

NEWS FROM CITY HALL

THE OFFICIAL PUBLICATION OF THE CITY OF AVONDALE ESTATES · AVONDALE ESTATES, GEORGIA
NEWSLETTER 388

September - October 2023

06

INTRODUCING THE DALE



15

AVONDALE ALE DAY



20

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Cover photo: William Davis



Fall Festival season is here including the third annual Avondale Ale Day on Oct. 21. See pg. 15

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.

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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

As we enter the budgeting season, it seems timely to review the city's budget process. Successful

execution of city programs, projects and services depends on effective budgeting decisions. This process requires a thorough analysis of the city's financial position, identifying priorities and making decisions on how to best allocate resources. We appreciate that budgeting decisions heavily impact citizens' lives, as they determine the level of funding for critical projects such as stormwater management and public safety. We are committed to a process that is transparent, fair and efficient to ensure that the needs of our community are met.

- What is needed to maintain and update equipment and property?
- What strategic investments are needed to improve quality of life or stimulate economic development for the long run?

One of the more challenging issues for our city is that we need to adopt an operating budget for the coming year in December. However, at that point in the process, the amount of property tax revenue that will be generated to support that budget is still unknown. The anticipated revenue must be estimated based on past trends and anticipated development. The city receives preliminary property tax collection projections in May, a full five months after the budget is adopted. Not until June are the final property tax revenue projections completed.

and repairs, the construction of the Town Green, and the N. Avondale streetscape. These projects are paid for not just with property taxes, but with other restricted revenue sources such as one-time grants and Special Project Local Option Sales Tax (SPLOST) funds that can only be used for specific types of projects (see page 10 for more info on SPLOST II).

Amending the Budget

Flexibility does exist in the fiscal process. Budget amendments can be made anytime throughout the year. Often unanticipated needs arise or cost proposals come in higher than budgeted and the BOMC needs to review and approve additional expenses. Each year in August, it is standard practice for the BOMC to adopt an amended operating budget which reflects fluctuations and decisions that have occurred since January.

Remaining in Good Standing

I'm proud to report that the city's financial position is strong. Year after year the city has been given a clean audit including those most recent in 2021 and 2022. Revenues from all sources effectively cover operating expenses. The city has made significant progress toward implementing much-needed capital projects and funding has been allocated for other high-priority projects within the capital program. The BOMC has been able to reduce the city's millage rate three times over the last eight years. We appreciate your interest and ongoing support as we work to allocate and manage the city's financial resources responsibly.

To learn even more about the city's finances, *check out the article on p. 8.*

Budget Timeline for 2024



Digest: an official listing of all property owners, the assessed value of their property and the taxes levied on the property

Planning and Timing

As the city plans for its financial future, the staff and leadership ask critical questions to establish target revenue and expense levels.

- What does the city need to pay for operations and prior commitments?

Funding Capital Projects

The city also has a multi-year capital budget which is different from the operating budget. There is just over \$16 million in the capital budget for projects that take years to plan and implement such as stormwater repairs, replacements and new infrastructure, sidewalk and street resurfacing



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Renderings of the commercial complex that will be built adjacent to the Town Green show outdoor seating overlooking the playground (above) and storefronts along N. Avondale Road (top right).

Introducing The Dale

The vision for a vibrant retail and restaurant row adjacent to Avondale Estates’ Town Green is one step closer to reality. In a little over a year, the Town Green will be fronted by restaurants, retail spaces, an abundance of outdoor seating, and a new place for the community to meet and enjoy the two-acre park. The Dale, a 24,000-square-foot mixed-use commercial development being built by the development team of Fabric Developers, LLC and Healey Weatherholtz Properties, is poised to break ground in the fourth quarter of this year.

The Dale will consist of two adjacent two-story buildings fronting the Town Green next to the open-air Market Pavilion along N. Avondale Road. In addition to at least two restaurants, there will be a rooftop bar and event space on the second level overlooking the park, retail opportunities fronting N. Avondale Road, and second-floor space devoted to a variety of tenants including co-working or office space. The buildings will include restroom facilities available to the public during the Town Green’s operating hours.

While the Avondale Estates Downtown Development Authority (DDA) voted unanimously last January to approve the development contract for what was then referred to as the Town Green Mixed-Use Project, The Dale is the product of many years of planning and collaboration. The city, the DDA and the development team have created a community-oriented space designed to align with the city’s Downtown Master Plan to build a vibrant, pedestrian-friendly downtown.

“We are thrilled to witness the next phase of growth for Avondale Estates as the new commercial construction prepares to break ground next to our sparkling new and already beloved Town Green. Our intent was to invest in the Town Green to attract development to our downtown that would not only be enjoyed by our residents but would also serve to even out the city’s tax base

so that more of the tax burden would be carried by the commercial properties. This development represents an additional and very important step in that direction,” said Dave Deiters, chair of the DDA.

“This project is more than buildings; it’s a reflection of a vision created over many years with lots of community input. We’ve been working really hard to get here,” added Mayor Jonathan Elmore. “The new development symbolizes progress with a purpose. This development serves as a testament to our dedication to smart urban planning and reflects our vision for a dynamic and inclusive downtown.”

SSOE, the engineering and architecture firm that hatched the original concept design of the Town Green, master planned the site and designed the performance pavilion, has created an adaptation of Avondale’s distinctive Tudor style for the commercial buildings. With the start of the U.S. 278 (N. Avondale Road/East College Avenue) Complete Street Project imminent, the two-story development is designed to maintain a human scale along N. Avondale Road complimenting the improvements that will be made to the city’s “Main Street” including the 10-foot path for pedestrians and bikes. With a 40-foot-deep highly landscaped belvedere overlooking the Town Green, The Dale will be the community gathering place. It will reinforce the city’s open-air Market Pavilion next door and provide a place for parents to look over the playground and visitors and residents to take in a performance at the Town Green.

Fabric Developers and Healey Weatherholtz Properties both have a track record of creating successful placemaking projects. Fabric Developers co-developed Parsons Alley, an award-winning restaurant/retail center that has re-energized Duluth’s town green and downtown area. Healey Weatherholtz has been involved in the dramatic transformation of Summerhill and its Georgia Avenue



commercial corridor, as well as the Collier Hills Howell Mill corridor and Shops Around Lenox. Through its design, the team has focused on injecting energy into the highly successful Town Green, reinforcing the city’s \$5 million investment in the nucleus of downtown Avondale Estates.

