assuring the administrative efficiency of the courts, protecting the courts' integrity, and helping maintain the public confidence in the courts' fairness in dispensing justice impartially.

NOW SCHEDULING
AUDITIONS FOR
SPRING 2023!

AT FIRST BAPTIST CHURCH DECATUR

DECATUR AVONDALE CHILDREN'S CHOIR

CHOIR
FOR ALL
AGES
6-18

ENROLL NOW!

Contact Mark Green
to schedule a voicing audition
info@decaturavondalecc.com
404-405-5593

www.decaturavondalechildrenschoir.com



Mr. Electric®

a neighborly® company

\$50 OFF*

**Any Service
Visit Us Online**

Electrical
Installations
Lighting
Panel Upgrades

Providing the BEST service to
our valued customers with
a professional and friendly
approach:

- Up-front, transparent pricing
- Thorough and helpful service
- Professional and on time—
every time!

Residential & Commercial

470-508-9138
mrelectricatlanta.com



**Limited time offer. No cash value. Not
valid for diagnostic fees or trip charges.
Coupon must be presented at time of
estimate. Not valid with any other offer.*



SCHWARTZ CENTER 20TH ANNIVERSARY

AN EVENING WITH FRED HERSCH AND ESPERANZA SPALDING
THURSDAY, JANUARY 19 | 8 P.M.

ANNE-SOPHIE MUTTER and the MUTTER VIRTUOSI
THURSDAY, FEBRUARY 2 | 8 P.M.

WEST-EASTERN DIVAN ENSEMBLE with MICHAEL BARENBOIM
THURSDAY, MARCH 2 | 8 P.M.

LAWRENCE BROWNEE, tenor: RISING
FRIDAY, MARCH 17 | 8 P.M.

CHAD LAWSON TRIO featuring JUDY KANG, violin
and SETH PARKER WOODS, cello
SATURDAY, MARCH 25 | 8 P.M.

BÉLA FLECK, EDGAR MEYER, and ZAKIR HUSSAIN
with RAKESH CHAURASIA
THURSDAY, APRIL 20 | 8 P.M.

Tickets available at schwartz.emory.edu | 404.727.5050



EMORY | SCHWARTZ CENTER FOR PERFORMING ARTS



mrrooteratl.com

470-508-9143

Mr. Rooter's expert
plumbers are efficient, highly
experienced, and helpful.
In a plumbing emergency
you want and we deliver:

- Fair price
- Quality parts and labor
- Job done right the first time

Residential & Commercial

\$50 OFF*

**Any Service
Visit Us Online**

Plumbing Repairs
Drain Cleaning
Sewer Line Repair



Mr. Rooter®

PLUMBING

a neighborly® company

News and Updates

Atlanta Magazine Names Town Green Best of Atlanta



Atlanta Magazine recognized the Town Green in the “To Do” category of their annual Best of Atlanta Awards in their December 2022 issue.

Congrats to Arepa Mia for winning the Best Place to Drink Rum and Mother Lode for being recognized as the Best Place for New Old Stuff.

In the Readers’ Choice Awards, Mother Lode won Best Vintage Clothing Store, and Shades of Green Permaculture won Best Landscaping and Lawncare Company.

Additionally, Flour + Time Bakery was recognized in the December food section. And shout out to resident Ben Rollins for the cover shot.

Avondale Wins Urbanize Atlanta’s Best Atlanta Neighborhood 2022



Image by Urbanize Atlanta

After nearly 30,000 votes were counted in a 16-seed online tournament, Avondale Estates was named Best Atlanta Neighborhood 2022 by Urbanize Atlanta. Avondale faced tough competition, beating Kirkwood in round one, East Atlanta in the Elite Eight, and our neighbor to the west Decatur in the Final Four before defeating Castleberry Hills for the championship title.

“By adding a welcoming, centralized greenspace in 2022, continuing an agenda of support for small businesses (with more to come), and getting out the vote for a common cause, Avondale certainly exhibited the best traits of a strong neighborhood. And that deserves to be recognized,” summarized Urbanize Atlanta.

Removal of the Lights and Decorations on the Trees on the Verge

Trees on the verge (the area between the road and sidewalk) are owned and maintained by the City. While decorating them with lights and ribbon is permitted during the holiday season, please remember to remove these decorations by Jan. 15. Lights and other decorations left on these trees after this time will be removed by Avondale Estates Public Works crews. Removed lights and other decorations will not be saved for retrieval.

City Hall Closed for Martin Luther King Jr. Day

“Life’s most persistent and urgent question is ‘What are you doing for others?’” - Dr. Martin Luther King, Jr.

On the 37th anniversary of the King holiday, the City honors the legacy of Dr. King and reflects upon what we can do individually and together to create a better community.



City Hall will be closed on this day of reflection, learning and service. No sanitation pick-up will occur on Monday, Jan. 16. Sanitation routes will resume on Tuesday, Jan. 17.



applications now open

- Food vendors
- Artists, artisans, and craft vendors

APPLY BY FEB. 1
goethefruehlingfest.com



HOLIDAY SPIRIT AWARD WINNERS SHINE BRIGHT

Congratulations to the winners of the 2022 Holiday Spirit Awards, and thanks to all who participated in the competition. It was another beautiful holiday season thanks to the community effort!



