

NEWS FROM CITY HALL

THE OFFICIAL PUBLICATION OF THE CITY OF AVONDALE ESTATES · AVONDALE ESTATES, GEORGIA
NEWSLETTER 401

November - December 2025

06

PLAN FOR
DOWNTOWN
HOMES



08

INTRODUCING
NEW BRAND



36

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Board of Mayor & Commissioners

Jonathan Elmore, Mayor
Lionel Laratte, Commissioner
Graham Reiney, Commissioner
Lisa Shortell, Commissioner
Michael Smith, Commissioner

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Evelyn Watson, Deputy Court Clerk
Josh Weston, City Analyst and Permit Coordinator

Police Department

Harry Hess, Chief of Police
Jerry "J.D." Branch, Deputy Chief

Public Works Department

Marcel Jackson, Public Works Director
Don Huff, Public Works Supervisor



Ballerinas, caroling and a jolly old elf return for the Town Green Tree Lighting on the Monday after Thanksgiving. Join us December 1 at 6 p.m. for this special holiday tradition.

Stay in Touch with the City of Avondale Estates

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



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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.

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.

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From the Mayor Pro Tem



by **Lisa Shortell**
Mayor Pro Tem/Commissioner

When I campaigned to be an Avondale Estates commissioner eight years ago, I ran on the idea of preserving the things we loved in our residential district and growing them in our blighted downtown. Our residential area exudes a strong sense of place due to its walkability, verge trees, historic architecture, green spaces, and friendly community. It is amazing to see these very things being created and taking hold in our downtown. It has been so exciting to have been a part of this revitalization!

As I reflect on the last eight years, there are several things that stand out to me as particularly important contributors to the transformation we are experiencing:

1. **Citizen engagement on every level.**

From participating in planning exercises to attending meetings to contacting your elected officials, community participation is key. Of course, people are at different places in their lives, and participation may not always be possible. But you can stay up to date by virtually joining the Board of Mayor and Commissioners (BOMC) meetings through Zoom, subscribing to the weekly email E-News, following the City's social media accounts, exploring the City's website, attending commissioner chats, and reading the hardcopy newsletter. Your BOMC members are also incredibly accessible and generally quite happy to receive an email, a call, or a request to meet up to discuss issues. Engaging with your government takes some effort, but it is easier in Avondale Estates than in most places. Your participation was important in getting us to where we are; please stay engaged!

2. **Creating plans and following them.**

Our Comprehensive Plan, Downtown Master Plan, zoning code, and Historic Preservation Guidelines were all developed with extensive public input. These documents outline the city's goals and direction and often have a work plan as well. The plans reflect what the community has said they want the city to look and feel like and what they view as priorities. Your current city government and city staff view these documents as their guides in nearly everything they do and decide, but it was not always so. Committing to implementing



these plans has been integral to creating the city we see today. Let's ensure we stay committed!

3. **A city staff with expertise, skills and knowledge.**

During these transformative and busy years, we needed city staff who could manage multiple large, complex projects and implement new procedures and communications. Knowing how to guide development, negotiate with developers and landowners, institute operational efficiencies, navigate stormwater and public realm projects, and pump out meaningful, copious communications are not skills everyone has. Without know-how and experience, even the best laid plans will languish and falter. I am so thankful for the expertise of our current city staff and for their willingness to go the extra mile, work extra hours, and wear the many hats a small staff must.

4. **Practicing patience and flexibility.**

Plans can be overwhelming. Negotiations can drag on for years. Funding isn't available. Projects always take longer than we thought. Construction is inconvenient and tiring. Everything is complicated. It is easy to throw up our hands and give up or get angry. I am grateful for the persistence and perseverance of the BOMC and other boards, city staff, and citizens over these last few years. Likewise, I am grateful for those with the ability to accept that while a result may not be perfect, 95% of the way there is a win. Let us try to stay focused on our collective end goals and recognize that everyone is doing their best to accomplish them and get us there as fast as possible.

It has been a great privilege and honor to serve as your commissioner. For my part, I plan to stay involved, and I hope you will, too. It is an exciting time in our city's history, and we get to help write this part of its story. Let's move forward together into a new chapter!



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Grand Plans Revealed to Bring Housing Communities to Downtown

The vision of a bustling and beautiful downtown of businesses and housing began in 2014 with the creation of Avondale Estates' Downtown Master Plan. Now the vision is coming to life with the announcement of a nearly \$350 million investment in residential communities by Avila Real Estate and Hedgewood Homes, consisting of hundreds of new residential units, including homes, townhouses and luxury apartments.

At a meeting of the Board of Mayor and Commissioners (BOMC) on October 8, 2025, the developers unveiled plans to deliver a project that will provide Avondale Estates with a diversity of well-designed and well-built homes to meet the needs of multiple demographics. City staff have been working closely with the developers over the past decade, when Avila began assembling property in Avondale Estates, to ensure a development that meets both the developers' and the City's needs.

Their project will carefully blend apartments with for-sale homes to create a vibrant community with a variety of architecture and price points, as well as create a place where bikes, golf carts and walking are the preferred modes of transportation.

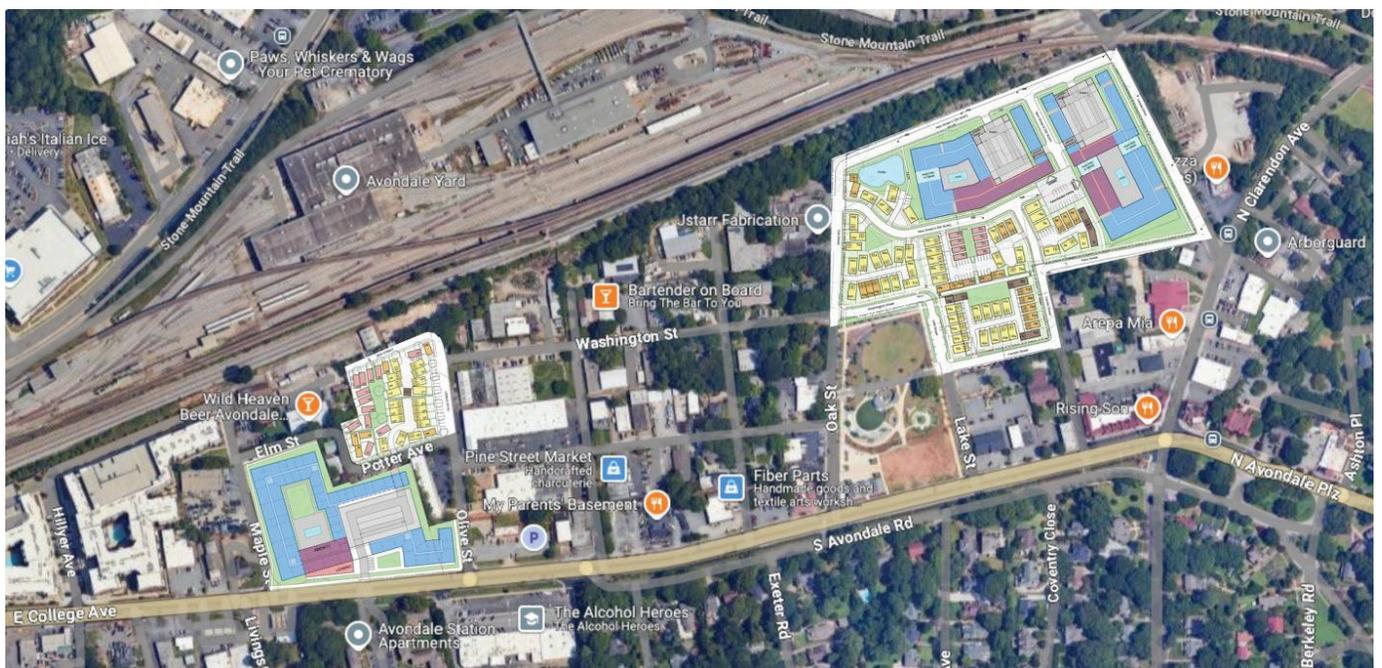
The project is spread over two large parcels. The City Park/

Oak Street site, located on 13 acres behind the Town Green, will include an urban mix of apartments and homes with neighborhood and private gardens throughout. Many homes will include roof decks with City Park and downtown views.