“We’ve designed The Dale to be Avondale’s living room – the place where the community can relax and recharge,” said Quill Healey, Healey Weatherholtz Properties managing partner.

Jerry Miller of Fabric Developers noted, “This project has been community-driven from the outset. It’s a testament to the city’s vision. It was always our goal to build a downtown that will be here one hundred years from now.”

Peter Constructive, Inc. will be the contractor of record for this \$13 million development. The firm has extensive experience in notable placemaking projects, including Alpharetta Town Center, Vickery and creative loft offices in West Midtown.



Construction is scheduled to begin in the fourth quarter of 2024 on the lot next to the Town Green’s Market Pavilion on N. Avondale Road.



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City Finance 101

Providing Insight into City Financing

Interested in learning about the city’s finances? Where does the money come from and how is it spent? As the city begins the budgeting process for 2024, here’s a quick overview of some municipal finance topics to help provide a basic understanding of the city’s fiscal processes.

REVENUE COLLECTIONS

Real estate property taxes are the main source of revenue for city expenses but not the only source. Property tax revenues for 2023 are anticipated to be \$3.6 million, up from the previous year. Driving the increase were 26 new residential properties, an increase in the commercial value of \$4 million and re-appraisals which are typically triggered by renovations and the sale of the property. The city’s leadership has prioritized reducing the tax burden on residents by using tools to stimulate economic development in the downtown. The strategy is working. In 2023, residential property taxes represented less of the total collections than they had in the past.

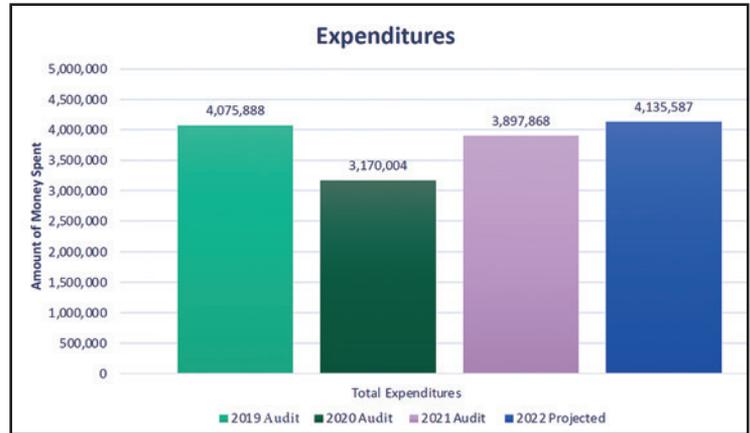
The anticipated total revenue collection for 2023 is \$4.8 million. The millage rate, which determines the amount of real estate property taxes collected, is set by the Board of Mayor and Commissioners (BOMC) every year. For the third time in the last eight years, the BOMC voted to lower the millage rate for the 2023 tax year from .0098 to .00955. For perspective, Avondale Estates has one of the lowest millage rates among full-service DeKalb cities.

How to Calculate Property Taxes:	Definitions:
<p>Example: Property Appraisal = \$300,000</p> <p>Calculate Assessed Value Assessed Value: \$300,000 x .40 = \$120,000</p> <p>Property Taxes = Assessed Value x Millage Rate City Property Tax: \$120,000 x .00955 = \$1,140</p>	<p>1 mill = \$1 for every \$1,000 of assessed property value</p> <p>1.0 mill = .001</p> <p>City’s Millage Rate = .00955</p> <p>Appraisal = property value determined by county tax assessor</p> <p>Assessed Value = 40% of appraisal</p>

There are other significant sources of revenue such as administrative, building, business license or alcohol fees, stormwater and sanitation enterprise funds, the tax allocation district, one-time grants and Special Project Local Option Sales Tax (SPLOST) funds (see page 10 for more details on SPLOST). These alternative funding sources reduce the burden on real estate property taxes, but they are often restricted to specific projects, types of projects or geographic areas. The staff remains diligent throughout the year looking for new sources of revenue. That includes applying for grants, asking for business sponsorships and regularly assessing and recalibrating the city’s fee structure to ensure they are fair but on par with other cities.

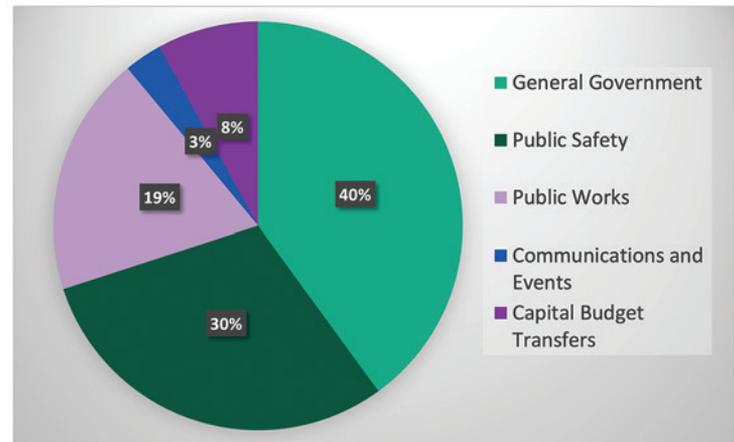
EXPENSES

Operational expenses were relatively flat between 2019 and 2022 even given high inflation rates and more projects than in prior years. The only exception was in 2020 when expenses were abnormally low due to the pandemic.



Currently, the city has budgeted expenses of \$4.85 million but does not have audited numbers for 2023. It is important to realize that budgets are always higher than audited because the BOMC must budget to cover 100% of salaries even though the actual expense will be lower due to natural attrition. The city anticipates the 2023 audited expenses will be in line with prior years.

The distribution of funds to each department as reflected in the amended operating budget are as follows:



The city’s priority is to meet its operational commitments and maintain a set reserve fund. Once those financial obligations have been met, any additional revenue is transferred into the capital budget to cover ongoing capital expenses.

BAN to Bond Funds

Borrowing money makes sense for two important reasons. First, it expedites the delivery of vital projects. Second, it saves money. Building a project now is almost always cheaper than doing so later because material and labor costs are continually rising and infrastructure deteriorates over time becoming more expensive to repair and replace.

In 2019, the city took out a Bond Anticipatory Note (BAN) for up to \$8.4 million for the construction of the Town Green and other downtown amenities. The BAN allowed the city to borrow money from PNC Bank and pay interest only on the money used before the city issues a bond. It is now time to issue the bond. The first step is for a bond agency to assess the financial health of the city and offer a bond rating. Davenport, the city's financial adviser, expects the city to receive a healthy credit rating at the end of October. With that rating in hand, the city will receive bids for the purchase of the bond from interested buyers that include the terms and value of the offer. The city will select the offer with the best terms and then start paying back both principal and interest to the bond holder. The bond holder in turn sells to investors who effectively lend the money back to the bond holder at the established interest rate.