SPARKLE & PIZAZZ AWARD
Homes with the most artistic use of lights and animation.
The Gregware Garcia Family - 11 Clarendon Place



BUSINESS AWARD
The most creative, original display of holiday cheer by a business.
Feather Nail Bar - 120 N. Avondale Road



CHILDREN'S APPEAL AWARD
Decorations that will delight children.
The Kuwik Family - 49 Wiltshire Drive



AVONDALE ELEGANCE AWARD
Elegantly displayed decor in the yard and the home as seen from the street. Think Southern Living/Martha Stewart.
Ginna Evans - 61 Berkeley Road

January 2023

calendar of events



SUN

MON

TUES

WED

THURS

FRI

SAT

1

2

3

4

5

6

7

Happy New Year

City Hall Closed in observance of New Year's Day

Historic Preservation Commission
6 p.m.

Bring One for the Chipper
9 a.m. - 4 p.m.

8

9

10

11

12

13

14

Avondale Estates Farmers Market
10 a.m. - 1 p.m.

Downtown Development Authority Regular Meeting
5:30 p.m.

Board of Mayor and Commissioners Regular Meeting Work Session
5:30 p.m.

15

16

17

18

19

20

21

Avondale Estates Farmers Market
10 a.m. - 1 p.m.

Martin Luther King Jr. Day - City Hall Closed

22

23

24

25

26

27

28

Avondale Estates Farmers Market
10 a.m. - 1 p.m.

Board of Mayor and Commissioners Regular Meeting Work Session
5:30 p.m.

29

30

31

Avondale Estates Farmers Market
10 a.m. - 1 p.m.

Walk and Talk with the City Manager
10 - 11 a.m.

February 2023

calendar of events



SUN

MON

TUES

WED

THURS

FRI

SAT

1

2

3

4

Groundhog Day

5

6

7

8

9

10

11

Avondale Estates
Farmers Market
10 a.m. - 1 p.m.

Historic Preservation
Commission
6 p.m.

Downtown
Development
Authority Regular
Meeting
5:30 p.m.

Board of Mayor and
Commissioners
Regular Meeting and
Work Session
5:30 p.m.

12

13

14

15

16

17

18

Avondale Estates
Farmers Market
10 a.m. - 1 p.m.

Valentine's Day

Arbor Day Tree
Planting

19

20

21

22

23

24

25

Avondale Estates
Farmers Market
10 a.m. - 1 p.m.

Presidents' Day

Board of Mayor and
Commissioners
Regular Meeting and
Work Session
5:30 p.m.

26

27

28

Avondale Estates
Farmers Market
10 a.m. - 1 p.m.

Walk and Talk with
the City Manager
10 - 11 a.m.



Outside of Kathy and Bruce Barlag's "Transitional Farmhouse" Santa was driving his ATV and the magnificent sign in the backyard wished everyone a Merry Christmas.

Avondale Estates Christmas Tour of Homes & Holiday Market

by Margaret Lunsford
Tour Co-chair

"Oh, the weather outside was frightful" but the homes were so delightful at the Avondale Estates Christmas Tour of Homes and Holiday Market. A wide variety of homes represented the different styles of architecture in Avondale Estates and the surrounding area – everything from a 1918 "Farmhouse" to a 2020 "Transitional Farmhouse."

In addition to the tour of homes, the Holiday Market was at full capacity with over 30 vendors for the first time in three years. The dreary weather did not stop the shoppers from coming out to fulfill Christmas gift needs and personal indulgences. Several first-time vendors offered Christmas wreaths, healthy dog treats, recycled fabric bags and more. The tent annex was back which included the much beloved Soup Cafe

where shoppers could take a break with tomato and chicken gumbo soup.

The tour could not happen without its sponsors and Christmas Angels. A special thanks to all of them including new platinum-level sponsors: Jen Newman Homes, Dearborn Animal Hospital, A.S Turner & Sons, Finders Keepers Consignments, Kudzu Antiques, Coyote Mexican Grill and Eco Gardens.

Enjoy the images captured from the tour illustrating just a few of the creative approaches the homeowners took in decorating for the holidays.

As I always say, "It takes a village...or a small city!" Thank you, Avondale Estates. Merry Christmas and Happy Holidays to all.



Lindsay Forlines' rescued and renovated pre-Avondale Estates home showcased original fireplaces including a Georgia Bulldogs' fireplace complete with "Between the Hedges" garland.



Santa greeted everyone at the door of Kristen and Greg Parker's Dutch Colonial home.

A Special Thanks To The Committee

Sally Walker,
Holiday Market Chair
Connie Bryans,
Holiday Market Chair and Pre-Tour Party
Don Connelly, Graphic Design And Watercolors
Christine McMahan, Web
Wanda Belline
Paul Dorrah

Jean Kingsbury
Melissa Krost
Faye Noble
Oscar Ramos
Susan Stewart
Lynn Thompson

HOUSE CAPTAINS:
Jane Cole
Bonnie Chafin

Kathy Delaney
Bruce Johnston
Molly Mobley
Jen Topinka

"BUS BOYS"
Ernie Ahlquist
Jack Krost
Matt Spaulding
Bob Timm

Community Yard Sign Project Raises \$5,000

Last summer and fall, Avondale Estates neighbors and friends generously donated \$5,000 to CARE USA's Ukraine Crisis Fund by purchasing 75 yard signs featuring the artwork of Karen Ku. The donations supported a grassroots effort to help those affected by the war in Ukraine and came from friends, family and colleagues in Decatur, Atlanta and beyond with some signs finding their way to Florida and Tennessee.

