



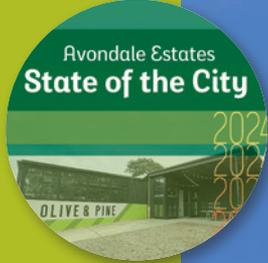
NEWS FROM CITY HALL

THE OFFICIAL PUBLICATION OF THE CITY OF AVONDALE ESTATES · AVONDALE ESTATES, GEORGIA
NEWSLETTER 392

May - June 2024

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STATE OF THE CITY



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SANITATION UPDATES



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Wine & Art Walk Returns



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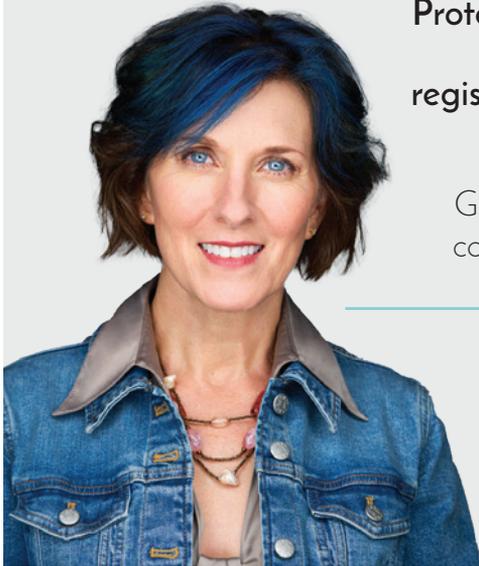
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Public Works Department

Marcel Jackson, Public Works Director

Don Huff, Public Works Supervisor

Adrian Langston, Greenspace Manager

Cover Photo: Ellen Powell

The Wine & Art Walk will transform city businesses into wine-tasting rooms on May 11 – just in time for Mother's Day.



The Weekend Wind Down Concert Series kicked off April 21 with The Mosier Brothers and Friends at the Town Green. Learn more about upcoming concerts on page 16. Photo credit: Tammy Martinez

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 communications@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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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 Marcel Jackson
Public Works Director

Big changes are coming to our public works department. Beginning May 13, the city will transition solid waste and recycling services to a third

party, Arrow Waste. I believe Arrow will do a fantastic job meeting your expectations, and the service they provide will give you the same level of comfort and trust you have had with us for many years.

I want you to know that we did not make this decision lightly and thank you for your patience as we worked through the process over the past year and a half. In my career, I have personally overseen a transition of sanitation service from city to contractor, and I assure you it will not be too painful. There will be little problems for us to solve here and there, but I promise you that any bumps will be minimal.

In the coming days, Arrow will deliver each household waste carts and recycling bins to use for service. Arrow will also handle the disposal of any old cans that you no

longer wish to use. The Public Works Department will continue to provide yard waste services and will be able to do so more efficiently and effectively.

The additional resources we free up because of this transition will allow the Public Works Department to focus on other tasks and projects we have been unable to properly address. We are also recommending to the BOMC a contract for general landscaping services, allowing us to work with experienced landscape professionals to beautify and maintain our public spaces which I know are near and dear to your hearts.

By the time you receive this newsletter, the city will have released important information regarding these changes and how they will impact each of you. Check out *page 10-11* for information about service days, route maps, new cart delivery, and old can disposal. I deeply appreciate your trust in me, and the Public Works Department looks forward to continuing to provide you with excellent service.



Important Transition Dates

Starting May 6:

Arrow Waste will deliver wheeled 95-gallon sanitation and 35-gallon recycling carts to homes during the week.

Wednesday, May 8:

Public Works staff will pick up former city-issued blue and orange recycling bins pictured above as part of the regular recycling pickup. These bins will be returned to the previous contractor for reuse.

Starting May 14:

Residents should use new receptacles with the Arrow logo.

First 90 Days:

Arrow will pick up old trash cans that residents no longer want during weekly pickups and take them to the landfill. See "Disposal of Unwanted Cans" on *page 10*.



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2024 State of the City Address

by Mayor Jonathan Elmore
March 21, 2024

Photos: Isadora Pennington

The community joined Mayor Jonathan Elmore and the city commissioners at Olive & Pine on Thursday, March 21 for the 2024 State of the City address. It was a lovely evening to meet the businesses at Olive & Pine, share what we love about Avondale Estates and enjoy each other's company. The full State of the City Address follows. Watch a video of the speech on the city's YouTube channel @ AvondaleEstatesTV by scanning the QR Code



Welcome



Good evening. On behalf of the city's Board of Mayor and Commissioners, I'd like to welcome you to the 2024 State of the City address.

It's a great night to be here at Olive & Pine. I hope you had a chance to check out all the current businesses and learn about the new ones that are soon to be open. What great additions to the city!

Before we begin our discussion of the city, I want to recognize some people who have joined us from the community tonight. Joining us tonight is our district representative on the DeKalb County Board of Education, Ms. Deirdre Pierce. I'd also like to recognize Principal Mark Joyner from Druid Hills High School. So glad they could join us this evening. I'd also like to welcome our new commissioners to the board, Graham Reiney and Mike Smith.

As you came in this evening, you were asked to fill

out cards with words about what you love about Avondale Estates, and I do know you can see it up here on the screen in a word cloud. Some of those words are Town Green, trees, beer scene and community, and I'd like to talk about some of those things this evening. I appreciate you sharing what you love about our city. These things and so much more really do make Avondale Estates a special place.

Why?

Do you guys remember in school when you learned about the journalist's questions: who, what, when, where, how, and ... why? I've always thought "why" is the most intriguing question of those six. And tonight, I'd like to talk about why.

My interest in serving as mayor is, and always has been, to make this a better place for the people of Avondale. You've probably heard me say many times, we want to leave it better than we found it. And that we should create a place our kids want to come back to and raise their family. And I say these things because we feel unbelievably fortunate to have discovered this great community and to have raised our kids here as many of you have as well. We, the Board, are the elected stewards of your city, our city, and we take that task to heart with all we have. And so, we strive to provide the best services by the

most efficient means possible, to create beautiful places for us to gather, to bring those places to life through events and programs, and to embark on projects to preserve our beloved city for generations to come.

If we are truly interested in leaving it better than we found it, it seems appropriate to ask what lies ahead. We are approaching our 100-year anniversary as well as the tenth year of our 2014 Downtown Master Plan. So, over the next year, we will be digging deep to ask, "What does Avondale look like in 10 years or 100 years?" We should think about what we want to preserve and what we want to change to make a better Avondale



Estates for ourselves and future generations. It's time to get started on a new Downtown Master Plan to continue the momentum we've seen in the last decade. Building from prior planning and visioning efforts, the update will strive to ensure that downtown Avondale Estates remains desirable for businesses, residents and visitors.

Additionally, plans are being made to develop a comprehensive sustainability strategy that will act as a compass guiding us to become a more sustainable, resilient and vibrant community. These forward-looking efforts allow us to be proactive and have greater control over the city's destiny and provide guidance on future decision-making. And we will need you to give your input to make these efforts fruitful. Stay tuned on how to get involved with these projects.