**General Fund v. Capital Fund:
What's the
Difference?**



Unlike the private sector, the public sector is concerned with funding services instead of profit. Funds are used to segregate resources for specific activities.

The General Fund pays for city operations and is based on a one-year annual budget.

The Capital Fund is for capital expenses and projects that are often multiple years such as construction, stormwater, roads, sidewalks and large equipment purchases.

- Sources for capital funds are often restricted to specific uses.
- Grants and intergovernmental funds often require a local match.



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2023 General Election Information

The city qualified the following candidates for the Nov. 7 municipal election. Elected candidates will serve a four-year term beginning January 2024.

Meet Your Candidates

JONATHAN ELMORE, MAYOR

Jonathan Elmore has served as the mayor of the city for close to nine years. He has focused on the sustainable growth of the city and making Avondale Estates an inclusive city. “I’m proud of the progress the BOMC and the team have accomplished and am excited to keep building on the progress we’ve made.”



GRAHAM REINEY, COMMISSIONER

During Graham Reiney’s career, he worked as a reference librarian in public libraries and now he is a stay-at-home dad. Mr. Reiney has seen the city grow and prosper into a vibrant and welcoming place to visit and live, and he enjoys participating in community traditions. “With this opportunity to serve our local government, I look forward to knowing our city, its residents and businesses on a deeper level.”



MICHAEL SMITH, COMMISSIONER

Michael Smith graduated from Pharmacy School at the University of Georgia. Mr. Smith and his wife recently opened The Book Bird of Avondale Estates, a pop-up bookstore at the Banjo Lounge, and he loves being part of the city’s growth. “I feel this is a wonderful place to live and raise a family and wanted to become involved in continuing the positive growth we see all around us.”



On the Ballot

In addition to voting for candidates, there will be two additional opportunities to cast your vote in the upcoming elections. A pair of referendums will be on the DeKalb ballot this fall – one providing tax relief for homeowners and another providing funding for the city’s capital projects.

EHOST

In August the DeKalb County Board of Commissioners unanimously approved a tax cut proposal that is projected to save DeKalb homeowners \$1 billion over a six-year period. In November, a referendum will be held to approve the Equalized Homestead Option Sales Tax (EHOST) that would generate property tax relief via a credit for homeowners who qualify for a homestead exemption.

If EHOST is approved, qualified DeKalb County homeowners will receive a credit that reduces or offsets property tax liability. The current EHOST will expire at the end of the year. If the referendum passes, EHOST tax relief will continue in 2024.

The amount of property tax relief received by a qualified homeowner is based on the assessed value of the homestead property and sales tax revenue generated by EHOST.

The EHOST credit is not applied against taxes levied by DeKalb municipalities, school districts or tax allocation districts.

An EHOST was previously approved by voters in 2017 and will reach \$738 million by the end of 2023.

DeKalb County is the only Georgia county with a local sales tax that is 100 percent dedicated to property tax relief.

SPLOST II

The DeKalb County Special Purpose Local Option Sales Tax (SPLOST II) is a one-cent sales tax that provides funding exclusively for capital projects – roads, buildings, vehicles and major equipment, and other long-term improvements. The current SPLOST I was approved by voters in a referendum in November 2017 and will run through 2023. SPLOST I is expected to

generate over \$388 million.

Avondale Estates received over \$3 million from SPLOST I that was used to pave roads, repair sidewalks, install curbs and purchase police vehicles.

If approved, SPLOST II is expected to generate approximately \$850 million over the next six years for capital improvements countywide with approximately \$4.35 million allotted to the city.

The county and the cities are adopting an intergovernmental agreement that creates a distribution formula based on the population of each city. The city’s distribution percentage will not be less than 0.512%.

During discussions between the county and other municipalities, the City of Avondale Estates requested additional distribution to the four smallest cities in DeKalb, each of which has less than 1% of the share of the total population of DeKalb.

“DeKalb County CEO Michael Thurmond recognized that the proposal for additional revenues for the smaller cities was a worthy one and has committed to the county providing an additional \$2 million in funding for each of the small cities for capital projects that will benefit both the cities and the county. We appreciate CEO Thurmond’s wisdom and foresight,” City Manager Patrick Bryant said at the Board of Mayor and Commissioners meeting on August 23.

Including this additional \$2 million, Avondale Estates would receive about \$6.35 million from SPLOST II for capital expenditures over the next six years. In the next year, the city plans to utilize these SPLOST II funds on stormwater and transportation projects. If approved, this funding would begin in 2024.

Ways to Vote

Be prepared to vote in this election. There are three ways to cast a vote:

- Absentee voting by mail,
- In-person early voting, and
- In-person voting on election day.

Election day is Tuesday, Nov. 7, 2023. Polls will be open from 7 a.m. to 7 p.m.

Visit dekalbvotes.com for detailed information about voting options and sample ballots.

The check voter registration, visit Georgia's Secretary of State's website sos.ga.gov/elections.

ADDITIONAL ELECTION DATES

- **Oct. 10:** Deadline for voter registration and change of address.
- **Oct. 16:** First-day absentee ballots will be issued.
- **Oct. 16 - Nov. 3:** Early voting at 4380 Memorial Drive between 9 a.m. and 5 p.m.
- **Oct. 27:** Deadline to submit an absentee ballot application.
- **Nov. 7:** Election day in-person voting at City Hall between 7 a.m. and 7 p.m.



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It's Time to Plant - Sign Up to Volunteer

The city is partnering with the Gardeners for Common Good to create workshops and planting days where residents can be part of these exciting additions to the community. Green infrastructure educational workshops will begin mid-September.

Join the city on these hands-on workdays to help plant over 800 native perennials and shrubs in the three-tiered rain gardens while learning about native plants, stormwater infrastructure and the future of the North Woods.

Saturday, September 23, 8 a.m. - noon

First Shift: 8-10 a.m.

Second Shift: 10 a.m. - noon

Bring your shovels, trowels, work gloves and a water bottle.



REGISTER

Sign up to choose your preferred shift at <https://avondalestates.org/FormCenter/Event-Applications-8/North-Woods-Rain-Garden-Planting-and-Gre-121> or scan the QR code to register.