The five-acre College Avenue/Maple Street site will offer a mix of urban apartments and cottage-style homes placed in garden settings to fit into the existing artist-inspired section of Avondale Estates.

The entire project adheres to the City's downtown street grid plan and facilitates multimodal connectivity throughout the downtown. That means not only new homes but also new streets, new paths and new green spaces. What's more, the new community of nearly 800 homes is much smaller than contemplated in the master plan, yet it provides more diversification in housing than the plan envisioned. Clearly, this is the best version of the vision hoped for with the creation of the 2014 Master Plan.

According to the developers' presentation to the BOMC, the city street grid will be enhanced with several new roads to provide easy access through this part of town. Additionally, a trail system will wind through the communities and connect with the PATH'S Stone Mountain Trail.



Concept site plan for the two development locations.

“It’s really rewarding to see the vision we’ve worked toward for the past decade becoming a reality,” said Mayor Jonathan Elmore. “The Downtown Master Plan, which we adopted back in 2014, has been an invaluable roadmap for our future. We are not just talking about vision; we are getting it done.”

The city’s master plan aims to encourage environmental and economic sustainability and resiliency, maintain and expand the range of housing options to accommodate a diverse population and workforce, promote an active, healthy community with equitable and inclusive opportunities for recreation and the enjoyment of the outdoors, and strengthen existing businesses and drive sustainable economic development by leveraging the city’s unique identity and location in the region.

“This exciting new community of high-end homes and luxury apartments is the exact type of development we have been targeting and working towards,” said Dave Deiters, Chair of the Avondale Estates Downtown Development Authority. “Not only does it immediately revitalize key areas of our downtown, but it also brings new and different housing options, which in turn will help us towards a more vibrant and walkable downtown. It will dramatically benefit our city’s finances and quality of life while bringing new customers to our local businesses. A true win/win scenario that is an investment in our city’s sustainable future.”

The nearly \$350 million private investment will transform what is largely undeveloped property, which added no value to the city or downtown, into revenue-generating communities that will add more customers for the city’s small business community.

Avila Real Estate has been an Atlanta-based real estate developer since 1986 with a reputation as a long-term holder and operator of properties. Hedgewood Homes, also established in 1986, is an Atlanta-based builder that has designed and built over 4,000 homes, planned and developed over 50 neighborhoods, and designed and built over 500,000 square feet of office retail & restaurants.

NEXT STEPS

Before construction can begin on the Avila Real Estate-Hedgewood Homes development, there are a few key steps.

1. Any requests for zoning variances by the developers must go before the Planning, Architecture & Zoning Board (PAZB). The meetings are open to the public.
2. Recommendations from the PAZB are made to the Board of Mayor and Commissioners (BOMC), which then votes on them. The meetings are open to the public.
3. If the BOMC approves these zoning variances, city staff and the developers will begin discussions on a development agreement.



Rendering of buildings on E. College Rd.



Concept renderings of the City Park/Oak Street site behind the Town Green.



Concept renderings of the College Avenue/Maple Street site.



Where Tradition Meets Tomorrow

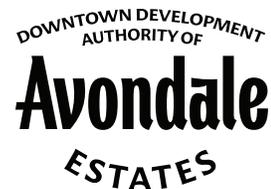
Evolving a Brand that Recognizes *History* While Looking to the *Future*

In a region full of cities competing for attention, Avondale Estates stands apart as being authentically itself. Avondale was built around an idea—that you can design a place where people naturally flourish, participate, and find joy. For almost a hundred years, neighbors and leaders have made that idea a reality. The City’s new brand guidelines help us articulate and celebrate what those characteristics that make the City unique. Like Avondale itself, the brand blends historic character with forward momentum.

Over the past few months, we worked with the branding agency Son & Sons to develop the City’s first comprehensive brand guidelines. A brand is much more than a logo or tagline. It’s the values that drive us, the actions that define us, and the stories we tell. It’s how we communicate who we are, both visually and verbally. Our brand identity is our face to the world.

Much like a police patrol car or a truck for Public Works, the brand

for the communications team. The City’s communication and marketing team was woefully lacking the tools needed to tell Avondale’s story. The new brand guidelines provide a toolkit that helps staff do their jobs more quickly and consistently, equipping them with assets and templates, reducing guesswork, and helping them to present unified messaging. By taking the time and care to be consistent, we ensure the world sees Avondale the same way we do.



Avondale



COMMUNITY INPUT

Successful brands are built with community input, and boy, did you show up and participate. Your feedback helped define the story. You shared what you value about the City, what makes it unique and where you hope we go. Your experiences and insights shaped the story, values and priorities behind the brand.

100+
workshop attendees

500+
completed surveys

40+
site visits and interviews

Avondale In *Your* Words

Beautiful
Unique
Community
Charming
Friendly
Home
Green
Historic
Walkable
Quaint

The *Magic* of Avondale

Strong Community Spirit
Historic Character
Walkability
Small Town Feel
Green Spaces
Safety & Peace

WHAT WE ASKED FOR:

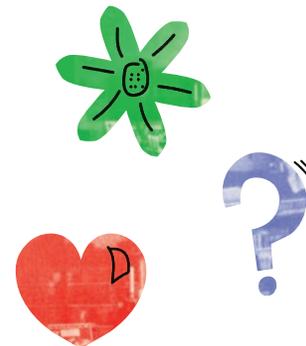
Goals for the brand project:

- **Enhance the City’s Identity:**
Develop a brand that highlights the City’s unique features—its people, natural attractions and future goals—in a tasteful, fresh and positive way.
- **Foster Community Pride:**
Ensure the brand reflects the values of the City’s residents and encourages civic engagement.
- **Consistency Across Platforms:**
Develop a brand that can be consistently implemented across print, digital and physical platforms.
- **Tourism & Economic Development:**
Create a compelling narrative to attract visitors, investors, private development and new residents.

TOOLS WE RECEIVED:

The guidelines provide detailed language for how we talk, core graphic elements, and direction on how they all come together to create a dynamic, ever-evolving, yet unified brand.

- Brand research with the community
- Unique brand strategy
- Brand positioning statement
- Brand messaging & storytelling
- Visual identity including
 - A collection of logos
 - Color palettes with 20 variations
 - Fonts
 - Imagery and unique graphics tied to our history
 - Design guidelines
- Implementation and rollout plan



Such a *Tease*

We’ve shown you a few of the multiple color options, some whimsical graphics, and the logos, but there’s so much more! In the next few months, expect to see the branding of digital communications rollout. Changes to physical items like signs and vehicles will take a little longer. Thanks for participating!

City Awarded State Grant for Shared Streets Project

In a big boost to downtown walkability, Avondale Estates has been awarded a \$3.37 million grant from the Georgia Department of Transportation to launch the city's first-ever shared streets program.

The Downtown Avondale Shared Streets project will create shared streets on the Washington Street, Franklin Street and Oak Street corridors. In all, the project includes seven blocks in the heart of the downtown district that will—once transformed into shared streets—accommodate multiple modes of transportation.

The new shared streets will be designed to improve connectivity in the downtown area, link local businesses and regional bike facilities, and support the city's ongoing efforts to promote sustainable transportation options. The project will incorporate a range of key elements, including stormwater infrastructure, green infrastructure, landscaping and lighting to improve accessibility and environmental quality.

The shared streets concept is new to Avondale Estates but was first used in European cities starting in the mid-1990s and designed to prioritize pedestrians by creating a common space shared by all types of users. As projects in Amsterdam, Berlin and Paris have demonstrated, they work well in constrained, urban environments where pedestrians, cyclists, motorists and even parking spots need to be accommodated in limited public spaces.