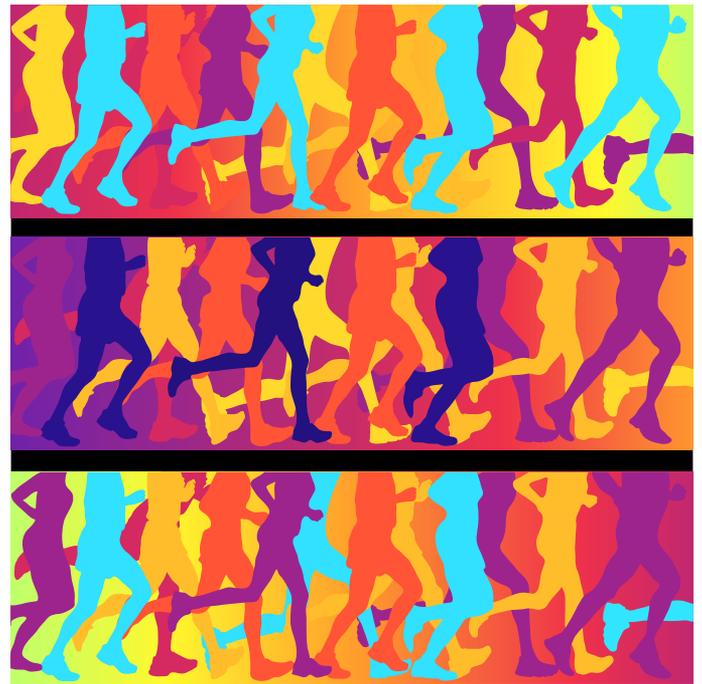
Moved by reports of the suffering but also the resilience of people in the war zone, artist Karen Ku of Decatur donated her work to the project and graphic designer Don Connelly of Avondale donated the sign's design. Project co-organizers Elaine Sacks and Martha McDermott noted the signs were a visible expression of the caring community Avondale Estates is.

Although all the signs have been sold, the need remains great with millions of civilians displaced by the war seeking safety, shelter and warmth this winter. The grassroots organizers encourage residents to continue to support CARE and other favorite charities working to help those in need.



UKRAINE

We Support You



The Museum School 5k Explorer Dash and One Mile Fun Run

Saturday, Mar. 25 | 8:30 a.m.

Sign up for the One Mile Fun Run or the TMS Explorer Dash, a 5K Peachtree Qualifier with a new race route this year. Proceeds from the event will benefit The Museum School. The race starts and finishes in The Museum School parking lot.



Register here: runsignup.com/race/ga/decatur/explorerdash
Questions? explorerdash16@gmail.com



Community Opportunities from the Avondale Estates Garden Club

Environmental Programs Kick Off 2023



Susan Varlamoff, author of "Sustainable Gardening for the Southeast," will speak at 7 p.m. Jan. 31, at the Lakehouse at 59 Lakeshore Drive. The meeting is free and open to the public.

Mark your calendars for Jan. 31, Feb. 8 and March 22 for a three-part speaker series on environmental responsibility. Topics will include sustainable gardening, improving water quality, and municipal efforts to manage water. Programs will be free and open to the public. Events will be at the Lake House at 59 Lakeshore Dr. at 7 p.m.

The series starts Tuesday, Jan. 31 with **Sustainable Gardening for the Southeast** by Susan Varlamoff, retired director of the University of Georgia (UGA) Office of Environmental Sciences. Varlamoff is a Gwinnett County Master Gardener and author of the book "Sustainable Gardening for the Southeast" which will be for sale at the event.

In her book and presentation, Varlamoff helps gardeners understand how the environment can be damaged by the choices they make.

In a review of Varlamoff's book on Goodreads, Linda Nelson, president of National Garden Clubs, Inc., wrote that the book "Captures in clear, easy-to-understand language how our gardening choices impact the environment—from water to soil to the creatures that inhabit them."

Goodreads also says the book "is a vividly illustrated guide that offers simple techniques to help conserve water, reduce pollutants, and mitigate climate change while increasing biodiversity and attracting pollinators and wildlife. Gardeners will be inspired and empowered to protect and enhance the local ecology as they cultivate a resilient landscape featuring native plants, colorful flowers and trees, and organically grown fruits and vegetables. And for those who cherish their emerald lawns, Susan Varlamoff provides tips for keeping it green and environmentally sound."

On Feb. 8, Becky Griffin, MPPPM from UGA's Georgia Mountain Research and Education Center in Blairsville will discuss **Preventing Water Pollution in our Gardens**.

Closing out the series on March 22, Kristen Moretz, Avondale Estates' Capital Projects Construction and Maintenance Director, will speak on the city's **Storm Water Studies, Plans and Projects**.

Avondale Estates Garden Club Donates \$10,000



Avondale Estates Garden Club President Peggy Burgess presents \$1,000 check to Center for Hard to Recycle Materials founder/director Peggy Whitlow Ratcliffe. Club members Peg Wyse, Helen Dorroh, and Bob Stewart are also pictured.

Financially, 2022 was a very good year for the Avondale Estates Garden Club. Several fundraising events exceeded expectations including the spring plant sale and the Tour of Homes. According to President Peggy Burgess, when the group found itself well ahead of budget, members voted to give away \$10,000,

With an eye on fulfilling its mission of investing in educational and service opportunities to "inspire the appreciation of the various horticultural arts and promote an awareness of environmental responsibility," the work of giving away money began.