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LOOK FORWARD TO SEEING YOU ON THE TOWN GREEN!



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News and Updates

Three-time Champ



Following wins in 2021 and 2022, Avondale Estates again was voted Best Small Town Beer Scene in the nation for 2023.

A panel of experts along with USA Today's 10Best editors nominated 20 cities from across the United States for the 10Best Readers' Choice Awards, and the top ten cities were chosen by popular vote. The city competed to defend its title against 19 American towns, each with a population of less than 30,000, that were identified as having the most outstanding beer scenes in the nation.

The article described "the charming town of Avondale Estates, just east of Decatur," as having "a small downtown area packed with unique food and beverage offerings." The article mentioned Wild Heaven Beer, The Lost Druid Brewery & Distillery, My Parents' Basement and Little Cottage Brewery as great spots for beer lovers.

Thanks to all who voted and to the city's breweries, pubs and festivals for continuing to show off Avondale Estates' small-town hospitality.

9/11 Remembrance

The City of Avondale Estates and the Avondale Estates Garden Club will hold a 9/11 Remembrance Ceremony on Monday, Sept. 11 at the Dewey Brown Plaza. The ceremony will begin at 8:30 a.m. and will include bell ringing at 8:45 a.m. to mark the time the first tower was hit.

On this day, please join the city to honor those who were impacted by this tragedy 22 years ago and mourn fallen heroes.



U.S. 278 Complete Street Project Meets Major Milestone

After many years of work, the design plans and right-of-way acquisition for the N. Avondale Road/East College Avenue Complete Street project are done. The Georgia Department of Transportation is conducting a final review to ensure the necessary documentation is in place. The city expects to receive authorization to put the project out for construction bids later this fall. It will take a minimum of three months to receive and review the bids and award a contract. If all goes as scheduled, construction is anticipated to start in the first quarter of 2024. The city is committed to making sure that the selected contractor completes one block before moving on to the next and works closely with businesses to mitigate the impact of construction. The city will also communicate regularly to provide information about schedules and plans in real time when construction begins.

Additional Construction Projects in the City

Georgia Power upgrades and equipment maintenance along N. Avondale Road and E. College Avenue are in the planning phase and work is scheduled over the next six to twelve months. The city is coordinating with them to minimize the impact of this project.

Additionally, DeKalb Watershed will begin water main replacement projects this fall on Maple Street, E. College Avenue, Livingstone Place and Brown Place. Access to homes and businesses will be maintained but may involve detours during the construction process.

Town Green Finalist for Urban Land Institute Award



ATLANTA'S 27TH AWARDS OF EXCELLENCE

The city's Town Green has been selected as a finalist for the Urban Land Institute (ULI) of Atlanta Award for Excellence in the Public Realm category for promoting healthy, sustainable and equitable outcomes in our community.

The ULI Atlanta Awards for Excellence program recognizes outstanding real estate development projects or initiatives that align with ULI's mission of shaping cities for transformative impact worldwide. Winners for this year's awards will be announced on Sept. 14.

Designed with public input as part of the city's master plan, the Town Green revitalized a concrete wasteland from a former belt factory into a space designed and constructed for multi-generational use. The walking paths, playground, open lawn area, performance and market pavilions, native plant gardens and Tudor birdhouses were designed to engage multiple senses and provide a welcoming place for the community to connect.

The city is being recognized along with partners Fabric Developers, Reeves Young, LLC, Long Engineering, SSOE Group, SITE Solutions Gabler-Youngston and PDC Solutions, LLC.

National Drug Take Back Day

Saturday, Oct. 28, 10 a.m.-2 p.m.
City Hall, 21 N. Avondale Plaza

The Avondale Estates Police Department encourages the community to participate in National Prescription Drug Take Back Day this fall. The Drug Enforcement Agency's National Take Back event provides an opportunity for all Americans to prevent misuse of prescription drugs that so often result in drug addiction and overdose.

Time to Hit the Dale Ale Trail

Avondale Ale Day returns on Saturday, Oct. 21 with live music, food and more than 100 diverse draft beers along the Dale Ale Trail, a one-mile path through the heart of Avondale Estates' central business district. Stops include Little Cottage Brewery, The Lost Druid Brewery & Distillery, My Parents' Basement and Wild Heaven Brewery. The city's award-winning and talented craft brewers have already begun creating three specially crafted beers made specially for the weekend



Pick up a punch card at any one of the four locations along the Dale Ale Trail starting on Friday, Oct. 20 and earn a punch by purchasing a beverage at each stop along the way. Submit your completed punch card by the end of the weekend at any of the four locations to receive a free, limited-edition, Dale Ale Trail pint glass designed by local artist Matt Leunig (available while supplies last).

Follow Explore Avondale on Facebook, Instagram or online at exploreavondale.org for updates.

Back-to-School Fun at National Night Out

On Aug. 1 the Avondale Estates Police Department hosted National Night Out at the Town Green. Officers enjoyed playing games of cornhole, hula hoop and hot potato and connecting with the community. Attendees met Marvel and DC superheroes, checked out the inside of patrol cars and enjoyed Donatos' pizza and Butter and Cream ice cream.



National Night Out is an annual event that promotes police-community partnerships and neighborhood camaraderie to make neighborhoods safer, more caring places to live.



5-8 p.m. second Sundays
September, October & November

Sept. 10 - COT Band



Oct. 8 - Gurufish



Nov. 12 - Funk Cake



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BRONZE SPONSORS



Time to Celebrate Hispanic Heritage Month

Hispanic Heritage Month (HHM) kicks off early this year with the Weekend Wind Down Concert on Sunday, Sept. 10 featuring the Latin fusion COT Band, salsa dance lessons and a variety of Hispanic foods from Avondale's own Santo Cantina + Cocina, the Cuban food truck Don Faustos and Calle Latina.

HHM is observed annually from Sept. 15 to Oct. 15 to celebrate the Hispanic community's rich history, culture, heritage and diversity. This year's theme is 'Prosperity, Power and Progress' recognizing the positive contributions and achievements of the Hispanic community to the country.

The dates coincide with the Independence Day celebrations of several Latin American countries: Guatemala, Honduras, El Salvador, Nicaragua and Costa Rica celebrate on Sept. 15, Mexico on Sept. 16, Chile on Sept. 18 and Belize on Sept. 21.

Children can enjoy a StoryWalk® at the Town Green featuring "Alma and How She Got Her Name" ("Alma y Cómo Obtuvo Su Nombre") by Juana Martinez-Neal in Spanish and English. This book shares Alma's inspiring quest to uncover the stories behind her name.