“This is the right solution for



Avondale Estates with a nod to our historic connection to the European village concept,” said Mayor Jonathan Elmore. “It’s also another major step forward in our continuing efforts to make transportation as easy, enjoyable and efficient as possible through our city.”

The funds come from GDOT’s Transportation Alternatives grant program, which is federally funded. GDOT has partnered with the Federal Highway Administration to provide the opportunity for local governments to improve the quality of life for citizens in communities across the state by pursuing projects that might not otherwise be possible. That includes projects such as pedestrian and bicycle facilities, pedestrian streetscape improvements, and other non-traditional transportation-related activities.

The cost of the project is \$3.37 million and includes a preliminary engineering phase, set to begin next year, followed by the construction phase that is slated to start in 2027.

Avondale Estates must provide local matching funds for 20% of the project, or \$673,900. The city’s share can come from a variety of funding sources, including local funds, a SPLOST, a Local Maintenance and Improvement Grant, and awards from the Georgia Transportation Infrastructure Bank.

“This grant will help Avondale Estates provide multi-modal transportation through the downtown corridors in a beautiful and functional way,” said Lori Leland, the city’s Planning and Development Director. “Due to the constrained nature of the right-of-way in these corridors, expanding the width of the streets wasn’t a feasible option. But the shared streets concept and GDOT have given us an excellent alternative.”

This grant represents a portion of the additional \$9.6 million in external funding that city staff have secured for the City since 2022.

Fletcher Park Transformation Complete

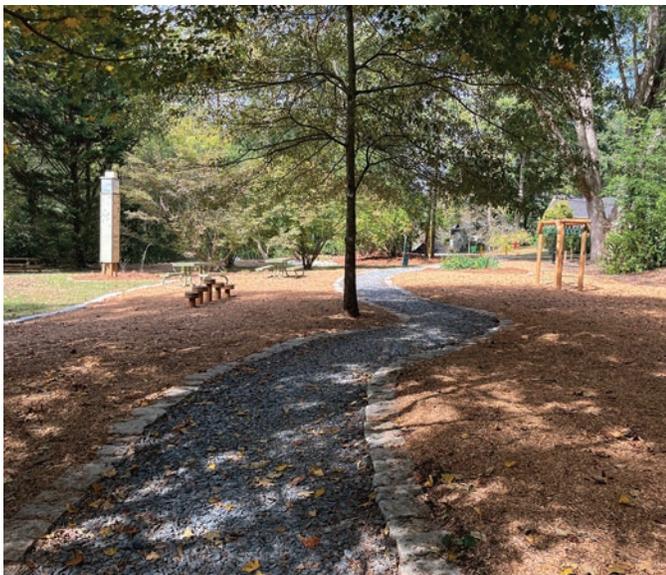
In October 2018, the Greenspace Ad-Hoc Committee added upgrades and maintenance of Fletcher Park to the list of needed improvements for City greenspaces. The City found an opportunity through a state COVID-19 relief grant to implement some improvements outlined in the Greenspace Plan. After receiving a State and Local Fiscal Recovery Funds (SLFRF) Improving Neighborhood Outcomes in Disproportionately Impacted Communities grant totaling \$393,057 from the Georgia Office of Planning and Budget, the City focused on meeting those requirements while incorporating upgrades residents wanted.

Planning started in August 2024, and several months were spent developing the concept with Shades of Green Permaculture. Afterwards, the City held open houses at the park, met with the Greenspace Committee, and gathered suggestions through online forms, phone calls and emails.

Construction began in April 2024, and after seven months, a ribbon-cutting ceremony was held on October 30 to celebrate the park's transformation.

Numerous visible and underground features were involved in the construction, including:

- ▶ Revamping the existing wooden playground equipment by removing old beams, replacing the slide, and sanding and staining the wood to extend its lifespan.
- ▶ Adding multi-generational playground equipment to offer fitness options for adults.
- ▶ Removing invasive plants along the northeast property line, preserving established trees and hollies, and re-planting the bank with native plants to prevent erosion.
- ▶ Installing a culvert and rocks near the Lakeshore Plaza entrance to divert water into a shallow rain garden.
- ▶ Cleaning out the existing rock swale leading to Cobbs Creek and enlarging its size and width.
- ▶ Adding an ADA-compliant slate trail and concrete ramp leading to the mulched playground area.
- ▶ Installing the Swift Tower pollinator garden to improve the park's appearance and boost pollinator populations, demonstrating the City's commitment as a Bee City USA to create more pollinator habitats.
- ▶ Installing Oak leaf bike racks at the Lakeshore Plaza entrance as a nod to the large oak tree at the site entrance.
- ▶ Adding four additional smaller pollinator beds at the Lakeshore Plaza entrance.
- ▶ Replacing all picnic tables and benches with metal furniture and placing them on pads or mulch instead of grass.
- ▶ Installing drainage beneath the playground to fix soggy ground conditions.



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Compost Pilot Collection Wraps Up in Early December

The compost pilot program collection will end the week after Thanksgiving. This program has made an incredible impact by diverting over 112,000 pounds of food waste from the landfill and has helped avoid over 12,000 pounds of methane emissions. This pilot was one of the first in Georgia and a very important step in proving that municipal compost programs can work when great public and private partners come together and program participants are educated and engaged in the work they do.

Stay tuned for the final numbers of waste diverted from the landfill once collection is complete. The finished compost is currently curing and has been sent to the lab for testing to ensure it is ready for distribution. Finished compost will be provided to local growers and libraries in the spring through our program partners Food Well Alliance and Roots Down.

Thank you to everyone who participated and made this program possible. All program containers will be collected on regular collection days, the first week of December. CompostNow will send additional details via email to all program participants.

Did you know that most of your holiday leftovers are compostable?

All of your turkey (and turkey bones!), green bean casseroles, mac n' cheese, and pumpkin pies can be composted through the CompostNow collection. Fall decorations like plain pumpkins and gourds (without paint or decorations) that fit in your curbside bin can also be composted.



Let's wrap up this pilot program with a big push on the last collection days. This Thanksgiving, instead of sending scraps to the landfill, compost them to help nourish local soils. For a full list of everything you can (and can't) compost through this program, visit

<https://compostnow.org/avondale>.



UPCOMING CONCERTS

Cameron Carpenter, organ
Schwartz Center, Emerson Concert Hall
Friday, November 7 | 8 p.m.

A Festival of Nine Lessons and Carols
Glenn Memorial UMC, Glenn Auditorium
Friday, December 5 | 8 p.m.
Saturday, December 6 | 4 p.m. and 8 p.m.

Christmas with Atlanta Master Chorale
Schwartz Center, Emerson Concert Hall
Friday, December 12 | 8 p.m.
Saturday, December 13 | 4 p.m. and 8 p.m.

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Updates from the Greenspace Program



North Woods Training Continues

The Public Works team partnered with Roots Down to complete two training and maintenance workdays at the North Woods rain gardens. The training consisted of mulching the river oaks on the western slope, edging the walkways, removing English ivy from the perimeter trees, aerating and reseeding the meadow in the verge, adding mulch to the landscape beds on the northwestern portion of Lake Avondale, and training on the identification and removal of invasive species.

The North Woods rain gardens are an important part of improving water quality in Lake Avondale, and the native plants installed are imperative for filtering pollutants from the water while also providing habitat for frogs, birds and various pollinators.

A detailed account of the training was uploaded to the City's YouTube channel (@AvondaleEstatesTV), where residents can learn more about the importance of rain gardens and the maintenance shifts that happen as the garden becomes more established. This approach saves the city time and money while providing climate resilience and habitat improvements to our tree city.



QR CODE Link to YouTube video



Remember to submit requests for Public Works service via the Form Center on the Requests section of the Avondale Estates webpage or scan the QR Code.

REQUEST SERVICE



Why Are Meadows Important?