Club member Tyler Weaver led the effort and his team proposed groups and amounts for donations. The Board of Directors and members agreed to the following:

- Garden Club of Georgia Scholarship \$1,500
- Oakland Cemetery \$500
- Decatur City Cemetery \$500
- Dunwoody Nature Center \$500
- CHaRM (Center for Hard to Recycle Materials) \$1,000
- Avondale Estates Clock Tower Plantings \$500
- Cherokee Garden Library at Atlanta History Center \$1,000
- Georgia State Botanical Gardens \$500
- Avondale Elementary School Foundation \$1,500
- Environmental Speaker Series \$1,500
- Grants for Local Organizations 2 at \$500 each

Applications Open for Two \$500 Grants

Avondale Estates-based groups or organizations are invited to apply for two grants from the Avondale Estates Garden Club. The funds are to be used for projects that adhere to the club's mission "to promote the love of gardening, floral design, civic responsibility and the protection of the natural environment."

For grant details and application forms, go to the Avondale Estates Garden Club Facebook page or email Tyler Weaver at tyleraweaver@icloud.com. The deadline for applying is Feb. 28, 2023.



Avon Garden Club Updates

Doing Good in the Neighborhood

Trick-or-treat traffic in some areas of Avondale Estates was heavy on Halloween. Crowds of witches, ghoulies, goblins, dinosaurs, villains, superheroes, princesses, and cartoon and movie characters took to the streets and sidewalks to seek sugary treats from generous and well-provisioned residents.



The very next morning, November 1 (All Saints Day), a crew composed of Avon Garden Club members as well as civic-minded resident volunteers, dressed in safety vests and equipped with handy grabbers and orange trash bags, fanned out in the harder-hit areas to collect the litter left behind by the crowds. Member Kathy Cavallaro organized and directed the cleanup effort on behalf of the Avon Garden Club.

The crew collected 59 pounds of litter. This total included a large bucket of litter dropped off by one resident who had conducted his own litter cleanup. The collected litter consisted primarily of empty candy wrappers and, surprisingly, of unwrapped candies (which provided a temptation to some of the pickers). Some of the more interesting litter finds were portions of costumes (including shiny gold flip-flops), a diaper and the occasional White Claw or Red Bull can. Jackets and other clothing left in the branches of trees were left in place in hopes that their owners would be returning to reclaim them.

Avon Garden Club Receives Award

Avon Garden Club's involvement in the 2021 Totem Garden project at Avondale Elementary School garnered a 2022 National Garden Clubs, Inc. top award. The Club received the award as the overall winner in the category of "Community Enhancement - Landscaping of Public or Religious Grounds." The award was evidenced by a Certificate of Merit and \$100. The National

Garden Clubs, Inc. is a non-profit organization that promotes love of gardening, floral design, and civic and environmental responsibilities and helps coordinate the interests and activities of state and local garden clubs in the United States and abroad.



Carolyn Chandler as Youth Committee Chairman and Mary Bell who documented the Totem Garden project and shepherded the award application process were instrumental in securing the Certificate of Merit.

Although the award was made to the Avon Garden Club, Carolyn Chandler readily acknowledges that the Totem Garden project, which began with a vision shared by the Avon Garden Club and the Avondale Estates Garden Club and was jump-started by a \$1,000 Plant America Grant from the National Garden Clubs, Inc., quickly evolved into a true community collaboration. The project grew to encompass 175 volunteers who provided 1,200 hours of labor. The volunteers donated artistic, landscaping, painting and woodworking services. Additionally, the two garden clubs, firms and individuals donated money, books, landscaping materials and bricks as the project budget came to exceed the Plant America grant.

The Totem Garden project at Avondale Elementary School revitalized the front entrance resulting in an area that is more appealing and inviting and provides sustainable landscaping. Overgrown plants were removed, the soil was amended and native plants and pollinator plants were added. Three totem poles were installed, each topped with a functioning birdhouse and painted with whimsical scenes of students and nature. The garden entrance also features a Little Library with children's books on gardening and nature. River rocks painted by the students have been scattered throughout the area. The area also includes engraved bricks honoring past teachers, principals and students.

GCG Keeps On Weeding On

Gardeners for the Common Good (GCG) continue to improve Avondale's public parks and green spaces despite heat, cold, poison ivy and yellow jackets! This hard-working group of "dirty knees gardeners" spent almost 400 hours in 2022 weeding, pruning and mulching.

Their biggest project was completing the rejuvenation pruning of our iconic Abelia Hedge - all 257 shrubs! GCG then provided the City with a plan for hosting the successful "Anti-Ivy League Day" and helped pull ivy, too.

Lake Avondale and Willis Park continue to be the primary sites of work. Weeds



return and ivy creeps, so there's always more to do. But the adage about "all work and no play" is true, so GCG managed to have some fun, too. A spring celebration, a pruning workshop, wreath making session, and a tutorial on sharpening garden tools are some of the things done to increase knowledge of gardening and build community and friendships.

2023 promises to be another busy year. Plans are being finalized now to install groundcover and shrubs near the Pavilion entrance at Willis Park, and GCG is the City's volunteer partner for the installation of the rainwater gardens this fall.

To learn more about GCG, contact: susan.deiters@gmail.com.

Avon Garden Club Garden of the Month



November:

35 S. Avondale Rd., home of David Goldsmith and Meg Lawley



December:

11 Sussex, home of Stacey and Lindsey Phillips

Avondale Estates Garden Club Yard of the Month



November: 64 Dartmouth, the home of Ann Kruger



WE ARE EXCITED TO ANNOUNCE WE'VE MOVED TO BOLST.
 OUR OFFICE WILL REMAIN ROOTED IN OUR GROWING
 DOWNTOWN COMMUNITY.