What We're Working on for You

I want to transition from thinking about the future to highlighting what we've been able to accomplish for you this past year. The last year has been one of progress and forward movement. I am very proud of what we have done together.

This past year the city received an exceptional credit rating from Moody's and Standard & Poor's in support of the anticipated \$8.4 million Urban Redevelopment Agency Revenue Bonds. Both Moody's and Standard & Poor's cited the city's strong economic outlook, sound budget management, and financial policies among the reasons for these prestigious ratings. To put that in perspective, Avondale Estates is the highest-rated small city in Georgia by Moody's and in the top 10% of ratings for small cities nationwide. What that means for you is that we will be paying a very low rate to provide you with our incredible new Town Green. At the same time, my fellow commissioners and I lowered the overall city millage rate for the third time since I took office, keeping even more money in your pockets.

And just last week, we approved a contract to provide trash collection services that will lower your sanitation bill by \$200 a year.

Smart Growth

Part of the reason we had such a positive financial report was our commitment to smart growth and capital improvement. By creating more walkable, bikeable, and livable areas, the city has become

more dynamic, healthier, and diverse. Some examples include the Willis and Jade, across the street at 120 Olive and right here in Olive & Pine. Additionally, these strategies also diversified our tax base which helps keep your millage rate low.



The construction of The Dale, the commercial project that will front the Town Green, kicked off in December. This development will complete the vision for the Town Green and provide more opportunities for you, your family, your friends, and visitors to come and dine, shop and enjoy the Green. And we hope you are proud enough to brag about our new and distinctly Avondale amenity to all your friends.

Adaptive reuse projects like Olive and Pine are also transforming our downtown into a unique and interesting place for people and businesses. Thank you to the ownership partners of Olive and Pine – Steven Chan, Danny England, and Andy Rutledge. For many years, this was the base for Mann Mechanical, and anyone who saw this industrial complex before its renovation knows how much vision and imagination they brought to this collection of buildings. And welcome to all of our new business partners. A dynamic downtown doesn't happen without you - and what a lineup. You are fantastic.



After years of talking about it, we are finally ready to embark on one of the most transformational smart growth projects yet, TWO SEVENTY-EIGHT! It has been a long time coming, and many of our residents have dreamed about converting North Avondale and East College Avenue from the giant highway dividing Avondale to a Main Street we are proud of. But most importantly, this project will create

a stronger bond between our residential areas and our business district and more safely enable walking, biking, and interaction with our growing business community. And yes, to provide more opportunities closer to home for you, our citizens.



We have worked tirelessly to design this project, acquire the necessary rights-of-way, and bid the project for construction. The cost of the project came in higher than hoped, but thanks to our partners at the Atlanta Regional Commission, we have identified an additional \$2M in funding to close the financial gap. Let's hear for the ARC! If all stays on schedule, the contractors will begin mobilizing early this summer. We will do everything we can to keep you informed about where and when construction is happening.

During construction, we need you to support our local businesses more than ever, including the ones here at Olive & Pine and throughout downtown. Make it intentional. You are their primary customers. They need you. Downtown needs you. Make it a point to navigate through the construction site to get there.

And I have big news to share with you. Yesterday, Avila Real Estates was issued a land disturbance permit for the thirteen acres behind the Town Green. This area is the huge concrete swath behind the Town Green. It means they are moving forward, and we could not be happier.

Environmental Focus

Smart Growth is a great way to promote a sustainable and healthy environment, but this isn't all we are doing. In Avondale, we take our commitment to the environment seriously and strive to protect our lush, green surroundings. Our community has been a pioneer in this area since its inception as the first Garden City in the Southeast. This is part of our Avondale DNA, and we are proud of it. Additionally, we have been designated as a Tree City USA for the last 40 years. Remarkable.

And the city is committed to environmental preservation as well. One thing we are all incredibly proud of and cherish in Avondale is our beloved lake and its natural residents, the ducks, the turtles... and maybe the geese. So, we are excited to announce that the North Woods restoration project is almost complete. The project includes the addition of trails and rain gardens, and we have already scheduled a ribbon cutting for April. The project aims to stop the severe bank erosion in the North Woods which was causing safety concerns and water quality issues in Cobbs Creek and Lake Avondale. We have also created a nature trail from Berkeley Road to the Boy Scout hut and extended the sidewalk from Berkeley to the Lake Avondale trail system. This project is a win-win as we control stormwater, preserve outdoor space, and make it more accessible for you! We hope to see you at the ribbon-cutting ceremony!



We have heard your stories about flooding and erosion in your neighborhoods, and we are taking action. We are taking a systematic approach to address our stormwater issues in an environmentally sensitive way. We've completed the Lakeshore Drive stormwater pipe repairs and are making progress on several priority stormwater projects. Our engineering team is using a recently completed hydrologic model to design the repairs and improvements needed for projects like Dunwick Drive, Washington Street, and Kensington. By using this model, we can make educated decisions and incorporate greener infrastructure improvements into our plans. And I am thrilled to tell you that DeKalb voters, including you, approved new SPLOST funding for the next six years. AND, DeKalb CEO Michael Thurmond and the DeKalb Board of Commissioners agreed to give the four smallest cities, Lithonia, Stone Mountain, Pine Lake, and Avondale Estates, an additional two million dollars each over the next two years for stormwater projects. Let's hear it for the CEO and the DeKalb Board!

The BOMC voted to pursue a Green Certification from the Atlanta Regional Commission. By evaluating all our operations and programs

with a green lens, we are taking a significant step towards a more sustainable future for your families today and those who will live here in the future. We will be adding tools to our arsenal to improve our environment. One of the ways we will do so is to inform you about how you can better manage flooding and improve water quality in your yards, such as installing rain gardens, using permeable pavers, and reducing the amount of impervious surfaces on your properties.



We know many of you like to compost, so we are excited to announce that thanks to a generous grant from the U.S. Department of Agriculture, we will launch a residential curbside compost pilot program this fall in partnership with DeKalb Commissioner Ted Terry and Compost Now. Not only is this a wonderful opportunity for residents to contribute positively to our environment by reducing what we send to the landfill, but the compost will be shared between Roots Down and Food Well Alliance. It will be distributed to enhance the soils at local DeKalb County public library edible gardens and to Black, Indigenous, People of Color farmers in the Atlanta area. As elected officials and staff, we aim to make it easier for you to make sustainable choices.

As we work towards our certification, we will let you know what we're up to and how you can work with us to make this a greater place. Many of you are passionate about environmental stewardship, and we will look to you as we continue to advance this cause.

Building Community

As a government, we are responsible for building a smarter downtown and making environmentally sensitive choices. However, creating a fun, engaging space that brings us together is equally important. In the aftermath of the pandemic, we have learned how important it is to engage with one another.