Meadows, like the one being developed next to the North Woods rain gardens between the path and the street, are essential to regenerative landscapes. They improve soil health, support biodiversity, and bring smart water-wise design to the surface. Beyond ecology, they offer real value, reducing maintenance costs, providing strong visual appeal, and creating a living system that continues to give back.

A meadow's main function is soil health, which allows water to absorb into the ground. Water infiltration means less runoff, which means less erosion. Stormwater management is a key issue, and meadows help address it.

Meadows also support biodiversity in plants, bees and butterflies. Meadows with diverse plant life provide continuous sources of food and habitat for pollinators, such as native insects, as well as for birds and wildlife.

As with all landscapes, patience is needed while the plants get established. The standard saying for landscape installations is "The first year they sleep, the second year they creep, and the third year they leap." Enjoy the evolution of the North Woods Rain Gardens meadow over the next few years as it develops and increases its environmental impact.



Tree Inventory Update

The Public Works department, in coordination with its urban forestry partners, is updating and enhancing the City's Tree Keeper database for the 2026 fiscal year. This update ensures the community's tree inventory remains accurate and up to date, helping the City manage, preserve and plan for the health of its urban canopy.

As part of this effort:

- ▶ A comprehensive review of the City's trees will be conducted to identify those needing treatment to remain healthy.
- ▶ Dead trees will be scheduled for removal, while invasive tree species will be closely monitored and only removed if they are dead.
- ▶ A new tracking field will be added to our Tree Keeper system to better distinguish invasive species from other tree types, improving data accuracy and management.

These updates are part of a continued commitment to maintaining a healthy and sustainable tree canopy throughout Avondale Estates. More details will be shared following the upcoming budget session, as plans and implementation schedules are finalized.

Leaf Season is Almost Here

Leaf season will soon begin. Help the Public Works team efficiently collect leaf piles and yard waste by keeping cars off the streets on collection days from 7 to 11 a.m. Leaf piles that are blocked by cars or other items will not be picked up and will remain in place until the next scheduled collection.

The team has also found multiple items such as bricks, wood and other debris under leaf piles. Miscellaneous items within the piles damage the leaf collection vehicles. Please ensure that all piles contain only leaves so the city can keep its equipment working during the busy leaf season.

To speed up leaf collection, residents are encouraged to consider putting leaves in paper yard bags or designated containers. All yard waste should be at the curb by 7 a.m. on pickup days. Help the Public Works team keep the City clean.

Tips for Leaf Collection and Yard Debris Reminders

- ▶ Don't put leaves in trash or recycling containers.
- ▶ Don't place leaves in the street or in/over storm drains to prevent flooding.
- ▶ For safety and to assist motorists, parents should remind children not to play in leaf piles near the street.
- ▶ To allow the Public Works' trucks access to the leaves, do not park beside a pile of leaves or yard debris ready for pickup.
- ▶ Other yard waste should not be mixed with leaves.
- ▶ Placing rocks, bricks, large limbs, lumber, food waste and other debris in the leaf piles will break the vacuum truck mechanisms and significantly delay leaf collections throughout the city.

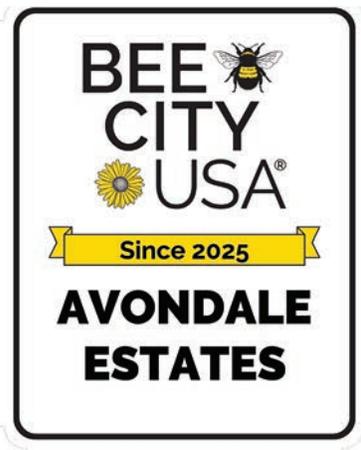


Leave the Leaves and Save the Stems

Leaves are not litter. They are food and shelter for butterflies, beetles, bees, moths and more! As a Bee City USA, the City encourages you to keep things a little wild in your yard this fall. Leaves, hollow and pithy stems, brush piles, dead wood, soil, and flower heads all provide important winter shelter for many invertebrates, including native bees. Learn more at: xerces.org/leave-the-leaves.



Fallen leaves are nature's mulch and adding them to garden beds provides many benefits. Improving soil quality benefits tree health, as urban soils are overly compacted and devoid of nutrients. Practices that increase tree health extend tree lifespans, expanding their benefits while reducing maintenance and removal costs.



Who uses leaves and dead stems?

- ▶ 30% of native bees are tunnel-nesting, such as leafcutter and mason bees. These solitary-nesting species need narrow tunnels or other tiny spaces in dead wood, hollow stems, or brush piles.

- ▶ Bumblebee queens burrow an inch or two into the earth to hibernate for winter. An extra-thick layer of leaves is welcome protection from the elements.
- ▶ Tunnel-nesting solitary bees, such as leafcutter and mason bees, need narrow tunnels or other tiny spaces in dead wood, hollow stems, or brush piles.
- ▶ Red-banded hairstreak butterflies lay their eggs on fallen oak leaves, which become the first food of the caterpillars when they emerge.
- ▶ Luna moth and swallowtail butterfly caterpillars disguise their cocoons and chrysalises as dried leaves, which blend in with the real leaves.
- ▶ Woolly bear caterpillars tuck themselves into leaf piles for protection from cold weather.

There are many ways to participate in leaving the leaves:

- ▶ Let leaves rest where they fall,
- ▶ Make piles in the back corner of a yard, and
- ▶ Use them to mulch garden beds.

Avoid shredding the leaves and keep in mind: if you wait too long to move leaves around, that good habitat may become occupied by their winter residents!



Bring One for the Chipper!

**RECYCLE
YOUR TREE**

Learn more at www.kgbf.org



Bring One for The Chipper!

Saturday, Jan. 10, 2026

www.keepgeorgiabeautiful.org

Bring One for the Chipper, Georgia's annual Christmas tree recycling program organized by the Keep Georgia Beautiful Foundation, is a widespread environmental tradition involving hundreds of communities and thousands of volunteers. Since 1991, more than six million trees have been diverted from landfills and recycled into mulch for playgrounds, public landscaping projects and wildlife habitats.

Do your part: recycle Christmas trees by placing them on the curb after Christmas through Friday, Jan. 9. Public Works will pick up the trees to mulch for the City's playgrounds, dog park and green spaces.

From 9 a.m. to noon on Saturday, Jan. 10, bring trees to the lower parking lot next to the Town Green at the corner of Lake Street and Franklin Street.

PLEASE NOTE: *Trees will NOT be collected this year at the previous mulching site of Berkeley Road and Wiltshire Drive.*

Remember:

- ▶ Artificial trees cannot be chipped.
- ▶ Trees must be free of all artificial materials, nails and staples or they cannot be chipped.
- ▶ Trees placed on the curb after Friday, Jan. 9 will not be chipped.
- ▶ Trees dropped off at the chipping site after Saturday, Jan. 10 will be considered illegal dumping.

News and Updates

Complete Street Nearing Finish Line

The Complete Street project is well on its way! It's exciting to see how quickly the community has embraced the new sidewalks. Every day, walkers, runners, kids on bikes, dogs and people pushing baby strollers are making the most of the path as soon as the concrete dries.

Now, the most exciting phase yet is beginning. Streetlights are going up, paving is scheduled for mid-November (weather permitting), and new trees and landscaping will be planted later in the month. Once those elements are complete, crews will move on to installing medians to tie everything together beautifully.

The project is still on track to wrap up the final details and finishing touches, making it picture-perfect by the end of the year.

Holiday Sanitation and Recycling Schedules for the Holidays

Thanksgiving Schedule:

Services normally scheduled for Thursday, Nov. 27, will occur on Friday, Nov. 28.

Services normally scheduled for Friday, Nov. 28, will be picked up on Saturday, Nov. 29.

Christmas Schedule:

Services normally scheduled for Thursday, Dec. 25, will occur on Friday, Dec. 26.

Services normally scheduled for Friday, Dec. 26, will be picked up on Saturday, Dec. 27.

New Year's Schedule:

Services normally scheduled for Thursday, Jan. 1, will occur on Friday, Jan. 2.