HOMEGROWN TEAM

EDUCATE • PROTECT • SUCCEED

Leigh Lynch, Realtor®, Team Lead 404-788-2459
 Bill Roberts, Realtor®, Lead Buyers' Agent 404-358-5857
 Player Owen, Realtor®, Office Manager 404-932-7252



106 N CLARENDON AVE, STE C, AVONDALE ESTATES

HOMEGROWNTTEAM.COM



WE ARE AVAILABLE FOR ALL YOUR
PLUMBING REQUIREMENTS



- ✓ Home Plumbing Repair
- ✓ Leak Detection and Water Line Repair
- ✓ Trenchless Sewer Line Installation

Please call our 24-hour
 emergency hotline
 number if you have any
 plumbing emergencies.



(404) 793-2864

atlantaplumbersguild.com
 corey@atlantaplumbersguild.com

10 Executive Park West, 567, Brookhaven, GA 30329



Local
 Professional
 Window Cleaning

Call today to schedule
 a FREE quote

770-365-3484

www.SouthEasternWindowWashing.com



Welcome to January, the coldest month of the year!

Winter in Atlanta is usually mild, and it's not out of the question to experience afternoon temperatures in the upper 60s to low 70s during the month of January.

In fact, the warmest January day in Atlanta occurred on January 11, 1949 when the thermometer reached 79 degrees.

But temperatures in January can be very cold -- well below freezing and even below zero!

Averaging out all the highs and lows in the month of January, the average monthly temperature is 44.8 degrees, the coldest average monthly temperature of the year for Atlanta.

The coldest morning in January occurred on January 21, 1985 when the thermometer dropped to minus 8 degrees Fahrenheit. January 1982 was also bone-chilling cold, as the thermometer dropped to minus 5 degrees.

Another note about January 1982: Long-time Atlanta residents will remember the Snow Jam of January 12-14 1982, when 4 inches of

snow, sleet and freezing rain fell throughout Metro Atlanta, paralyzing the city. A total 7 inches of snow fell that January, marking the third snowiest January in Atlanta's history.

95.5 WSB Coldest January Mornings On Record	
DATA: NWS ATLANTA	
1. 1985	-8°
2. 1982	-5°
3. 1966	-3°
4. 1963	-3°
5. 1886	-2°

Other notable winter weather events in the month of January include January 23, 2000, when an ice storm struck Atlanta one week before the city was set to host the NFL's Super Bowl. As many as 500,000 people were without power that day as freezing rain accumulated on trees and powerlines.

95.5 WSB Record January Snowfall in Atlanta	
DATA: NWS ATLANTA	
1. 1940	8.3"
2. 1936	8.0"
3. 1982	7.0"
4. 1992	5.0"
5. 2002	4.6"

Snow Jam History repeated again in 2014 when 2.6 inches of snow fell during the morning and early afternoon of January 28. The city was paralyzed in melted snow that turned to ice under car tires. Thousands of people were stranded on the interstates and surface streets, and many spent the night freezing in their cars or walking home in non-walking shoes. Many more spent the night in grocery stores.

This storm was a stark reminder of the importance in keeping a weather-ready emergency kit in our vehicles. Always keep an extra blanket, jacket, pair of walking shoes, water, and non-perishable snacks in your vehicle in case weather leaves you stranded on the road for numerous hours.



Connect with me!

Facebook: Christina Edwards WSB
Twitter: @ChristinaWSBwx

**95.5
WSB**

ATLANTA'S NEWS & TALK

January in Atlanta

DATA: NWS ATLANTA, 1991-2020

- Monthly Avg High: 54°
- Monthly Avg Low: 36°
- Jan 1 Sunrise: 7:42 am ET
Jan 1 Sunset: 5:39 pm ET
- Jan 31 Sunrise: 7:34 am ET
Jan 31 Sunset: 6:07 pm ET
- Jan Avg Rain: 4.59"



SHUMATE®

Heating • Air Conditioning • Plumbing • Electric • Handyman

678 - SHUMATE
24/7/365



**When your family just can't wait
it's time to call Shumate!**



TRANE®

It's Hard To Stop A Trane.®





Been putting off basic homeowners chores?

Believe me, been there, done that.

We all have things around the home that while we know they would work better if we had them serviced, well, they are working now and that's good enough for me.

A properly maintained home is important, and all it takes in most cases is a phone call.

With our New Year's resolutions still fresh in our minds here are some things you absolutely need to have serviced this year...

HVAC SYSTEM.

Get a service contract and have your air conditioner inspected by a pro this spring and your furnace inspected by a pro this fall. Your systems will run more efficiently, your filters will be changed, and you will save money on your home energy bills.

ELECTRICAL SYSTEM.

Your electrical system wears down over time. Get a whole house electrical inspection and make sure it includes your smoke and CO detectors.

GARAGE DOOR.

What? My garage door? You bet. It's the largest moving piece of equipment in your

home and you rely on it every single day. The once over will do it a world of good.

SEPTIC TANK.

When's the last time you had your septic tank cleaned out? While it's not an every year job, it's something that you need to have done every 3 years. Think of it this way - when your a/c goes out you are hot, when your electrical goes out it's dark. What adjective best describes a bad septic situation? Exactly...

WATER HEATER.