City staff have worked diligently under the Board's guidance to bring vibrancy, activity and

liveliness to our parks and public spaces. The city has successfully organized or hosted 15 in-person concerts and festivals and 35 other events this past year – a new record. The list of events includes six Sunday evening concerts in the Town Green. We have also reintroduced the Fourth of July parade, culminating with a huge party and fireworks show in the Town Green. If you missed it last year, mark your calendars for this year. We held the third annual Avondale Ale Day, National Night Out, multiple holiday events, and organized ten outreach events to keep you informed about what's happening in the city. Additionally, we're partnering with our businesses and organizations to bring even more events geared especially for you. Anurati Yoga returns to the Town Green with free yoga classes thanks to the sponsorship of The Homegrown Team at Bolst. Mister John's Music will add to our spring Town Green activities with free Saturday kids' music classes and a Broadway-themed concert series. And the Avondale Estates Farmers Markets brings local produce and goods to the Market Pavilion every Sunday.



The Weekend Wind Down Concerts will return on April 21 and will celebrate Earth Day bluegrass-style with The Mosier Brothers and Friends. And what better way to celebrate Mother's Day weekend than by taking your mom on the DDA's Wine & Art Walk on Saturday, May 11? Participants will get tastings of wines curated by Purple Corkscrew in businesses throughout our city while they enjoy art experiences along the route. Be sure to get your tickets. These events are successful because of your participation and support. Make sure to check them out.

Thanks to Volunteers and Community Orgs

As fellow neighbors and business owners, we have a responsibility to take leadership roles and volunteer to make our city a better place. I wanted to take a moment to express gratitude to those who have stepped up and made a positive

impact. Thank you to Gospel Hope Church for sponsoring the Easter Egg Hunt, which will be held the Saturday before Easter at the Town Green. Thanks to the Gardeners for the Common Good for their contributions to beautifying Willis Park. A special thanks to those who have taken the time to learn about rain gardens and are helping with plantings in the North Woods. I also want to acknowledge the hard work of the Avondale Estates Garden Club and the Avon Garden Club, who do an incredible job on various projects around the city, such as planning the 911 memorial celebration, creating beautiful plantings at the city entrances, and organizing the Memorial Day recognition and wreath-laying. Kudos to the leaders at the Avondale Arts Alliance for their speedy work in showcasing Avondale artists in their new pop-up gallery at 84 North Avondale and to the Downtown Development Authority for making the space available at an affordable price. We'd also like to shout out to the Avondale Alliance for Racial Justice and their work in building relationships with our neighboring communities. Lastly, a heartfelt thank you to all those serving on our boards and committees. Your commitment and dedication to upholding policies

and making tough decisions is not something that goes unnoticed. You are vital to our overall success, and we appreciate all you do to make a difference in our community. Let's give them a round of applause.



Collective Effort

Building and maintaining a better city requires a collective effort. As a board member, I work alongside my colleagues to govern in a manner that is efficient, effective, and equitable while also serving the needs of our community. Our staff is instrumental in helping us achieve these objectives, and as mayor, I take immense pride in our team and in the accomplishments we've

made this year. Moving forward, we have a unique opportunity to plan for the future as our city reaches its centennial anniversary.

NEW CONCLUSION

So at this point, you may be thinking to yourself – Jonathan, you've shared with us a long list of projects and initiatives. They sound good, BUT what does this mean for me? Well, let's bring it back to the WHY. With you as our focus, we continue to build a city where businesses thrive and we have a dynamic downtown. With you at the center of our thoughts, we keep the financial stability of the city as a top priority, all while looking for ways to return money to your pockets. With you and future generations as our compass, we work to create a more sustainable, walkable, livable city. And with you at the top of our minds, we continue to create places and opportunities for us to gather and come together as a community. It's for you!

Thank you all for being here tonight. Have a great evening. Good night.

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Important Updates on Sanitation and Recycling for City Households

After careful evaluation, the city approved a contract with Arrow Waste to handle all sanitation and recycling in the city. The decision was made to provide the most cost-effective and efficient way to manage the city's solid waste disposal.

Customer Support

All questions or concerns regarding sanitation and recycling services should be directed to Arrow Waste at 770-441-3037.

Effective May 13, Arrow Waste will be responsible for all aspects of waste collection, disposal and recycling for households within the city limits. The city is confident that their expertise and commitment to excellence will greatly benefit the community. The last day the city will provide sanitation service is May 10.

The city will continue to provide the same yard waste service it currently provides without changes. Please note that yard waste is not required to be bagged or put in containers for pickup.

Important Transition Dates:

- ▶ **Starting May 6:** Arrow Waste will deliver wheeled 95-gallon sanitation and 35-gallon recycling carts to homes during the week.
- ▶ **Wednesday, May 8:** Public Works staff will pick up former city-issued blue and orange recycling bins pictured above as part of the regular recycling pickup. These bins will be returned to the previous contractor for reuse.
- ▶ **Starting May 14:** Residents should use new receptacles with the Arrow logo.



- ▶ **First 90 Days:** Arrow will pick up old trash cans that residents no longer want during weekly pickups and take them to the landfill. See details below in "Disposal of Unwanted Cans."

Disposal of Unwanted Cans

For the first 90 days of service, Arrow will pick up old trash cans that residents no longer want during weekly pickups and take them to the landfill. Residents should mark the cans as "trash," "throw away" or "landfill."

Residents are welcome to use old trash cans for yard waste. Please clearly mark the receptacles "Yard" or "Yard Waste" so they are not mistaken as trash. Stay tuned for ideas on how to reuse old trash cans as compost bins, rain barrels and other options rather than sending them to the landfill.

After 90 days, residents will need to schedule a special pickup to dispose of unwanted trash cans.

Yard Waste Collection

avondalestates.org/2503/Yard-Waste

The city is responsible for yard waste pickup, and service will remain the same. The city will continue the street zone system implemented in the fall of 2023. If possible, please keep cars off the streets on yard waste pickup days to assist with leaf collection and street sweeping. Please note that yard waste is not required to be bagged or put in containers for pickup.

Please refer to the Yard Waste page or scan the QR code for details and schedules.



Yard Waste Guidelines

- ▶ Items should be at the curb ready for sanitation collection by 7 a.m.
- ▶ No yard waste should be in plastic bags.
- ▶ Yard waste is not required to be bagged or put in containers for pickup. If residents choose to use containers, they should not exceed 32 gallons and

must be marked "Yard" or "Yard Waste." Brown yard waste bags are also accepted.

- ▶ In order for the leaf vacuum equipment to be used, leaves must be kept separate from other yard debris and items for pick up at the curb.
- ▶ Logs or tree limbs must be no longer than three (3) feet, and not more than four (4) inches in diameter and stacked neatly at the curb. This material will be collected as rapidly as possible.
- ▶ Trees, bushes or other vegetation from commercial tree trimmers, landscapers or building contractors will not be picked up by the city.
- ▶ If services are interrupted due to inclement weather, road closures, or other unforeseen circumstances, all efforts will be made to pick up yard waste on the next consecutive day.