Services normally scheduled for Friday, Jan. 2, will be picked up on Saturday, Jan. 3.

Apply to be on a Board or Committee

Put your talents and expertise to work for the city by applying to join a board or commission. Applications are being accepted for the following boards:

- ▶ Downtown Development Authority Board
- ▶ Historic Preservation Commission
- ▶ Planning, Architecture and Zoning Board



The city relies on talented residents to work on tasks assigned by the Board of Mayor and Commissioners, including providing educated counsel and advice, reviewing policy and making informed recommendations on topics important to the City. Terms will start January, 2026.

The deadline to apply to be on a city board or commission is November 14 by 5 p.m. Learn more about the various boards and commissions [<https://avondaleestates.org/2157/Boards-Commissions>]

Apply: <https://www.avondaleestates.org/FormCenter/Job-Applications-7/Application-for-Board-or-Commission-Appo-57>



Veterans Day - City Hall Closed

City Hall will be closed on Monday, Nov. 11, in observance of Veterans Day. Regular hours will resume Tuesday, Nov. 12. Thanks to all who served.

Yard waste pickup will be delayed by one day due to the holiday. Sanitation and recycling collection will not be affected.



National Drug Take Back Day

As part of the National Prescription Drug Take Back Day on Saturday, Oct. 25, the Avondale Estates Police Department turned in 82 pounds of prescription drugs to the DEA for destruction, including prescription drugs collected at the drop-off box available in the City Hall lobby. Thanks to all who participated in keeping unused prescription drugs out of the wrong hands. Residents may drop off unwanted prescription drugs year-round, any time City Hall is open, as part of the CVS Pharmacy Take Back program.



Avondale Estates Officers Earn Advanced Certifications

Attending basic mandate training marks the start of an officer’s training. Every officer must complete 20 hours of training each year, which covers use of force, de-escalation, community policing, and firearms requalification to keep their certification current.

Additionally, officers can obtain career development and specialized certifications through the Georgia Peace Officer Standards and Training Council. These certifications require the officer to attend specialized training, meet years of service requirements, and/or a college education.

The Avondale Estates Police Department takes training very seriously with goals set for all staff to exceed the annual training requirements and work toward career development and specialized certifications.

Kudos to the following staff members who have put in the time and effort to achieve the following certifications this year.

Intermediate Certification

- ▶ Sergeant A. Anderson
- ▶ Sergeant B. Beatty
- ▶ Sergeant P. Kovack
- ▶ Sergeant A. Preiss
- ▶ Detective A. Powdrill
- ▶ Reserve Officer S. Roberts

Advanced Certification

- ▶ Sergeant B. Beatty
- ▶ Detective A. Powdrill
- ▶ Reserve Officer S. Roberts

Supervisory Certification

- ▶ Sergeant P. Kovack

Field Training Officer

- ▶ Sergeant A. Cardona
- ▶ Officer S. Frazier



Leaf Bike Racks Sprouting throughout the City

New bright green leaf-shaped bike racks are finding a home in Avondale Estates thanks to a GM on Main Street grant. Powered by General Motors and Main Street America, the program awarded five \$60,000 grants to nonprofit organizations and municipal government entities near GM facilities and to a tribal community within the Main Street network to implement innovative transportation initiatives in their local districts. The racks are being installed in twelve high-traffic areas near popular local businesses, public spaces and bike lanes. Each location will feature wayfinding and information signage, providing valuable details, including the locations of additional bike racks and connections to regional bike paths such as the PATH Stone Mountain Trail that link to the city's downtown.

The City was one of five recipients of a 2025 GM on Main Street Grant that champions place-based solutions that prioritize pedestrian-friendly infrastructure, inclusive urban design and sustainable mobility.



Faith & Blue Family-friendly Event Builds Community Connections

The AEPF welcomed over 100 people to their Faith and Blue event on Friday, Oct. 10, at Gospel Hope Church on Covington Highway. Attendees enjoyed pizza from Donatos, live music from the Gospel Hope Worship Band, balloon critters made by Twinklz the Clown, cotton candy, popcorn, a bounce house and a giant slide.

The mission of the national Faith & Blue organization is to facilitate safer, stronger, more just, and unified communities by enabling local partnerships among law enforcement, residents, businesses, and community groups through the connections of local faith-based organizations. This initiative helps create positive connections between our officers and the community they serve. Thanks to all who attended.



WOW! An Affordable Avondale Estates Home- Make it Yours in 2025!



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of South DeKalb

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November 2025

calendar of events



SUN	MON	TUES	WED	THURS	FRI	SAT
						1
2	3	4	5	6	7	8
<p>Fall Back! Daylight Saving Time Ends</p> <p>Avondale Estates Farmers Market 11 a.m. - 2 p.m.</p>	<p>Historic Preservation Commission Meeting 6 p.m.</p>	<p>Election Day 7 a.m.-7 p.m.</p> <p>Yoga at the Town Green noon - 1 p.m.</p>	<p>Board of Mayor and Commissioners Regular Meeting & Work Session 5:30 p.m.</p>			
9	10	11	12	13	14	15
<p>Avondale Estates Farmers Market 11 a.m. - 2 p.m.</p> <p>Weekend Wind Down Concert featuring The Squirrelheads 3:30-6:30 p.m.</p>		<p>Veterans Day- City Hall Closed</p>	<p>Downtown Development Authority Regular Meeting 5 p.m.</p>			<p>A Shakespeare Happening on the Town Green 2-5 p.m.</p>
16	17	18	19	20	21	22
<p>Avondale Estates Farmers Market 11 a.m. - 2 p.m.</p>	<p>Planning, Architecture and Zoning Board Meeting 6 p.m.</p>		<p>Board of Mayor and Commissioners Regular Meeting & Work Session 5:30 p.m.</p>			
23/30	24	25	26	27	28	29
<p>23 & 30 - Avondale Estates Farmers Market 11 a.m. - 2 p.m.</p>				<p>Happy Thanksgiving! City Hall Closed</p>	<p>City Hall Closed in Observance of Thanksgiving</p>	

December 2025

calendar of events



SUN	MON	TUES	WED	THURS	FRI	SAT
	1	2	3	4	5	6
	Town Green Tree Lighting 6 p.m. Historic Preservation Commission Meeting 6 p.m.					Lake Avondale Tree Lighting 5-7 p.m.
7	8	9	10	11	12	13
Avondale Estates Farmers Market 11 a.m. - 2 p.m.		Downtown Development Authority Regular Meeting 5:30 p.m.	Board of Mayor and Commissioners Regular Meeting & Work Session 5:30 p.m.			Winter Wanderland
14	15	16	17	18	19	20
First Night of Chanukah Avondale Estates Farmers Market 11 a.m. - 2 p.m. Christmas Tour of Homes & Holiday Market Noon-6 p.m.	Planning, Architectural and Zoning Board 6 p.m.					
21	22	23	24	25	26	27
Avondale Estates Farmers Market 11 a.m. - 2 p.m.			City Hall Closed in Observance of Christmas	Merry Christmas! City Hall Closed	Kwanzaa Begins	
28	29	30	31			
Avondale Estates Farmers Market 11 a.m. - 2 p.m.			New Year's Eve (City Hall Closed Jan. 1, 2025)			

DDA Announces Third Round of Microgrants for City Businesses

In October, the Avondale Estates Downtown Development Authority (DDA) voted again to provide assistance to city businesses by adding an additional \$16,000 to the microgrant program.

In January, the DDA launched the program with \$24,000 in funding. The microgrants were distributed on a rolling basis, and the DDA received more applications in the first round than available funding. In March, the DDA voted to provide an additional \$20,000 in funding to the program for the second quarter of 2025. Round two of the popular microgrant program opened in early May and closed by the end of May.

Altogether, the DDA has awarded \$45,000 in two rounds of microgrant funding to 23 local businesses this year. The program provides up to \$2,000 to brick-and-mortar business owners who have been in business for at least six months to invest in physical improvements, equipment or marketing efforts.