In partnership with the Avondale Arts Alliance, the city will produce an outdoor exhibition of works by Latinx artists from in and around our community. Artwork reproductions of illustration, painting, photography and other 2D artwork will be displayed along the fence at the Town Green and will open at the Weekend Wind Down Concert on Sun., Sept. 10.

Both the Storywalk® and the art exhibition will be displayed through Sunday, Oct. 15.



Apply to be on a City Board or Commission

The city relies on talented residents to work on designated tasks assigned by the Board of Mayor and Commissioners (BOMC) including providing educated counsel and advice, reviewing policy and making informed recommendations on topics important to the city.

Help the city and join one of the city's boards and commissions. Applications are open for the following boards:

Downtown Development Authority Board

The Downtown Development Authority (DDA) is comprised of seven members, three of whom are city residents and four members who must have a specific economic interest in the downtown area as business owners or operators. The members are appointed by the BOMC and serve four-year terms. The DDA/Main Street mission is to encourage redevelopment activities and assist private and public partners for the purpose of improving the downtown area.

Ethics Board

The Ethics Board consists of three members, one appointed by the mayor, one appointed by a majority vote of the BOMC, and a third appointed by both subject to approval by a majority vote of the BOMC. The Ethics Board meets on an as needed basis to establish procedures, hear complaints, and perform other duties associated with ethical practices.

Historic Preservation Commission

The Historic Preservation Commission (HPC) is comprised of five members appointed by the BOMC. Members serve three-year terms. The board ensures city-initiated measures preserve and protect the historical, cultural, and aesthetic heritage of the city. HPC is a volunteer board of residents with professions or special interests in architecture, history, planning, landscape architecture or other historic preservation-related disciplines.

Planning, Architecture and Zoning Board

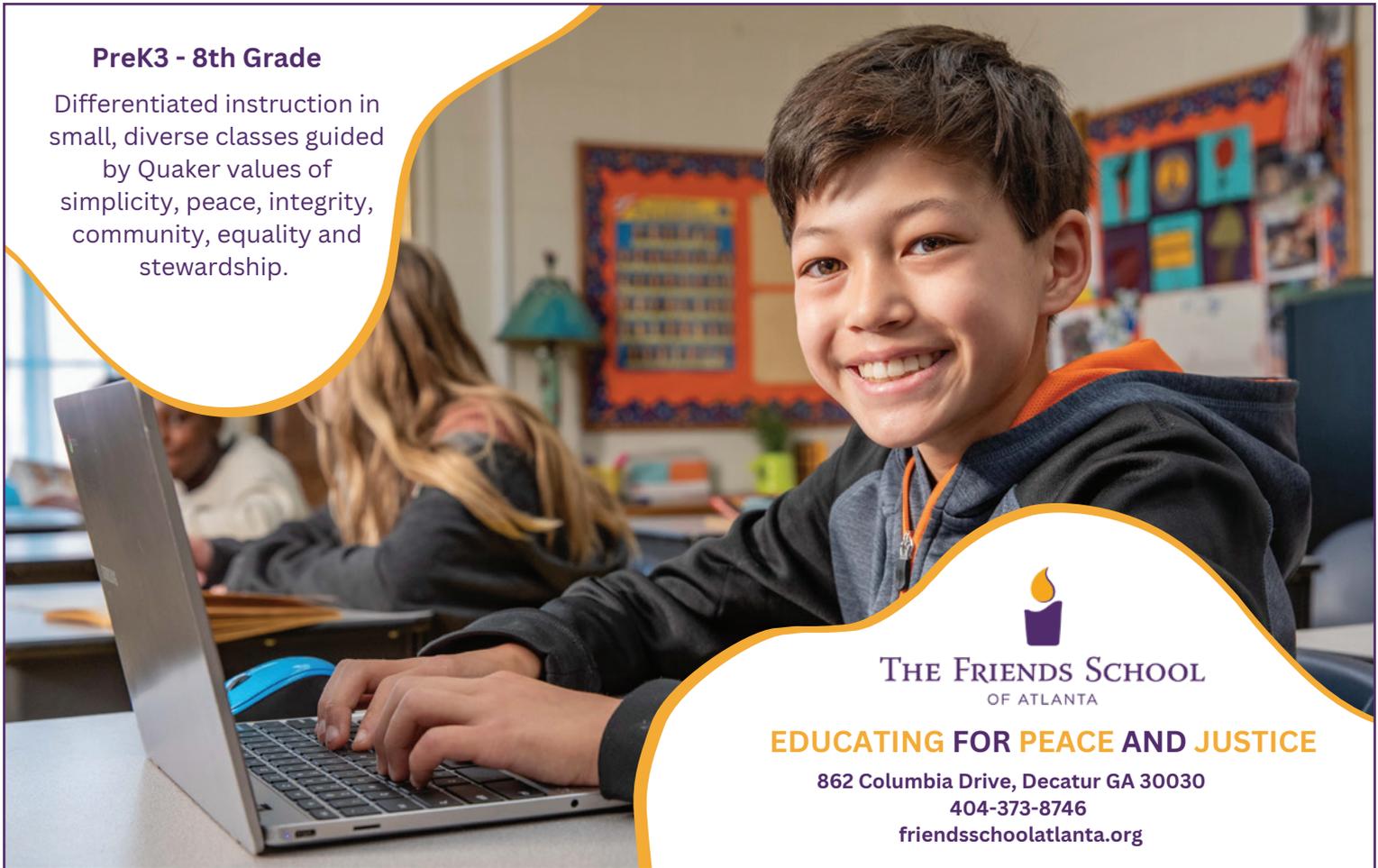
The Planning, Architecture and Zoning Board consists of seven members appointed by the BOMC who are city residents. Members serve four-year terms.

The board reviews and makes recommendations to applicants who are requesting a change in their land use and to the BOMC which makes the final decision to approve or deny an applicant's request during a public hearing on the proposal.

Residents who are interested may review information about the boards at www.avondalestates.org/2157/Boards-and-Commissions. Apply online by Sept. 30 at 5 p.m.

PreK3 - 8th Grade

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September 2023

calendar of events

SUN

MON

TUES

WED

THURS

FRI

SAT

1

2

3

4

5

6

7

8

9

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

Labor Day
(City Hall Closed)

Historic Preservation
Commission Regular
Meeting
6 p.m.