Sanitation Guidelines

avondaleestates.org/2346/Sanitation

- ▶ Trash and recycling bins need to be at the curb by 7 a.m.
- ▶ All garbage should be bagged and securely tied and closed.
- ▶ No yard waste should be included with trash pickup in plastic bags.
- ▶ Building materials, stumps, dirt, rocks, concrete products, automobile bodies and parts, tires, paint, oil and other liquids, and feces will not be picked up.
- ▶ Paint cans are picked up only in gallon containers. Cans must be filled with cat litter so there is no remaining liquid.
- ▶ Arrow Waste will only collect materials that fit within the sanitation cart or have been bagged and placed upon the cart. Please note that Arrow Waste will only service containers with their logos.



Additional Receptacles

Residents who need additional trash or recycling bins may purchase them directly from Arrow Waste. Extra sanitation carts cost \$6.18 per month and extra recycling bins cost \$6.54 per month. (These rates are equal to 75% of the applicable household charge per household for a single sanitation cart or recycling bin.)

Contact Arrow Waste directly to request delivery. PLEASE NOTE: that residents will pay Arrow Waste directly, NOT the city, for additional receptacles.

Special Pickup Requests of Bulk Items

Special pickup requests for items that cannot fit within the trash receptacle must be scheduled with Arrow Waste Customer Service at 770-441-3037. Pickups will occur on the same day as sanitation pickup but must be scheduled at least 24 hours in advance. Bulk Items include furniture, such as sofas, chairs, tables, carpets, and other large items that cannot reasonably be placed in a 95-gallon rollout cart. The cost for special pickup is \$16.12.

- ▶ All items must be placed at the curb.
- ▶ Building materials, stumps, dirt, rocks, concrete products, automobile bodies and parts (including tires), paint, oil, other liquids and feces will not be picked up.
- ▶ Refrigerator doors must be removed.

Special Assistance Request for Side-of-House Service

Residents who are certified as handicapped by the State of Georgia may request side-door sanitation pickup at no additional cost. Please note that Arrow Waste will not pick up items in the backyard or inside any closed gate or enclosure. Contact Arrow Waste Customer Service at 770-441-3037 to start this service.

Service for Avondale Condominiums

Each building will be assigned two 95-gallon trash carts and two 35-gallon recycling bins which will be serviced by Arrow Waste from the designated sanitation enclosures.

Routes for service

Residential service will occur once a week on Tuesday or Thursday. Recycling and garbage pickup will occur on the same day. Routes are being finalized and will be listed on the website and via flyer distributed to residents prior to the start of service.

Recycling Guidelines

avondaleestates.org/2212/Recycling

Recycling will be picked up once a week on the same day as trash pickup. Arrow Waste will only collect materials that fit within or on top of the recycling bin. Please note that Arrow Waste will only service containers with their logos. Recycling bins must be at the curb by 7 a.m.

Accepted Items:

- ▶ All aluminum items
- ▶ All cardboard items (please flatten all boxes)
- ▶ All paper products
- ▶ All plastic containers labeled 1-5; 7

Items Not Accepted

- ▶ Styrofoam products
- ▶ Any item contaminated with waste, including food, grease, paint, etc.
- ▶ Glass
- ▶ Plastic shopping bags, including dry cleaning and other types of plastic bags.

Ensure items will be recycled by preparing them properly:

- ▶ Wash items clean to ensure no trace of food waste is on the recyclables.
- ▶ There is no need to separate your recyclables.
- ▶ Place all recycling items in or on top of the bin. Items outside the bin will be treated as trash.
- ▶ Plastic bags or garbage bags should never be included or used to contain recyclables.
- ▶ Return used tires to the dealer.



May 2024

calendar of events



SUN	MON	TUES	WED	THURS	FRI	SAT
			1	2	3	4
			Greenspace Advisory Committee Meeting 6 p.m.			Spring Musical Series with Mister John's Music 6 p.m.
5	6	7	8	9	10	11
Avondale Estates Farmers Market 10 a.m.-1 p.m.	Historic Preservation Commission Meeting 6 p.m.	Yoga at the Town Green 6 p.m.	Board of Mayor and Commissioners Regular Meeting Work Session 5:30 p.m.			Avondale Estates Wine & Art Walk 3-7 p.m.
12	13	14	15	16	17	18
Mother's Day Avondale Estates Farmers Market 10 a.m.-1 p.m.		Downtown Development Authority Regular Meeting 5:30 p.m.		Open House for Neighborhood Traffic Calming 5:30 -7 p.m.		Mister John's Music Free Kids Class 10 a.m. Wig Wag at Methane Studios
19	20	21	22	23	24	25
Avondale Estates Farmers Market 10 a.m.-1 p.m. Weekend Wind Down Concert Series on the Town Green 5-8 p.m.	Planning, Architecture and Zoning Board Regular Meeting 6 p.m.		Board of Mayor and Commissioners Regular Meeting Work Session 5:30 p.m.		Wreath Laying Ceremony at the Blue Star Marker in honor of Memorial Day 10 a.m.	
26	27	28	29	30	31	
Avondale Estates Farmers Market 10 a.m.-1 p.m.		Yoga at the Town Green 6:30 p.m.	Memorial Day - City Hall Closed			

June 2024

calendar of events



SUN

MON

TUES

WED

THURS

FRI

SAT

1

2

3

4

5

6

7

8

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

Historic Preservation
Commission
6 p.m.

9

10

11

12

13

14

15

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

Planning,
Architecture and
Zoning Board
Regular Meeting
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

Flag Day

16

17

18

19

20

21

22

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

Father's Day

Weekend Wind Down
Concert Series on the
Town Green 6-9 p.m.

Juneteenth -
City Hall Closed

First Day of Summer

23/30

24

25

26

27

28

29

23 & 30 - Avondale
Estates Farmers
Market 10 a.m.-1 p.m.

23 - Spring Musical
Series with Mister
John's Music 6 p.m.

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

Treat Mom to the Wine & Art Walk this Mother's Day

Give mom a gift she'll really love on Mother's Day weekend – tickets to the Avondale Estates Wine & Art Walk! On Saturday, May 11 from 3-7 p.m., 26 city businesses will transform into wine-tasting destinations and art experiences curated by the Avondale Arts Alliance. Check-in occurs at the Town Green where participants will receive their tasting glass and wristband.

The afternoon of festivities features wines curated by Purple Corkscrew at pouring stations throughout the city. Additionally, at Wild Heaven Beer, Brannon Boegner, winemaker at Dahlonega's award-winning Wolf Mountain Vineyards, will be on-site with tasting options from their 2024 lineup. Ticket holders will also enjoy tastings from sommelier Steven Grubbs at Commune, the new listening room and wine bar opening in the mixed-used development Olive & Pine.

Ticket includes:

- ▶ entry to the event,
- ▶ a commemorative wine glass,
- ▶ wine tastings throughout the central business district,
- ▶ art and entertainment experiences throughout downtown, and
- ▶ transportation throughout the event.