Businesses have requested funding for equipment upgrades, facade improvements, signs, repairs, website upgrades, social media campaigns, and other marketing initiatives.



Oh Baby! Weithaus Opens in the Tudor Village

114 N. Avondale Road

Please help welcome Weithaus, an adorable new baby boutique, to Tudor Village! This charming shop offers a curated selection of baby clothing, books, toys, nursery décor, and more, making it a one-stop destination for little ones and their grown-ups.

Be sure to stop by for Saturday Storytime, a sweet new tradition that brings families together for stories, smiles, and community fun.



Catching Cookies Throughout Downtown

Get ready for a holiday adventure like no other! The Great Gingerbread Chase is coming back for a second year, and we can't wait to share the details with you.

Celebrate the season, support local businesses, and join the festive fun as you explore Avondale Estates in search of hidden Gingerbread People for exciting prizes.

Stay tuned to Explore Avondale's social media and website for all the sweet details!

IG : ExploreAvondaleGA
Facebook: Explore Avondale
www.exploreavondale.org

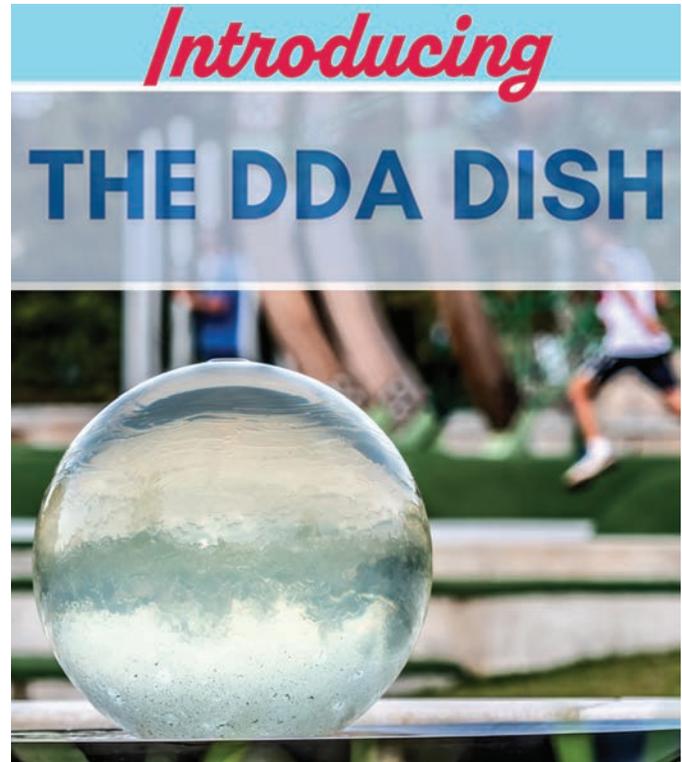


Make an Impact on Small Business Saturday

Every time you shop at a local boutique, grab coffee from your neighborhood café, or leave a five-star review for a nearby business, you're helping Avondale Estates businesses thrive. Small businesses are the heart of the community, run by neighbors, friends and families who pour their creativity, passion and care into every product and service.

This Small Business Saturday, November 29, explore the unique shops and restaurants that make Avondale Estates special. Pop in to say hello, discover something new, and enjoy the personalized experience you can only find when you shop local.

Your support doesn't have to stop after one day; shop small all year long. Every purchase, post and recommendation helps strengthen our local economy and ensures our city continues to grow and flourish. Together, we can make a big impact by keeping it small!



DDA Launches Blog to Share Downtown Info

In September, the Avondale Estates Downtown Development Authority launched The DDA Dish, a digital blog that provides regular updates on news and events in downtown Avondale.

From new business openings to community happenings, The DDA Dish is here to help you stay up to date on everything shaping the heart of downtown.

Check out these recent topics:

- ▶ Welcome to the DDA Dish – the DDA's mission and funding
- ▶ Why We Should Invest in the Downtown
- ▶ A Fresh Perspective from Old Friends
- ▶ Tools for Growth–TAD Funds and Tax Abatements
- ▶ Small City. Big Variety.

The DDA Dish can be accessed via the DDA page of the City of Avondale Estates website. Don't miss a post. Click on the notify icon under the tools section of the page to subscribe and have the latest issues delivered to your email.



Read The DDA Dish



The mural in progress with "graffiti" graphics used as a background stencil.



Artist Lisette Correa works on the mural on the side of the future home of Galore Market. Photo credit: Arthur Ratcliff

A Welcoming Burst of Color at Avondale's Gateway

A vibrant new mural is coming to Avondale Estates. Artist Lisette Correa, a Fort Lauderdale-born, Bronx-raised, and proud second-generation Puerto Rican, has begun transforming the upcoming Galore Market at Sams Crossing into a stunning work of art. The mural will greet visitors entering the City from the west, via Decatur, with a bold celebration of culture, color and connection.

Correa, a full-time muralist for the past six years, brings an impressive background as a licensed apparel graphic designer who helped launch Target's first Pride and Black History Month collections and has led campaigns for other major fashion brands like Urban Outfitters. Her artistic footprint is already visible across metro Atlanta with pieces like the Somos Boricuas ("We are Boricua") mural on the Atlanta Beltline, a Martin Luther King Jr. tribute on Moreland Avenue, and several works in Little Five Points and Pullman Yards.

Her new Avondale mural draws inspiration from both her Caribbean and African roots and from the Indian heritage of Galore Market owners Barkat and Nadir Tejani, blending vibrant hues with symbols such as mandalas, lotuses, lilies, and lush tropical plants. For Correa, the plants symbolize growth and transformation; a fitting theme as Avondale continues to evolve.

The mural will span the entire Galore Market building, set to open in 2026, and promises to become a stunning new landmark at the City's gateway.

IG: [@arrrtaddict](https://www.instagram.com/arrrtaddict)

Website: <https://www.arrrtaddict.com/murals>



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MOST CREATIVE AWARD
21 Wiltshire Drive
Ryan Kucera & Tamara Richards



BUSINESS AWARD
109 Clarendon Avenue
Josie's Pumpkin Patch

AVONDALE ALE DAY 2025

The fifth Avondale Ale Day on October 25 did not disappoint! Weather was beautiful, beers were tasty, art and music added to the festivities and folks came out to celebrate another special day in Avondale.



The 2025 Weekend Wind Down Wraps Up New Orleans-style

Sunday, Nov. 9: 3:30 to 6:30 p.m. | The Squirrelheads

Join the party at the Town Green on Saturday, Nov. 9, for the final Weekend Wind Down concert of the year. The Squirrelheads have been carrying the flag for New Orleans funk, boogie-woogie, and Mardi Gras music in Atlanta and North Georgia since 2001. Their signature sound—built on the funk, that second-line beat, and the undeniable Big Easy groove—creates unforgettable nights at clubs, festivals, and private events alike.

The events are free to the public, and food from Danks Deli and Stroud Eats, as well as beverages from Banjo Coffee, will be available for purchase.

Music will begin an hour after the event starts. Parking is available on streets in the downtown district unless otherwise marked. Public parking lots are located

off Lake St. and at City Hall. Please respect the city's businesses and do not park in their parking lots during business hours.

The Weekend Wind Down Concerts would not be possible without the generous support of our sponsors. Please help us thank them for their continued generosity by supporting them with your business.

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Participation is always key in the interactive “Playshop in Performance” portion of the show. Photo Credits: Bard x Sage PR

Final Act of DeKalb’s Outdoor Shakespeare Series: “Much Ado About Nothing” Brings Laughter, Music and Community to Avondale Estates

Saturday, Nov. 15, 2 to 5:30 p.m.
Rain or Shine
Avondale Estates Town Green

After two months of inspiring performances, A Shakespeare Happening | Avondale Estates Town Green concludes its debut season with a joyful finale—“Much Ado About Nothing,” presented by the Atlanta Shakespeare Company (ASC) in partnership with Bard x Sage PR, DeKalb County Commissioner Ted Terry (Super District 6), and the City of Avondale Estates.