You know the average life span of a water heater in this area is 7 years. How old is yours again? Right. Have a professional come out and check it out. Make sure they check the T&P valve and that you have an expansion tank.

While they are there have them check your home's water pressure. High pressure is the evil villain to the inner workings of your faucets and commodes.

DUCTS.

Your ducts work every day carrying the cool or warm air to the rooms in your house and return air and dirt back to your unit. Do yourself a favor a have them professionally cleaned.

A good, professional cleaning will have you breathing better and can possibly cut down on the amount of dusting you have to do around the house. It will also increase the life and efficiency of your hvac system.

Extra good news - barring unforeseen circumstances you won't have to have them cleaned for another 5-7 years.

ROOF.

How long has it been since you had a roofing pro inspect your roof? Most quality roofing companies offer a free roof analysis which will let you know the exact shape of your roof.

Plus, having a qualified roofer inspect your roof gives you the ability to tell the storm chaser roof guy "No thanks - I already have a professional inspection".

Sweet.



Grab your hammer and join the show! In Atlanta, 404.872.0750 or 1.800.972.8255. Saturday mornings from 9:00 a.m. until 12:00 p.m., Dave Baker is WSB's resident household repair and home improvement expert! He provides a multitude of tips and advice on planning, building and fixing up around the house. Follow Dave on his Facebook page: [Facebook.com/thehomefixitpage](https://www.facebook.com/thehomefixitpage)



Green & Growing

Welcome to 2023! Yes, January is traditionally one of the coldest months here in Georgia, but a little chill shouldn't stop you from getting things done in the landscape. December saw unusually warm temperatures, so maybe the first month of the new year will surprise us too!

The colder months are the best time to plant new trees and shrubs, so get to digging! Most plants' growth is halted by cooler temperatures, meaning they are less demanding for nutrients, so this time of year the focus is on root establishment and growth. When installing something new, it's always best to surround the base of the plant with mulch, but never up against the trunk or main stem.

Light pruning can be done on trees now. Do corrective and 'clean up' pruning on trees while you can see the branch structure, before they leaf back out. Start by pruning dead or diseased limbs, then ones that are crossing. And while some vegetative growth on the ground has died back, now is a good

time to chop bamboo, English ivy and kudzu back while you can get to the main stems of the plant.

Plant things with winter blooms, like pansies and hellebores! Pop them in garden beds, sprinkle a little Osmocote fertilizer around each one, and then cover each with a handful of mulch before watering them in. And there's still time to plant bulbs, like daffodils and irises.

This is the month we're likely to see our first "hard freeze" of the year. But what's the difference between a frost and a freeze? Frost is visible on plants, windshields, etc. and can occur when temps are ABOVE freezing, and it all depends on dew point as well. If the dew point is below freezing, a frost is more likely. Freezing is when the air temperature is literally below 32 degrees. And a freeze can come without a frost. A "hard freeze" is when the temperature drops further, below 28 degrees, for a longer time. It will kill the top growth of most perennials and root crops, BUT a hard frost doesn't mean plants are dead



though. Even after your plants have died back to the ground, the soil may be warm enough, so the roots are still growing.

And finally, what to do with that live Christmas tree? I am fortunate to be able to throw ours in the woods behind our house, and I am delighted to see birds and deer nesting by it. Some local parks and usually Home Depot stores offer to chip your tree, producing usable mulch.



Cheers to many new garden opportunities in the coming year!



Ashley Frasca is host of the radio show Green and Growing, heard on 95.5 WSB Radio every Saturday from 6-9:00 a.m. For gardening tips, information, and advice, follow her Facebook page: [Facebook.com/greenandgrowingwsb](https://www.facebook.com/greenandgrowingwsb)

Sponsors eager for your business!

The following are sponsors* in other community newsletters published by KDA & Tlehs Publishing. **BOLD LISTINGS** have an advertisement in this publication. (* Included sponsors have met purchase criteria.)