10

11

12

13

14

15

16

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

Weekend Wind
Down Concert
with COT Band
5-8 p.m.

Patriot Day - 9/11
Remembrance
Ceremony
8:30 a.m.

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

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

Rosh Hashanah
Begins at Sunset

17

18

19

20

21

22

23

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

Yoga at the
Town Green
6:30-7:30 p.m.

North Woods Rain
Garden Planting and
Workshop
8 a.m. - noon

24

25

26

27

28

29

30

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

Yom Kippur
Begins at Sundown

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

Sukkot
Begins at Sunset

Southern Surf
Stompfest!
Noon-10 p.m.

October 2023

calendar of events

SUN	MON	TUES	WED	THURS	FRI	SAT
1	2	3	4	5	6	7
Avondale Estates Farmers Market 10 a.m.-1 p.m.	Historic Preservation Commission Regular Meeting 6 p.m.					
8	9	10	11	12	13	14
Avondale Estates Farmers Market 10 a.m.-1 p.m. Weekend Wind Down Concert with Gurufish 5-8 p.m.		Voter Registration Deadline for the General Election 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.	Advance Voting for the General Election Begins	Yoga at the Town Green 6:30-7:30 p.m.				Avondale Ale Day
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.		Deadline to Submit Absentee Ballot Application	Bonnie Phelps Memorial Tree Walk 9 a.m. National Drug Take Back Day 10 a.m.-2 p.m. The Avondale Chili Cook-off 2 p.m. - 6 p.m.
29	30	31				
Avondale Estates Farmers Market 10 a.m.-1 p.m.		Halloween				



Who's the Ghouliest? Enter the Halloween Spirit Awards

It's the spookiest time of the year – who's ready to get their ghoul on? Enter your home or business in the annual Halloween Spirit Awards. Take a photo of your property decorated and submit your entry by 11:59 p.m. on Sunday, Oct. 22. Your neighbors will be the judges.

Send a picture to compete in the following categories:

- Business Award
- Children's Appeal
- Most Creative
- Spookiest

Online voting will run from Monday, Oct. 23 – Friday, Oct. 28. Stay tuned for details on how to enter.



Vote for Avondale Estates Farmers Market

Avondale Estates Farmers Market is in the running on American Farmland Trust and the Farmers Market Coalition's competition, giving away \$15,000 in total prizes to the nation's favorite farmers markets as part of the fifteenth annual America's Farmer Market Celebration.

Cast your vote by Sept. 18 to support the city's fabulous Sunday market. One vote per person.

markets.farmland.org/market/avondale-estates-farmers-market/



Breathe, Stretch and Relax at the Town Green

Join Avondale Estates' Anurati Yoga Studio at the lawn in front of the Town Green stage for free yoga on the third Tuesday of Sept. and Oct. from 6:30 p.m. – 7:30 p.m.

Tuesday, Sept. 19

Tuesday, Oct. 17

Bring a yoga mat and a water bottle. No experience is necessary. Classes will be accessible to all levels.

Yoga at the Town Green is possible with generous sponsorship from The Homegrown Team Bolst.



Greene Gallery Shows Return to DeKalb School of the Arts

Join the students at DeKalb School of the Arts (DSA) at their Greene Gallery in the Art Annex on **Friday, Sept. 15 from 5-7 p.m.** The gallery will display artwork made and curated by students in 9-12 grade. Some featured artworks will be available for purchase. There will be a performance by the DSA Jazz Band and food prepared and served by students.

Additional shows:

- **AP Show: Friday, Mar. 1 from 5-7 p.m.**
- **Spring Show: Friday, Apr. 19 from 5-7 p.m.**

Entry is free and donations are appreciated. Donations to the art program help with the production of future shows and sponsor artists to visit the classes. Donate via PayPal at foundationdsa.org/visual-arts and choose the visual arts department from the drop-down.

Lace Up and Shine “Breit” at AES 5k and Fun Run

Join Avondale Elementary School (AES) in celebrating Coach Beth Breit’s legacy at the AES 5K and Fun Run on Saturday, Oct. 14. Coach Breit inspired countless students and community members to stay active and embrace the joy of life. This year, the AES Roadrunners are dedicating this event to her memory.

To register, donate, sponsor and/or volunteer visit www.runsignup.com/Race/GA/AvondaleEstates/2023AESBREITRUN.

For inquiries or additional information contact AES Roadrunners at aes5k@outlook.com.



Southern Surf Stompfest Moves to the Town Green

THE SURF KING SURFWEAR PRESENTS

Southern Surf Stompfest

The Intoxicators! (FL)
El Capitan & The Reluctant Sadists (GA)
3 Balls Of Fire (TX)
Total Death Mechanics (TX)
Kinky Waikiki (GA)
The AmpFibians (OH)
The Mystery Men? (GA)
The Surge! (GA)
Big Ray (GA)
- with -
MC Jet Powers
DJs Nate Mitchell & Kurt Wood
Food/Beverage Trucks
Artist Market

**SATURDAY SEPT 30TH
NOON TIL TOPM - FREE!
AVONDALE ESTATES TOWN GREEN**

9 Great Surf Bands - FREE Admission - Family Friendly
Avondale Estates Town Green, 64 N Avondale Rd, Avondale Estates, GA



What is Surf Music?

Surf's up! Get ready for a free, family-friendly day of surf music starting at noon on Saturday, Sept. 30. With the move of Southern Surf Stompfest to the Town Green this year, it seemed like a great time to explore exactly what surf music is.

When most people hear “surf music,” they think of The Beach Boys, one of the most famous bands to come out of the birthplace of surf, southern California. But surf music is mostly instrumental, guitar-based music without vocals, and The Beach Boys only played a handful of true surf songs. Tunes many people know in the genre include Pipeline, Wipeout and Misirlou’s theme from the 90’s movie Pulp Fiction.

Surf music has grown over the decades to become inclusive of a variety of different but still recognizable as surf bands. It is a diverse, worldwide scene full of bands and people who play and listen to this music because they love it. This year’s event will feature nine bands from California, Florida, Georgia, Ohio and Texas.



**SATURDAY
OCT 28th
2-6PM**

**AVONDALE
TOWN GREEN**
64 N Avondale Rd
Avondale Estates, Ga 30002



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provided by The
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Avondale Woman's Club New Opportunities

The Avondale Woman's Club was formed in June 1957 to engage civic-minded and progressive women in activities to serve and support the Avondale Estates community. Over many decades, members contributed multiple hours toward completing projects dedicated to the benefit of many entities within the city.