Families, neighbors and theatre lovers are invited to bring chairs, blankets and picnics for an afternoon of laughter, live music, and accessible Shakespeare under the Georgia sky at this free outdoor event.

Final Performance: A Playful Twist on a Classic Comedy

This closing installment features ASC’s signature features:

- ▶ “Playshop in Performance,” an interactive theatre experience designed for audiences of all ages, followed by
- ▶ “Shakespeare Out of a Hat: Much Ado About Nothing,” a lively, spontaneous retelling of one of Shakespeare’s most beloved comedies.

The performance continues the mission of the A Shakespeare Happening series: to make world-class theatre free and accessible to every community in DeKalb County.

“What began as an idea to bring Shakespeare to the people has become something truly special,” said Nicole Sage, founder of Sage PR Consulting and creator of Bard x Sage PR. “We’ve watched hundreds of families gather on the Town Green to share laughter, curiosity, and connection through Shakespeare, exactly the community spirit we hoped to create.”

“It’s been incredible to see how these performances have united DeKalb,” said Commissioner Ted Terry. “When we make the arts accessible, we build community pride and give people something to celebrate together.”

“Closing this first series with ‘Much Ado About Nothing’ feels perfect,” added Kati Grace Kirby, Associate Managing Director of the Atlanta Shakespeare Company. “It’s lighthearted, witty and full of joy; the perfect send-off for our first outdoor season in Avondale Estates.”

A Cultural First for DeKalb

The A Shakespeare Happening initiative, launched in September 2025, marked the first-ever free civic Shakespeare series in DeKalb County, transforming the Town Green into an open-air stage for theatre, live music and children’s programming.

With strong community turnout and enthusiasm, the series has paved the way for more outdoor arts programming across the county.

Sponsorship and Community Support

This series has been made possible through the vision and support of community partners, local leaders, and residents who believe in the power of the arts to educate, unite, and inspire.

To help sustain future programming and keep performances free, Bard x Sage PR welcomes sponsorship inquiries from local businesses, arts patrons and foundations at BardxSagePR@yahoo.com or 404.434.8089



Hollywood actor and Avondale Estates residents French Stewart (3rd Rock From the Sun) and his wife, producer and actor Vanessa Claire Stewart, enjoyed an earlier fall show with DeKalb Commissioner Ted Terry. Photo Credit: Bard x Sage PR



**Avondale Estates
Holiday Spirit Awards**

It’s time to shine! Enter your home or business in the 2025 Holiday Spirit Awards. Upload a photo by Monday, Dec. 15, at 8 p.m. Check the city’s website for the link to enter after Thanksgiving.

Voting will occur from Tuesday, Dec. 16, through Monday, Dec. 22. Winners will be announced on Tuesday, Dec. 23.

Categories include:

Business Award | Sparkle & Pizzaz

Avondale Elegance | Children’s Appeal

City's Holiday Tree Lighting at the Town Green

Monday, Dec. 1, at 6 p.m.

Don't miss the lighting of the city's holiday tree at the Town Green. The DeKalb School of the Arts' ballerinas will perform dances from the Nutcracker and the Decatur Avondale Children's Choir will lead the audience in a sing-along after their performance. Who knows what other special guests might appear?



Lake Avondale Tree Lighting

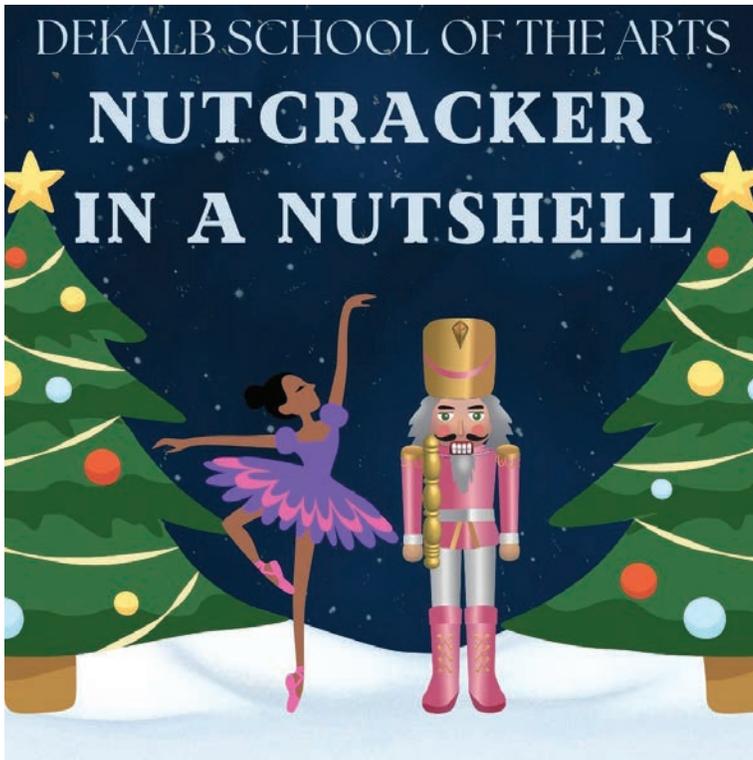
Lake Avondale's iconic floating Christmas tree returns for the 2025 holiday season with a community tree lighting ceremony Saturday, Dec. 6.

The Avondale Estates Community Club, which owns and operates the Lake House at 59 Lakeshore Drive as a special events facility, invites the Avondale community to join them for the celebration from 5 to 7 p.m.

The ONE, TWO, THREE, Light the Tree countdown is planned for 6 p.m.

Guests are asked to bring an appetizer to share, visit with friends and neighbors in the Lake House, and watch the lighting ceremony from the porch or the lawn.

Children are invited, and there will be special holiday entertainment.



DSA Proudly Presents... Nutcracker in a Nutshell

Waltzing snowflakes and dancing sugar plums! This family-friendly performance features an abridged version of the holiday ballet classic, “The Nutcracker,” at DeKalb School of the Arts.

Thursday, Dec. 11 at 7 p.m.
Friday, Dec. 12, at 7 p.m.
Saturday, Dec. 13 at 2 p.m. and 7 p.m.
1192 Clarendon Ave, Avondale Estates

Adults = \$15.00
 Students = \$9.00
 DSA Students = \$6.00

Buy tickets in advance at <https://www.bigtickets.com/events/dekalb-school-of-the-arts/>
 Tickets must be purchased online. Cash will not be accepted at the door.

‘Tis the Season for Treats, Crafts, Music and Santa

Winter Wonderland, Saturday, Dec. 13

Experience the magic of the holidays in Avondale Estates! The city’s businesses are busy planning another festive Winter Wonderland. Mark the calendar for Saturday, Dec. 13 and enjoy live music, crafts, pictures with holiday characters and treats when visiting businesses throughout the city.

Enjoy

- ▶ Holiday artist markets
- ▶ Festive drinks and food specials
- ▶ Shopping discounts
- ▶ Live music
- ▶ Photos with Santa, Elsa and the Artbominable Snowman

Check the event’s Facebook page at <https://www.facebook.com/share/1G2towjjFY/> or scan the QR code in the coming weeks for updates on participating businesses and planned activities and specials.



Get to Know Jan Rooney

By Helena Oliviero

The final season of Netflix’s megahit “Stranger Things” is set to be released soon—a highly anticipated moment for fans of the series that blends 1980s nostalgia with horror, humor, mystery and the eerie parallel world known as the Upside Down.

As a makeup artist on Seasons 4 and 5 of “Stranger Things,” Jan Rooney is especially eager to watch this popular series. Not only is she a huge fan, but she was part of a team of artists on Season 4 that were twice nominated for an Emmy in a non-prosthetic makeup category.

She and her husband Matt, and their two children, live on Exeter Road.

What inspired you to pursue a career in makeup artistry?

It was a long and winding journey for me. I was an artistic kid who enjoyed painting and art, but I didn’t pursue makeup professionally until about 10 years ago.