AE67N | TA

A/C & Heating	
Anytime Heating & Cooling, Inc.	678-606-9020
Dayco Systems	770-919-9509
Neese Heating and Cooling	678-856-4785
Precision Heating & Air	770-445-0870
Shumate Air Conditioning & Heating	678-584-0880
Superior Indoor Comfort	770-664-9098
Zen Air	678-883-7868
Accountants	
Signature Accounting Services, LLC.	770-975-1609
Active Adult Community	
Holbrook/Dogwood Forest	404-445-7777
Assisted Living	
Camellia Place	770-876-3039
Manor Lake BridgeMill	678-990-5055
Tapestry House Assisted Living	678-234-1074
Attorney	
Daryl L Kidd P.C.	770-499-1274
Auto Detailing	
Polished Peach Car Wash	770-592-8102
Automotive Sales	
Cory Sims "Big, Tall, Bald Guy"	706-618-0811
Banking	
American Commerce Bank	470-422-1200
Credit Union of Georgia	678-486-1111
Bathroom & Kitchen Remodeling	
UCI Kitchen & Bath	770-441-1681
Cabinetry	
Cabinet Buyers Outlet	706-972-4480
Cleaning Services	
House Cleaning Specialist, Inc	770-975-4995
Consignment	
Finders Keepers	404-296-0285
Uptown Cheapskate-Cumming	770-844-7600
Uptown Cheapskate-East Cobb	770-999-1967
Uptown Cheapskate-Johns Creek	770-495-1515
Dance Studio	
CK DanceWorks, Inc. & CK Yoga	770-975-7298
Dentist	
Acworth Dental	770-974-4146
BridgeMill Dentistry (Scott Merritt, DMD)	770-704-1812
Distinctive Dentistry	770-445-6606
Esthetic Dental Solutions	678-352-1333
Family Dentistry at Seven Hills	678-574-4837
Northpoint Dental	678-274-6987
Roswell Dental Care	470-288-1363
Swords & Phelps Dentistry	770-479-3713
Design & Build Services	
HammerSmith, Inc.	404-377-1021
Doors	
EntryPoint Doors of Atlanta	770-904-0094
Electrical Service	
Arc Angel Electric Corp	470-239-5568
Mr. Electric of Atlanta-Mr. Rooter	470-202-8023
Mr. Electric of Canton	678-408-7174
Rocket Electric	770-288-5855
ServiceWise Electric, LLC	404-704-4903
Shumate Electrical Services	678-584-0880
Flooring	
Dalton Wholesale Floors-Ellijay	706-515-1510
Funeral Homes	
In Their Honor of Jasper Funerals &	706-253-5060
Garage Doors	
Platinum Overhead Door	678-329-3100
Golf Courses	
Club Corp Golf Clubs	770-389-2000
Golf Equipment & Supplies	
Cherokee Golf Carts	770-954-7174
Golf Cars of Canton	678-880-1156
Handyman	
Shumate Handyman Services	678-584-0880
Home Furnishings	
ARIANA Home Furnishings & Design	678-807-7422
Hospital	
Northeast Georgia Medical Center	770-214-4492
Insurance	
Allstate Insurance Nancy Wells	404-452-5066
State Farm-Matt Cresap	770-982-0064
The Upton Agency	770-361-6570
Kitchen	
Housley Enterprises, Inc	678-546-2276
Medical Clinic	
Prestige Medical Group	706-692-9768
Mortgages	
Cross Country Mortgage- Jeff Zulauf	770-597-2160
Pennix Mortgage	404-451-1250
Nursery	
Autumn Hill Nursery	770-442-3901
Painting	
360 Painting	770-213-5071
Benjamin Moore Paint Store-Alpharetta	678-404-5511
Chris Brown Painting & Home Repair	770-323-3148
Earthly Matters Painting and Contracting	770-346-0203
Performing Arts	
Falany Performing Arts Center & Alumni	770-720-9167
Schwartz Center For Performing Arts	404-727-8769
Pest Control	
Legacy Pest Control	770-423-0160
Windward Pest Services	404-545-1651
Physicians	
Northside Family Medicine of Johns Creek	770-476-6130
Plumbing	
Bryan Plumbing Services	770-826-5277
Mr. Rooter of Atlanta	470-202-8178
Serv'all Plumbing & Rooter Service	770-917-1852
Shumate Plumbing Services	678-584-0880
The Plumbers Guild	404-694-5128
Pre-Schools & Kindergarten	
Omega Learning Center-Acworth	770-792-7431
Primrose School of Acworth Bentwater	770-529-3925
Primrose School of Harmony on the Lakes	770-704-0721
Propane Service	
Gas Incorporated	770-720-1378
Real Estate	
Ansley Atlanta Real Estate-Jody Tirone	404-451-3125
Atlanta Communities-Carl Hawthorne	404-403-1789
Atlanta Communities-Elizabeth Martin	678-373-9342
Atlanta Communities-Jennifer and Associates ..	770-403-5639
Atlanta Communities-Steele	770-337-9529
Coldwell Banker-Sherry Warner	404-784-8848
Compass Realty-Gipson and Co.	404-405-5363
Compass Realty-Natalie Gregory Team	404-373-0076
Cory & Co. Realty	404-564-5561
David Cooke-Martin Lake Group at KW	770-652-6270
Harry Norman Realtors-Pam Hughes	404-626-3604
Keller Williams Realty-Cynthia Baer	678-358-3369
Keller Williams Susan Stanford	678-677-3935
Keller Williams-Linda Jacobs	770-337-2006
Park Realty-John Morgan	770-655-9423
Remax Around Atlanta-Falkin	770-330-2374
Remax-Heerema	770-238-6759
Robin Martin and Associates	678-665-0202
Shaston Homes LLC	678-525-5880
Remodeling	
Daniel's Home Services	770-598-1379
GCI Basements	404-569-8794
Serv'all Plumbing-Remodeling	770-917-1852
Restaurants	
Beau Monde Cigar Bar & Restaurant	770-559-1987
Largos	404-888-4220
Luna Maya	770-720-4999
Roofing	
Earthly Matters Painting and Contracting	770-346-0203
Schools-Private	
McGinnis Woods Country Day School	770-664-7764
The Friends School of Atlanta	404-373-8746
Woodward Academy	404-765-4001
Security Systems	
Classic Entry Systems	678-330-1111
Skin Care	
The Beauty Barn	678-824-5466
Water Heaters	
Serv'all Plumbing-Water Heaters	770-917-1852
Window Cleaning	
Marietta Window Company	678-859-7481

WISHING YOU A
HAPPY 2023!



For Sale!

1326 Carter Road



For Sale!

1064 Hess Drive



Carol Reimer
Listing and selling homes
in Avondale Estates and
Metro Atlanta since 2001



2662 Foster Ridge Road NE



SOLD Again!

52 Berkeley Road

Ask me how I save
my clients more
MONEY!