In May, club members elected an energetic executive board and voted on a new purpose for the club: "to provide a welcoming club for all women of Avondale Estates and to foster members' personal growth through learning and community service."

A volunteer component was implemented for members interested in sharing their time to help various organizations. Despite the rain on July 4, several members of the club distributed bottled water to parade participants. Upcoming volunteer opportunities include:

Oct. 11 – Lifeline Animal Rescue

Nov. 4 – Welcome Walk with Global Village Project

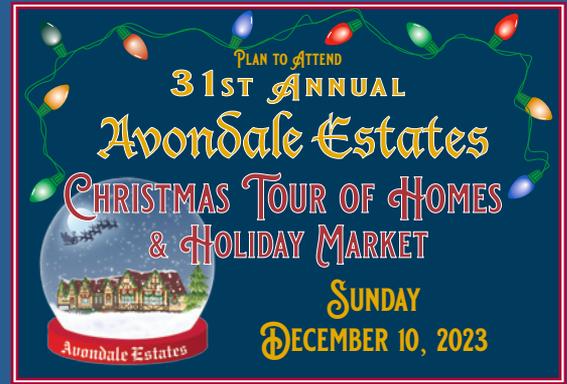
Dec. 6 – Furnish with Love

The board implemented two evening meetings for members who are unable to attend during the day. The first evening date is open to the public on Oct. 26 where Barbara Fisher will discuss mindfulness, brain health and joyful living. Another public evening meeting is scheduled for April 2024.

Meetings are held at the American Legion at Covington Hwy. on the fourth Thursdays from Sept. to May and on the third Thursdays in Nov. and Dec.

The luncheon meetings start at 11 a.m. and features either a speaker or a fun activity.

To learn more about the Avondale Woman's Club, join the club or volunteer, email Jill Joyner at jilljoyner@gmail.com or call Jane Royall at 404-376-7778.



SAVE THE DATE

Christmas Tour of Homes & Holiday Market

Save the date for the 31st annual Avondale Estates Christmas Tour of Homes and Holiday Market on Sunday, Dec. 10.

The Holiday Market will be from noon to 6 p.m. and the Tour of Homes from 3 p.m. to 8 p.m.

Be a Christmas Angel by supporting the Tour of Homes. A \$50 donation include:

- ▶ Name on ticket/poster/flyer,
- ▶ Sign in yard,
- ▶ Pre-tour party invitation, and
- ▶ One (1) complimentary tour ticket.

Christmas Angel payments are due by Oct. 5. Contact Kathy Delaney (see below) to coordinate check payments.

For more information or to volunteer, contact the following committee members:

- ▶ **Christmas Tour:** Margaret Lunsford, 404-388-9137, mpclvl@aol.com
- ▶ **Holiday Market:** Sally Walker, 404-308-9292, avondaleholidaymarket@gmail.com
- ▶ **Sponsors:** Connie Bryans, 404-408-9644, 1cbryans@bellsouth.net
- ▶ **Christmas Angels:** Kathy Delaney, 404-925-1743, kathy_tom@mindspring.com
- ▶ **Volunteers:** Lynn Thompson, 770-617-0617, benobo@bellsouth.net

For more information visit www.avondaletoursofhomes.com.

Avondale Estates Garden Club to Host Bonnie Phelps Memorial Tree Walk



Avondale Estates Garden Club President Patricia Calcagno (standing), Immediate Past President Peggy Burgess (left) and Jean Kingsbury inspect the granite marker on a tree beside Lake Avondale that was planted in memory of Bonnie Phelps.

“A City in a Forest” has long been a description of metro Atlanta as seen from the air. The City of Avondale Estates treasures trees and has been officially designated as a Tree City USA by the Arbor Day Foundation since 1984.

The Avondale Estates Garden Club (AEGC) will host the Bonnie Phelps Memorial Tree Walk on Saturday, Oct. 28 at 9 a.m. at the Gazebo at Lake Avondale, 59 Lakeshore Dr., where participants will learn about the city’s tree canopy and the individual types of trees that thrive and prosper in the city.

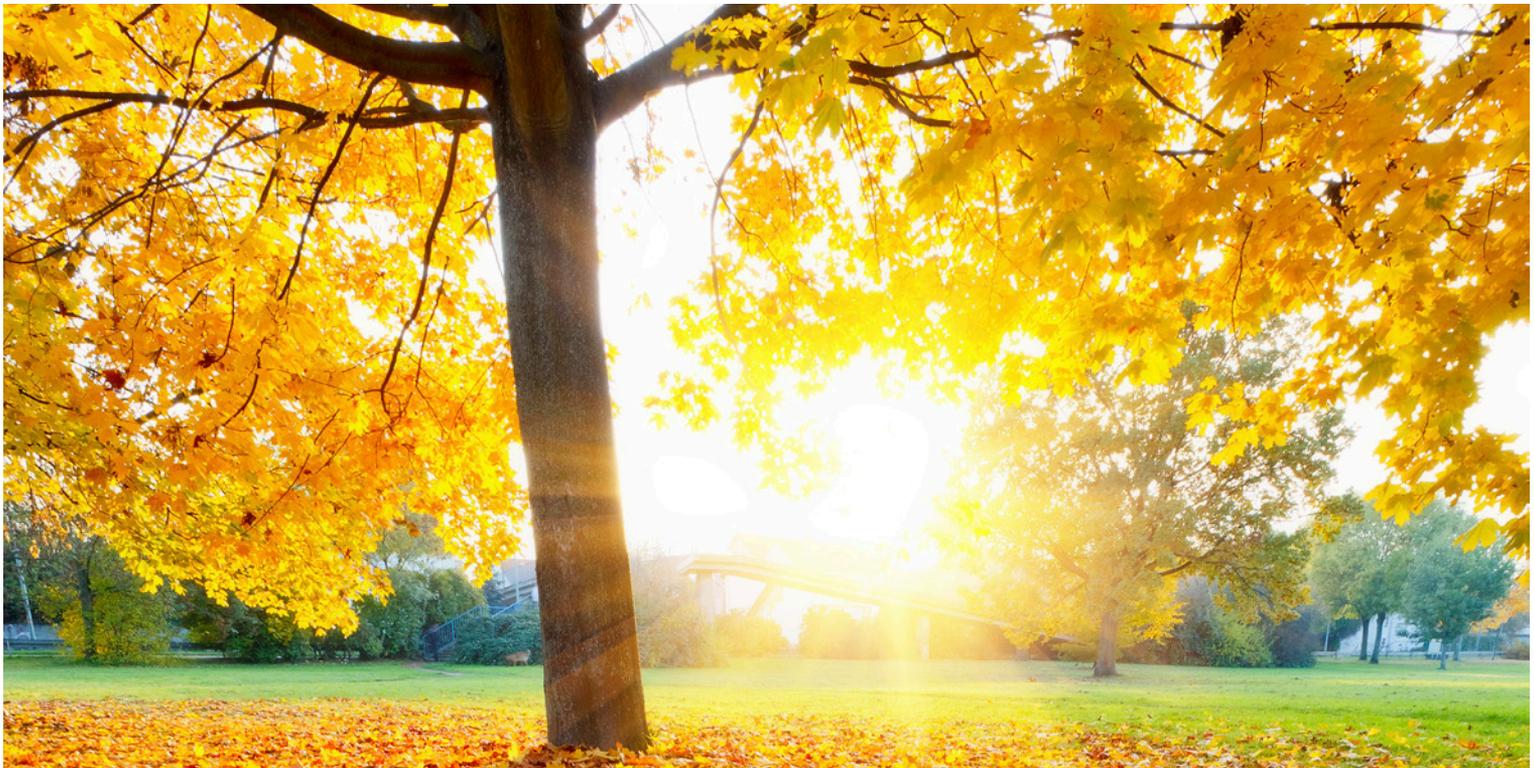
The event will include children’s activities by the lake starting at 9:15 a.m. followed by remarks from resident and landscape architect Steve Sanchez. The five tree walks will begin at 10:30 a.m. departing from the shore of Lake Avondale near the gazebo and continuing routes within the historic portion of Avondale Estates where there are sidewalks.