Businesses hosting wine tastings include:

- ▶ **The Alcohol Heroes**
- ▶ **Anansi Cocktail Lounge**
- ▶ **Avondale Arts Center** with a Drink & Draw, live music by TinTim, 3-4 p.m. and a mini-exhibit of plein air paintings at the end of the event.
- ▶ **Avondale Physical Therapy:** This new business moving into the former Avondale Veterinary Hospital will host a mini-exhibit by Jessica Lily and a Jazz Trio
- ▶ **Avondale Pizza Cafe** with an artist meet-n-greet and sale with Lisa Miller
- ▶ **Banjo Coffee:** Art exhibit and music by Emma and La Pensée at 4 p.m.
- ▶ **Bartenders on Board:** Music by Goldstar Entertainment Group DJ
- ▶ **Book Bird/Fiber Parts:** Fiber arts demonstrations plus meet and greet and book signing with Jayne Allen on her third book in the Annie McIntyle series, Next of Kin
- ▶ **City Dog Market**
- ▶ **Commune at Olive & Pine:** Vinyl spinning inside Commune and art in Olive & Pine by William Jay George
- ▶ **Finders Keepers Furnishings**
- ▶ **Garage Door Studio:** Wire-wrapping crystals by Eli Best, 3-6 p.m.
- ▶ **Homegrown Team Real Estate:** Acoustic guitarist Ralph Lynch
- ▶ **Kafenio:** Live art on the patio by Meg Link, 3-7 p.m.
- ▶ **The Little Hippo:** Yard bombing by Fiber Parts in the parking lot and live art affirmations by Sam Marrett



AVONDALE ESTATES WINE & ART WALK

**SATURDAY
MAY 11
3-7 P.M.**



- ▶ **Little Tree Art Studios:** Open studios and live music by Burgundy Boys
- ▶ **The Lost Druid:** Music by Melodie Gonzalez and photography exhibit by Arthur Ratliff
- ▶ **Minuteman Press:** Art by Elizabeth Hatau Karp and Adrienne H.
- ▶ **Pine Street Market:** Oil paintings by local artist Marleigh Reins
- ▶ **Purple Corkscrew Wine Shop & Tasting Room:** Cello performance by Jenn Cornell
- ▶ **Santo Cantina & Cocina**
- ▶ **Shades of Green Permaculture:** Art installation by Dorothy O'Connor in the Globe Arts Center and open hours at Methane art studio
- ▶ **Skip's:** Live drawing by Armando Chacon, 3-7 p.m.
- ▶ **The Stratford Pub:** Live drawing by Alex Charner, 3-4 p.m.
- ▶ **Village Music:** Jazz piano ensemble Nick and The Grooves and interactive instrument painting
- ▶ **Wild Heaven:** Sudnat Studios Art Market, noon-8 p.m. and acoustic music by Dave Howard Coons, 3-6 p.m.

Additional art experiences include:

- ▶ Live yarn bombing by Fiber Parts artists throughout downtown
- ▶ Twin Oaks Plaza: Live mural by Victoria Cook
- ▶ Avondale Estates Town Green: Enjoy an artist market at the Market Pavilion and a jam session by the Southeastern Bluegrass Association

Participants are encouraged to take public transportation or use a ride-sharing service. After the event, plan to enjoy dinner at one of the many restaurants in Avondale Estates. The Avondale Estates Wine & Art Walk is an all-weather event; tickets will not be refunded after purchase.



Event Details

Purchase tickets today online. Tickets are \$55 before the event and \$60 the day of. www.bigtickets.com/events/avondale-dda/avondale-estates-wine-art-walk/.

From the Downtown Development Authority

by Dave Deiters

Chair Downtown Development Authority



The city of Avondale Estates is undertaking an amazing and transformative capital project on North Avondale/East College, referred to as the “Complete Street Project.” However, we know that many of our businesses are concerned about the impact of construction on their businesses.

As chair of the Downtown Development Authority (DDA), I am personally asking you to support our local businesses during the construction by participating in a competition called the Shop Local Throw Down.

The purpose of the competition is to galvanize our community into action by encouraging people to buy from our local businesses. Your patronage is essential for these businesses to continue to thrive in our community. We need you and your neighbors to buy local and buy often, and we will give you extra rewards for doing so as Avondale Estates undergoes one of the most significant transformations in its history.

Participating in the competition is easy. We divided the city into 14 teams, each with a volunteer team captain. Residents will submit their receipts for purchases from downtown businesses to their team captain either via email or dropping in a box at their captain’s homes. Each quarter, captains will submit the number of collected receipts to city staff. The team with the most receipts will be awarded a party in downtown Avondale.

Additionally, each month we will have a surprise promotion that members of every team will be eligible to enjoy. For example, the first 25 people to one of the coffee shops or restaurants in the business district will receive a free cookie courtesy of the DDA. We will kick off the program in June as construction begins. Stay tuned for more information on how to participate in this challenge.

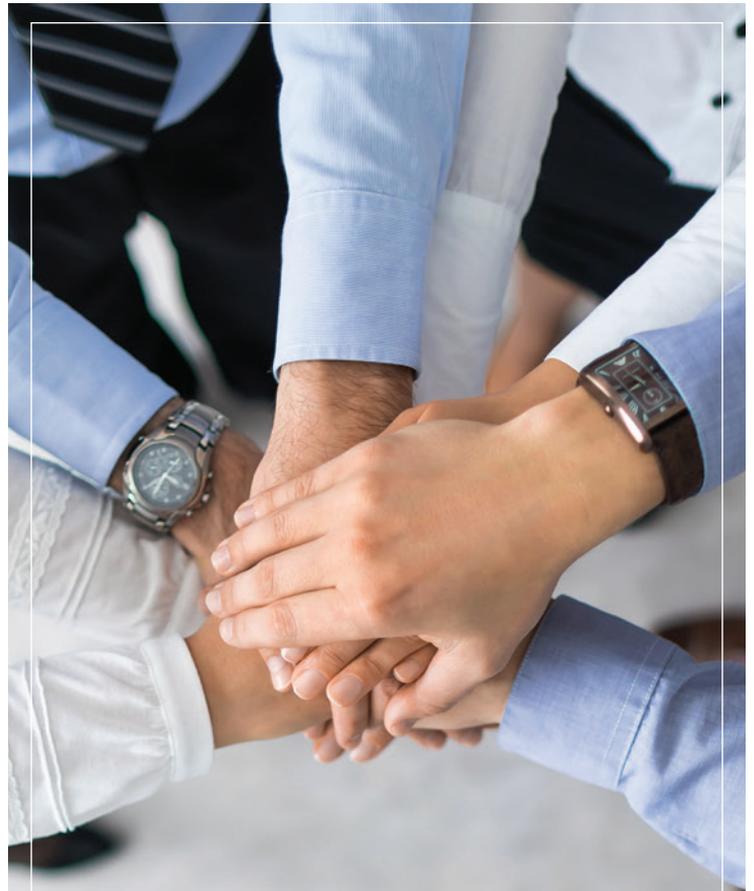
This program will only be effective and fun with widespread participation from our community. The businesses of downtown Avondale Estates are the beating heart of our city center. They provide jobs, entertainment and enrich our way of life.

We look forward to your support as we guide Avondale Estates into realizing its potential. I look forward to seeing you downtown.