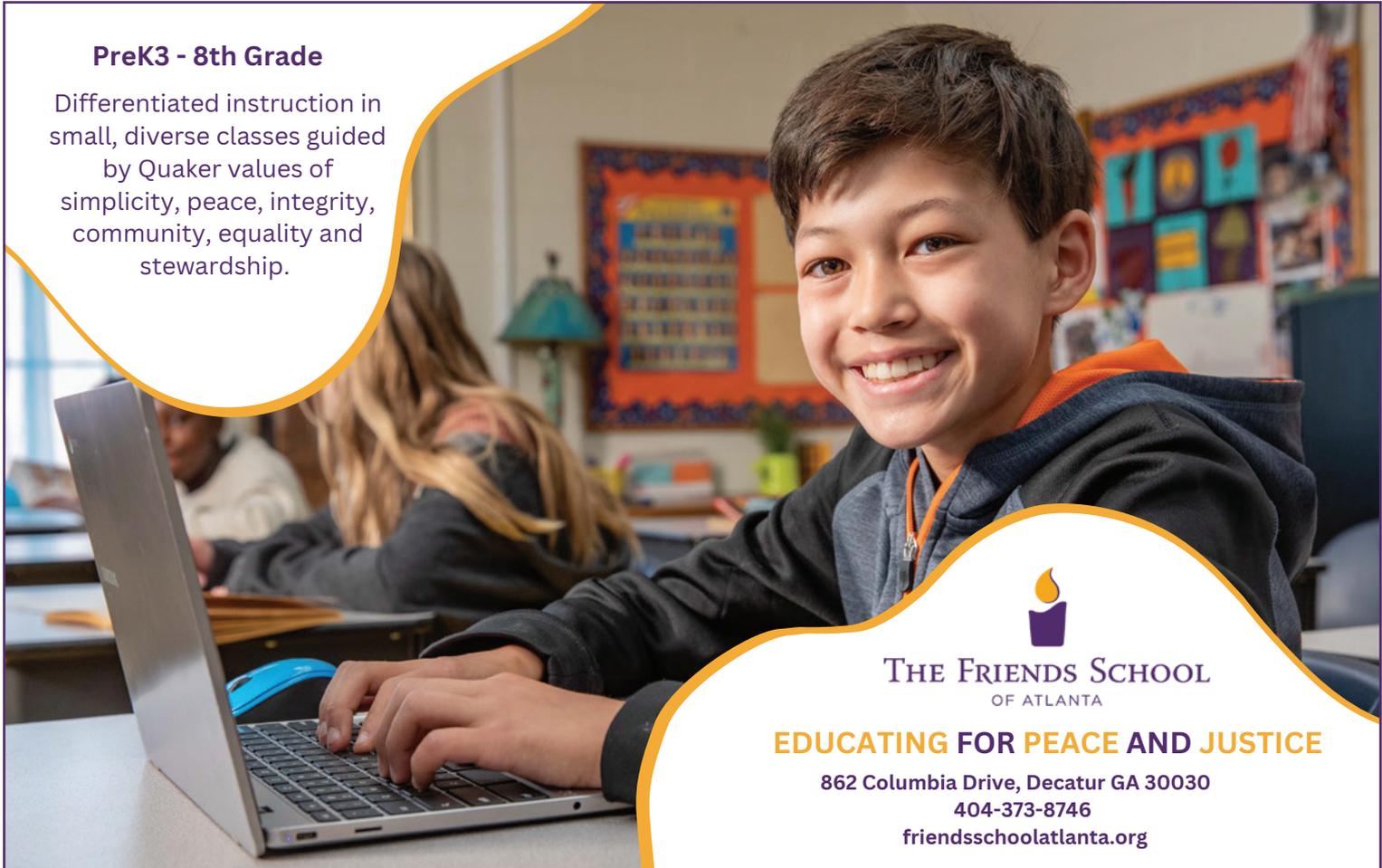
Call Now! 

404-247-7002

  @CarolReimerHomes CAROLREIMERSELLSHOMES.COM

PreK3 - 8th Grade

Differentiated instruction in small, diverse classes guided by Quaker values of simplicity, peace, integrity, community, equality and stewardship.



THE FRIENDS SCHOOL
OF ATLANTA

EDUCATING FOR PEACE AND JUSTICE

862 Columbia Drive, Decatur GA 30030

404-373-8746

friendschoolatlanta.org

LET'S MAKE THIS YEAR

Sparkle



|| Jen Newman knows **EVERYTHING** and **EVERYONE** needed to buy or sell a house around Decatur & Avondale Estates, and is conscientious, fun, and full of joyous adventure.

We needed to both sell a house that was too large for our current needs, as well as to buy a place in the area. She helped us with both, and within a matter of months we're living a different lifestyle where we can hang our hats and walk to restaurants and local attractions and are happier than ever! She knew someone or some company who could help with EVERY aspect of our moves and put up with all of our whining and questions, turning our questions, doubts, and fears into smiles.

We love Jen. She's our new best friend!

And we have a feeling that we're not alone - there's probably a "We love Jen Club" out there close by, and one of us will soon be its President!"

SEE YOU IN 2023!

We're here to help when you are ready!

JEN NEWMAN
404-316-5265
JENNEWMAN@KW.COM



2 0 2 2

in review

REAL ESTATE IN
AVONDALE ESTATES

62

PROPERTIES
SOLD

4

MEDIAN DAYS
ON MARKET

103%

OVER LIST PRICE

\$626,481

MEDIAN
SALES PRICE

THAT'S UP FROM \$591,333 IN 2021!



KW METRO ATLANTA
KELLERWILLIAMS REALTY