During the tree walk, arborists will showcase the 66 trees with installed granite markers detailing the tree species and common names of trees along the verge between sidewalks and streets in public areas of the city.

The installation of these granite markers was part of a project co-sponsored by AEGC and the city’s Tree Board to establish the city as an arboretum. The original markers funded by the AEGC were installed in 2019. Subsequent markers installed in the fall of 2022 were bought with donations from members of the community.

Children are invited to wear their Halloween costumes and get into the spirit of the season with games and crafts led by club members.

The Bonnie Phelps Memorial Tree Walk, named after the late Bonnie Phelps, is held in the fall every odd-numbered year. On even-numbered years, the club hosts a tour of the city’s Secret Gardens, the beautifully landscaped gardens behind homes and out of public view. The next Secret Garden tour will be on June 1, 2024.



Avon Garden Club Garden of the Month



July: 14 Exeter, Jenny and Josh Norris



August: 59 Lakeshore Dr., the Lake House

Avondale Estates Garden Club Yard of the Month



July: 93 Berkeley, home of Jerry and Alice Guppy



August: 11 Fairfield Plaza, home of Lynn Boyd and Harry Vann



Sponsors eager for your business!

The following are sponsors* in other community newsletters, published by Our Front Porch. **BOLD LISTINGS** have an advertisement in this publication. (*Included sponsors hav met purchase criteria.)

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Zen Air	678-883-7868
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Bathroom & Kitchen Remodeling	
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Uptown Cheapskate-East Cobb	770-999-1967
Uptown Cheapskate-Johns Creek	770-495-1515
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Acworth Dental	770-974-4146
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Verge Painting and Siding	678-331-1102
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Schwartz Center For Performing Arts	404-727-8769
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Breda Pest Management	770-466-6700
Legacy Pest Control	770-423-0160
Plumbing	
Bryan Plumbing Services	770-826-5277
Mr. Rooter of Atlanta	470-202-8178
Plumb 'N' Plumber	678-725-0042
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
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Gas Incorporated	770-720-1378
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Ansley Atlanta Real Estate-Jody Tirono	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
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
Georgia Real Estate Depot-Nix	770-401-4932
Harry Norman Realtors-Pam Hughes	404-626-3604
JW Collection Brokers LLC-Oslund	678-321-4211
Keller Williams Realty-Cynthia Baer	678-358-3369
Keller Williams Susan Stanford	678-677-3935
Keller Williams-Linda Jacobs	770-337-2006
Keller Williams-Williams	678-780-7556
Park Realty-John Morgan & Drew Jackson	877-249-8533
Remax Around Atlanta-Falkin	770-330-2374
Remax-Heerema	770-238-6759
Robin Martin and Associates	678-665-0202
Remodeling	
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Norsan Restaurant Group	678-878-2513
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Atlanta Roofing Specialists	770-419-2222
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Schools-Private	
Atlanta Academy	678-461-6102
McGinnis Woods Country Day School	770-664-7764
The Friends School of Atlanta	404-373-8746
Security Systems	
Classic Entry Systems	678-330-1111
Skin Care	
dermani MEDSPA - East Cobb (Marietta)	678-909-1735
The Beauty Barn	678-824-5466
Spa	
Reve Aesthetics Medspa	678-447-0801
Water Heaters	
Serv'all Plumbing-Water Heaters	770-917-1852
Window Replacement	
EntryPoint Doors & Windows	770-904-0094
North Georgia Replacement Windows, Inc.	770-888-1604
Visionaire Windows	404-543-9306
Window Traditions of Georgia	678-672-1963



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End of Summer blues?

I'VE GOT GOOD NEWS...

AVONDALE ESTATES // JAN. 2023 - AUG. 2023

<u>24</u>	<u>\$677,500</u>	<u>99.7%</u>	<u>10 days</u>
HOMES SOLD	MEDIAN SALES PRICE	SALE/LIST PRICE	DAYS ON MARKET

Yup, the market might "feel different" right now, but, we're actually in pretty good shape in Atlanta... **particularly in our own AE** (see healthy stats above!).

It's never the wrong time to buy the **RIGHT** house. Your dream home will cost 5-8% more next year! And, with our low inventory, homes that are **priced realistically** and in **good condition** are still selling very well.

Curious to see how your home would do in today's market? Give me a call... let's chat!

RECENTLY *Sold*

10 COVINGTON ROAD

I always LOVE working with Rebecca & Hasse Johnsen! Not only was this such a coolhouse to sell – but I've helped them buy& sell FOUR different homes.

I appreciate their business and friendship over the many years, and have loved watching their relationship transition from "just dating" to "happily married." Lucky ducks!

Jen Newman

404-316-5265

JENNEWMAN@KW.COM

JEN NEWMAN
HOMES

JenNewman@kw.com

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