Gear up, neighbors! It's time to rally around our local gems during the Support Local Throw Down! As road construction shakes up our streets, let's unite to support our beloved businesses. From cozy cafes to boutique shops, every purchase packs a punch in keeping our community thriving. Join the fight and show your neighborhood spirit as we navigate through these bumps together. Let's turn detours into discoveries and construction chaos

into a celebration of our local treasures! Are you ready to rumble for your favorites? Stay tuned for team and captain announcements later this month.



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- **Save with discounts at your favorite local businesses.**
- **Unlock prizes as you check in with your pass.**
- **Enter quarterly drawings for one-of-a-kind prizes.**



The pass is FREE and easily delivered to your mobile phone via text and e-mail.

exploreavondale.org/passport

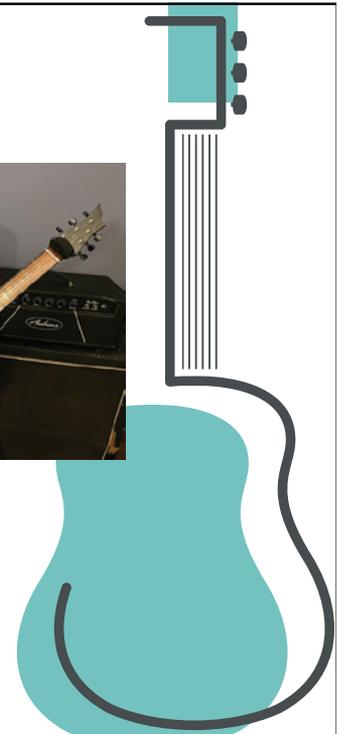
WEEKEND WIND DOWN CONCERTS 2024

FREE Sunday Music at the AVONDALE ESTATES TOWN GREEN

MAY 19: Lefty Williams Band
5-8 p.m. Funkified, southern rock-n-roll

JUNE 16: Rita Graham
6-9 p.m. (Father's Day/Juneteenth)
Legendary woman of jazz and blues

* Music starts one hour into the event.



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News and Updates

Stay Safe and Follow the Rules for Golf Carts

As the weather gets warmer, residents enjoy the outdoors by driving golf carts around the city. The Avondale Estates Police Department asks that you be aware of and follow the rules and regulations for their use.

Golf carts are considered motor vehicles in the state of Georgia. Therefore, all traffic laws apply to their operation, including distracted driving/hands-free requirements, open container laws and driving under the influence (DUI).

Residents must have a valid instructional/learner's permit (class CP), provisional driver's license (class D) or a valid driver's license to operate a golf cart. Further restrictions exist on those operating a golf cart with an instructional/learner's permit or provisional driver's license.

Drivers operating a golf cart on an instructional/learner's permit (CP driver's license) must:

- ▶ be 15 years old or older and have a valid instructional/learner's permit in their possession,
- ▶ and have a front seat passenger 21 years old or older with a valid, un-restricted driver's license in their possession and be fit and capable of taking over the vehicle.

Those operating a golf cart with a provisional driver's license (class D) license:

- ▶ must be 16 years old or older and have a valid provisional driver's license in their possession,
- ▶ do not drive the golf cart between midnight and 5 a.m.,

During the first six months immediately following the issuance of a provisional driver's license, no passengers, unless immediate family members, are to be in the golf cart. Following the first six-month period while possessing a provisional driver's license, only one passenger, not an immediate family member under 21, can be in the golf cart. Once an individual obtains a class C or higher driver's license, all restrictions are removed from the driver.

Golf carts are also categorized as low-speed motor vehicles and have restrictions on which roadways they can use. They cannot be operated on roadways with a speed limit of 35 miles per hour or higher. This means golf carts cannot be operated on or cross any portion of Highway 278 (Covington Highway, Covington Road, North Avondale Road, South Avondale Road and East College Avenue).

In addition to the laws and regulations regarding golf carts, some tips can make operating one a little more enjoyable.

- ▶ Re-keying your cart with a unique key is highly encouraged to deter theft.
- ▶ If the cart is left outside and unsecured, it is highly recommended that the frame be chained to a fixed point or that a steering wheel locking device be utilized.
- ▶ Take photographs of the golf cart and its serial number for future identification if reported stolen.

- ▶ Never drive with someone on the lap, including children.
- ▶ Keep hands and feet inside the cart while it is in motion to prevent severe injury.
- ▶ Refrain from operating the cart while someone is standing up.

Ensure you have insurance coverage on your golf cart. Owners can be held civilly and criminally liable for damages or injuries caused by their carts, so immediately obtaining liability insurance is highly recommended. Most insurance companies offer inexpensive insurance for golf cart owners.

Safety is the city's number one priority. By following these laws, regulations and guidelines, everyone can have a good and remain safe.

Flock Security Cameras

On January 24, the city contracted with Flock Safety to provide ten automated license plate readers throughout residential and business areas. Some of the cameras have been installed and are operational, and installation will continue over the next few months.

These cameras are known as Automated License Plate Readers (ALPRs),

which focus on vehicles' license plates and tags. The camera reads the license plate of any vehicle that passes it and compares it to license plates in the database for vehicles of interest involved in crimes, missing persons, wanted persons and stolen vehicles. Alerts from the cameras within city limits are only sent to Avondale Estates Police Department. If the data collected is not downloaded by AEPD within 30 days of capture by Flock Safety, it will be purged. ALPRs are used for the safety and security of the community.



North Avondale Complete Street Project to Begin in June

Construction is starting on the North Avondale Complete Street project. This project has been a long time coming and one that will transform Avondale Estates. The city staff recognizes that construction will be disruptive and is committed to ensuring ongoing communication with residents and businesses through the city's newsletter and website about the construction timelines, progress, and where disruption might occur. Additionally, the staff will directly engage with business owners a few weeks in advance of when construction is likely to be near and in front of their location.

Here are a few key facts to know:

- ▶ Construction is expected to start in mid-June.
- ▶ It will take 18-24 months to complete.
- ▶ Crews will begin work on the south side of East College at Sams Crossing, travel east to Ashton Place and then move to the North side of the street and continue west back to Sams Crossing.

Stay tuned for a groundbreaking ceremony in early June.

Open House for Neighborhood Traffic Calming

May 16, 5:30-7 p.m. | City Hall

In response to safety concerns from residents, pedestrians and cyclists, the city has been working on options for traffic calming solutions to reduce speeds in the neighborhoods. The public is welcome to learn about some ideas being considered and to provide input at an Open House on May 16 at City Hall.



North Woods Wrapping Up

The week of May 6, residents will notice that the silt fence is removed and hydroseeding at the North Woods project has begun. Grasses and final stabilization will occur over the next few weeks as plants in the project grow. Both the woodland trail and the sidewalk will be open to the public starting May 7. Additionally, residents will notice the new observation platform and slate trail through the North Woods. Please use this new trail and not the old dirt trail that is closed for rehabilitation. Stay tuned for the announcement of a ribbon-cutting ceremony for the project where the community will be invited to join the city in the completion of the project.



Electronics Recycling

The Saturday before Earth Day, residents safely recycled 5,505 pounds of electronics with eWaste ePlanet. 594 pounds of LCD TVs and 4,911 pounds (about twice the weight of a Clydesdale horse) of mixed electronics, including monitors, desktops, laptops, smartphones and other devices, were kept from the landfill. All hard drives were wiped to NIST 800-88 standards or were destroyed by shredding. By recycling obsolete equipment, sensitive data is protected and hazardous waste is kept from landfills. Thanks for the great participation and a big shout out to BSA Troop 6 for volunteering at the event.



City Launches New Building Permit Portal



In April, the city launched a new online permitting portal Community Core. A Community Core account is required to apply for a permit, and the city will no longer accept paper applications or applications via email. Once a Community Core account is created, returning customers can log into the online permitting system to apply for a permit, upload documents and photos, pay fees and schedule inspections.



When is a Building Permit Needed?

Building permits are required when:

- ▶ Constructing, enlarging, altering, repairing, moving, demolishing or changing the occupancy of any structure,
- ▶ Repairs and maintenance costs are equal to, or greater than \$300,
- ▶ The proposed construction activities include roofing OR structural work,
- ▶ The changes affect zoning (such as changes in lot coverage) and any land-disturbing activities requiring staff review including:
 - ▶ Any project disturbing more than 1,000 sq. ft. of land or introducing more than 1,000 sq. ft. of impervious surface requires a Land Disturbance Permit (LDP). Please note: The first 1.2 inches of stormwater must be contained on-site.
 - ▶ Stump grinding, or
 - ▶ Driveway replacement/improvement.
- ▶ Work will occur within a Local Historic District, or
- ▶ Work or activities block, impede, or otherwise affect sidewalks, streets or other rights-of-way (ROWS).

Separate trade permits are required when installing, enlarging, altering, repairing, removing, converting, or replacing any drainage, sewer, gas, mechanical (HVAC), electrical, or plumbing system (regardless of value).

**Note: Fences, driveways, plumbing and HVAC systems all require permits.*

For more information on how to create a Community Core account and a list of building permit categories and types, visit the city's Building Permit Page.

National Drug Take Back Day Recap

On Saturday, April 27, the Avondale Estates Police Department participated in DEA's National Drug Take Back and collected 158.8 pounds of expired or unused prescription drugs from our community.

Residents can always safely dispose of prescription medication at the dropbox in City Hall during the city's business hours.



Land Disturbance Permit Issued for Area Behind the Town Green

Work is expected to start soon on the 13-acre property behind the Town Green owned by Avila. A land disturbance permit was issued to remove the substantial amounts of concrete on the property and to grade and prep the land for future projects. No permits have been issued for any structures, and nothing is being built on the property at this time.

Fourth of July Celebration on the Town Green

The Fourth of July celebration with fireworks returns to the Town Green on Independence Day. Stay tuned for more information.





Applications Open for the Fourth of July Parade

The Fourth of July Parade is coming back this year. Participate by creating a float, performing, biking or walking. Let those creative juices start flowing and register to be a part of the festivities. Scan the QR code to fill out the Fourth of July Parade Entry Application. There is NO CHARGE to participate. Make sure to review the entry rules.



Parade Volunteers – We Salute You!

Looking to experience the behind-the-scenes of putting a parade together? Volunteers will be needed the morning of the parade to assist with meeting groups, putting them into the correct order in the marshaling area and integrating the entries into the parade. The time commitment will be 8-11 a.m. on July 4. All volunteers must be 16 years of age and older. Look for a volunteer form announced in the upcoming E-News and on the city's social media channels. Scan the QR code to fill out the Fourth of July Parade Volunteer Application.



What's Allowed in the Parade?

- ▶ Only those individuals that have applied and been approved by the Parade Committee through the official application process may participate in the parade.
- ▶ Parade floats may not deviate from the submitted and approved design. Floats that deviate from the approved design will not be allowed on the parade route.
- ▶ Floats shall not exceed 13 feet in height, 16 feet in width, or 50 feet in length.
- ▶ All floats must be skirted to cover the wheel and underside of the trailer/vehicle.
- ▶ Floats must be able to make all turns along the parade route without impairing the forward movement of the parade.
- ▶ No vehicles are allowed on the parade route unless pre-approved by the Parade Committee during the application approval process.
- ▶ Drivers of all vehicles in the parade must have a valid driver's license and be at least 18 years of age.
- ▶ No one under the age of 18 is allowed to ride in the bed of a pick-up truck.
- ▶ Parade units must maintain forward motion and may NOT stop along the route unless otherwise directed.
- ▶ Objects of any kind shall not be thrown from floats or other vehicles. Objects may be passed out by marchers walking along the edges of the crowd.
- ▶ The only amplified sound that parade participants are allowed to use is for background music approved in advance in connection with an application. Such music may not exceed 90 Decibels (dB) as measured at the nearest location of parade spectators.
- ▶ Bull horns are prohibited.
- ▶ Participants shall not jump on or off a float while it is in motion.
- ▶ Participants shall not consume alcohol or any other substance that could impair judgment or the ability to safely participate in the parade.
- ▶ Obscene dress, speech, music or signs are prohibited.
- ▶ Words, actions or displays that would reasonably be perceived as an incitement to violence are prohibited.
- ▶ Parade units must follow instructions from Parade Staff and Volunteers.
- ▶ Parade unit leaders are responsible for the behavior of their members.
- ▶ Participants must be at the designated location for line-up at the required time or forfeit the opportunity to participate in the parade.
- ▶ All parade entries must observe parade rules and regulations, and local, state and federal laws.
- ▶ The Parade reserves the right to accept or reject any parade unit application based on the rules stated above.

All participants in the Avondale Estates Fourth of July Parade must abide by these rules and regulations. Any violation of these rules may be grounds for termination as a participant.

Plan Ahead - Intermittent Closing of Lake Street for The Dale Construction



The entrance to Lake Street from N. Avondale Road is closed for construction. The parking lots on Lake Street by the Town Green will remain open and can be accessed by reaching Lake Street from Franklin Street via Center Street. Residents and visitors can expect intermittent closures of Lake Street as construction continues for The Dale mixed-use development at the Town Green.

Commemorative Wreath Ceremony for Memorial Day

May 24 at 10 a.m.

The Avon Garden Club and the Avondale Estates Garden Club will join city officials to place a commemorative wreath on the Blue Star Memorial Highway marker in front of City Hall on Friday, May 24 at 10 a.m. This ceremony celebrates Memorial Day and honors the U.S. Armed Forces, past and present. All are invited to attend.



Thank you

Thanks to the City's Pros

May 9-18: National Police Week

National Police Week was created by former US President John F. Kennedy in 1962 to honor officers and those who made the ultimate sacrifice in the line of duty. To mark this week, the city encourages residents and businesses to light blue lights on Monday, May 13, coinciding with the National Candlelight Vigil and the reading of the names of the fallen law enforcement officers nationwide.

May 19-25: National Public Works Week

The 64th annual National Public Works Week recognizes professionals focused on infrastructure, facilities, and services important to sustainable and resilient communities, as well as public health, high quality of life and community well-being. On May 24, the city will celebrate the Public Works team with a luncheon and certificates of appreciation in recognition of their contribution to the city.

June 10-14: Municipal Court Clerks Week

Georgia Governor Brian Kemp proclaimed this week as Municipal Court Clerks, recognizing and extending appreciation for the contributions that Georgia Municipal Court Clerks make to the operations and public experience of Georgia Municipal Courts in cities and communities around the state.

DeKalb School of the Arts (DSA) Fringe Arts Festival

Saturday, May 4th | 11 a.m. - 6 p.m.
DSA Front Lawn

Experience the vibrant energy of the 2024 DeKalb School of the Arts Fringe Festival for the Arts in Avondale! With free admission, tantalizing food options, exceptional talent on display, diverse vendors, and endless fun, it's the perfect opportunity to immerse yourself in creativity and community. Join us and support the arts while making unforgettable memories in Avondale!



Yoga at the Town Green with Anurati Yoga

Tuesday, May 7 and 28 | 6 - 7 p.m.
Avondale Estates Town Green

Join Avondale Estate's Anurati Yoga Studio on the lawn in front of the Town Green stage for yoga on the third Tuesday of May and June. Bring a yoga mat and a water bottle. No experience is necessary. Classes will be accessible to all levels.

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



Mister John's Music Free Musical Events at the Town Green

Break out the picnics, blankets and lawn chairs – Mister John's Music is bringing multiple music options to the Town Green this spring.

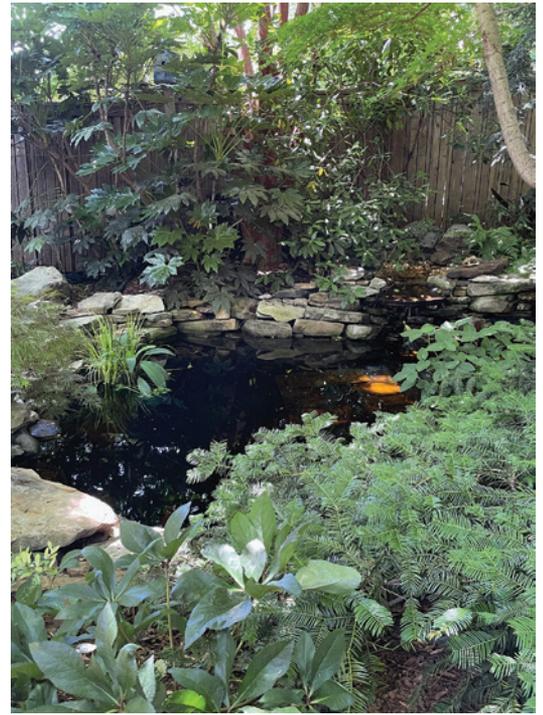
Free Kids Classes

Early childhood music classes boost brain functioning, motor skills and language development, but at Mister John's Music, positive social-emotional dynamics and shared experience are the focus. Get ready for magical music classes full of surprises set to favorite tunes from favorite artists on Saturday, May 18 at 10 a.m.

Spring Musical Series

Mister John's spring concert series will showcase the music of classic Broadway composers and feature some of Atlanta's finest performers on the following Saturday evenings at 6 p.m.:

- ▶ May 4: Rodgers & Hammerstein
- ▶ June 23: Sondheim



Tour Secret Gardens of Avondale Estates on June 1

Avondale Estates Garden Club Secret Garden Tour
Saturday, June 1 | 10 a.m. - 3 p.m.
Tickets: \$20 in advance or \$30 day of tour
<https://avondaleestatesgardenclub.org>

Birds and butterflies abound behind the garden gates of homes in Avondale Estates, where lushly landscaped gardens are filled with flowering perennials, native plants, and plenty of pollinators.

These private gardens are normally off-limits to the public. But once every two years, gardeners open their gates for one day during the Avondale Estates Garden Clubs' Secret Garden Tour.

On Saturday, June 1, the biannual tour features five of the city's loveliest gardens, offering ideas for landscaping and a glorious array of plants and garden paths.

- ▶ Advance tickets for the Secret Garden Tour go on sale Monday, May 13 and continue through May 31.
- ▶ Day of tour tickets, if available, will be for sale Saturday, June 1 at the Gazebo beside Lake Avondale from 10 a.m. to 1 p.m.
- ▶ Locations of each home on the tour are provided on the tickets along with an area map.

Advance tickets will be available at Finders Keepers Furnishings and Garage Door Studios in Avondale Estates, Intown Ace Hardware in Decatur and online at the club web site, avondaleestatesgardenclub.org.

"Working on the tour has been a total joy. I am thrilled with the beautiful and unique gardens that will be on this year's tour," said 2024 Avondale Estates Garden Club's Secret Garden Tour Chair Susan Stewart. "We very much appreciate all the work the homeowners are doing to get their gardens ready for the tour."



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Avon Garden Club Garden of the Month

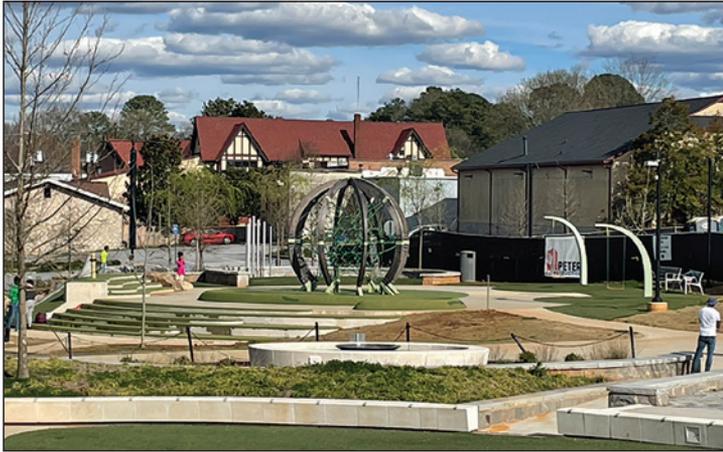


March: 102 Clarendon Avenue, home of Sarah and Matt Miller



April: 88 Lakeshore Drive, home of Connie Bryans

Avondale Estates Garden Club Yard of the Month



March: 64 S Avondale Road., Avondale Estates Town Green



April: 8 Sussex Road, home of Beth Brock and Sarah Carruthers





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Xoxo Jen

Why, you ask?

MORE HOMES TO BUY!

THERE IS AN AVERAGE OF 18% MORE HOMES FOR SALE THIS YEAR. YIPPEE! DON'T WORRY SELLERS, THERE ARE STILL PLENTY OF BUYERS OUT THERE!

AVONDALE ESTATES IS HOT, HOT, HOT!

WHITE HOMES IN THE AREA ARE APPRECIATING AT A HEALTHY RATE (5% YOY) AVONDALE ESTATES IS APPRECIATING A GOOD BIT HIGHER

HOMES ARE SELLING AT 100% OF LIST PRICE.

DEPENDING ON THE PRICE POINT, HOMES THAT SHOW WELL & ARE APPROPRIATELY-PRICED STILL GO FAST, WITH MULTIPLE OFFERS, OVER LIST PRICE.



JUST SOLD!
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**JEN NEWMAN
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