In middle school, my mom got me this Bobbi Brown book called “Teenage Beauty,” and I was obsessed with it. I made my dad take me to the art store, where I made a kit out of art supplies to practice with.

Bobbi Brown’s whole thing was about being yourself. That resonated with me because I was kind of tomboyish growing up. In fact, I still am.

I was focused on academics, and for the longest time, I thought makeup was just for fun. I went to graduate school at New York University and worked in education for about 10 years.



Rooney at the 2024 Creative Arts Emmy Awards ceremony. Photos provided by Jan Rooney

I had an “Aha” moment at a happy hour when I said, “If we could, everyone would go to makeup school.” When my friends replied, “Not really,” I realized this was a passion, and I started dreaming of a career in film and TV. Shortly after, I moved to Portland with my husband to attend makeup school.

What was your first role after school, and how did that lead to “Stranger Things?”

Portland had a great indie film scene. One of my mentors at makeup school invited me to intern with her on a remake of the cult classic, “The Brain That Wouldn’t Die.” I got comfortable on set, which led to work on small commercials, music videos and opera. We then moved to Atlanta, and my

first gig on a large-scale production was on “The Walking Dead” as a day player, brought on just as needed. I ended up working consistently on two seasons and learned so much.

Our jobs are very relationship-based. Over time, I stayed busy and got better at my craft. I worked on short films, commercials and other projects, including “Black Panther: Wakanda Forever” and “LEGO Masters.” Through networking, I was lucky enough to work on “Stranger Things” and eventually become a more involved part of the team.

Where did you draw inspiration for some of your favorite looks from “Stranger Things”?

I grew up in the 80’s. Working on a period show set during that time is like a millennial dream come true.

Of course, I can’t be too specific, and I can’t talk about Season 5, which hasn’t been released yet.

In my experience, makeup artists often take inspiration from the costumes and hair when figuring out what makes sense for the character. I really love that analytical part of the job. Our jobs are a collaboration between departments, and the makeup department heads are typically in charge of the overall design. Everyone is so thoughtful about their choices on “Stranger Things,” which is amazing to witness.

A mentor once taught me it’s not about what looks good, but what looks right. For example, if a kid draws on a fake mustache, it would look messy and crooked. In Season 4, our department would often draw inspiration from old yearbooks,

photos, and, of course, the costumes and hair. I loved so many of the characters, but one of my favorite looks is Vickie, Robin's love interest. She had a Molly Ringwald-inspired look and a red wig that was so fun.

What does a day in the life of a makeup artist for "Stranger Things" look like?

Every single day is different. You don't usually know when or where you'll be until the day before, so you have to be flexible.

You might have to start at 5 a.m., and with a show like "Stranger Things," which has a lot of night scenes, you might be working through the night. We usually do makeup first thing, and

then spend time jumping between different sets, making sure we touch up makeups and support the actors. It's a large department with lots of moving pieces, so you have to pay attention to how to best support your team and anticipate what's coming next.

Are you between projects right now?

Unfortunately, yes. Things have slowed down, but I hope they pick up soon. It's a great community of makeup artists here in Atlanta. My friends and I try to encourage each other and share resources when it's slow. In the meantime, I'm enjoying having extra time with my family and our puppy, Boots.

What made you decide to move to Avondale Estates?

We had our eye on Avondale for a long time, and we couldn't have been happier when our daughter was offered a spot at The Museum School. There's a feeling here that you don't get other places. And when we moved here, it far exceeded our expectations. It was always a dream of ours to walk to places, and this is a place where people look out for each other and show an interest in each other's lives.

I also have to tell you, I am obsessed with having a golf cart and wish I could drive it everywhere.



Jan with husband Matt and children Lucy (7) and Smith (5), along with their dogs (left to right) Boots and Frankie. Photos provided by Jan Rooney



Jan Rooney on the "Stranger Things" set, working on makeup on a character named Yuri, Season 4. Photos provided by Jan Rooney

Annual Pancake and Sausage Breakfast

Saturday, Nov. 15, 8 to 11 a.m.

Kick off the holiday season with friends and neighbors at an old-fashioned pancake and sausage breakfast. Enjoy great food, shopping and comradery at the Avon Garden Club's Annual Pancake Breakfast & Boutique at the Avondale Community Club's Lake House, 59 Lakeshore Dr. The garden club has sponsored this much-loved community event for more than 40 years. One of the most attended events in the city, folks join their neighbors to celebrate the neighborhood, fellow residents, and the beginning of the holiday season.

Breakfast includes pancakes, sausage, juice and coffee. Tickets can be purchased from Avon Garden Club members or at the door.

Ticket prices:

- ▶ Adults: \$9
- ▶ Children (ages 4-10): \$7
- ▶ Children under 3: Free

This year, shop for special craft items and participate in a



raffle for beautiful stained-glass artworks by an Avon Garden Club member. The bake sale will be in full swing. Plan to purchase delicious, homemade goodies, both savory and sweet, for gifts and upcoming holiday parties.

Proceeds from the breakfast are used to support various community-driven projects.

AE Parents' Co-op Holiday Party – Get A Pic with Santa and Mrs. Claus

Where: Lake House at Avondale Estates: 59 Lakeshore Dr., Avondale Estates

When: Dec. 7, 1 to 4 p.m.

Holiday party brought to you by the Avondale Estates Parent's Co-op with sponsorship from the Atlanta Turtle Group, Jen Newman (your local realtor).

What: Get pictures with Santa and Mrs. Claus (the Co-op will be accommodating as many groups as possible).

Also, enjoy cookies, cocoa, crafts, and more! Please sign up for picture time slots and volunteer opportunities.



Avondale Estates Christmas Tour of Homes and Holiday Market

By Margaret Lunsford

Tour of Homes Committee | avondaletoourofhomes.com

Our 33rd Annual Christmas Tour of Homes & Holiday Tour returns Sunday, Dec. 14, from 3 to 8 p.m. Six homes representing the various architectural styles in our city will be featured.



31 South Avondale Road

In 2017, Lauren and Jim Novak moved to their English Tudor at 31 South Avondale Road, their third house in Avondale Estates, and have recently added a pool and outdoor pavilion. Find orange pomanders along with fruits, nuts, pinecones and other natural elements along with the lighted palm tree out back which remind Lauren of her mother's decorations at their home in Florida.

Dawn Diedrich and Joe Foley are completing the new home at 52 Berkeley Road. Designed by Avondale's Bill Clark in the prairie style, it uses elements of horizontality with an L-shaped floor plan with a partial second story. Much of the design and furnishings were created by Dawn and Joe, and they can't wait to decorate their new home for Christmas!

Just down the street is Alexander Larson's newly renovated home at 81 Berkeley Road. Built in 1959, the ranch-style house has been opened

to create spacious living and dining rooms, a totally new kitchen, and four bathrooms. With Asian décor in the master suite, the rest of the home is decorated in the modern traditional style with great art throughout. Having just moved in, Alexander will enjoy decorating for Christmas.



81 Berkeley Road

Since moving into their traditional cottage in 2018, Morgan and Guy Andrews have renovated the kitchen and bathrooms in their spacious home on Hess Drive and tripled the size of their concrete patio to create their outdoor living room. For Christmas, they have themed rooms for their decorations, including retro, vintage and traditional to create a cozy cottage Christmas.

Betty Raye Britton moved to the Avondale Condos six years ago to be near her daughter. When an end-unit became available last year, Betty bought it, renovated the entire condo, and moved from her upstairs home a few units away. The screened porch was enclosed to create a fabulous sunroom, and Betty's own art fills the condo, creating her own art gallery. She is excited about decorating with decorations she has collected over the years.

The Avondale Holiday Market Returns

The Avondale Holiday Market will be from noon to 6 p.m. and will include most of the old favorites selling their scarves, pecans, jewelry, photography, bird feeders, smoked salmon, jams and ornaments.

Get Tickets

You may purchase pre-sale tour tickets at Finders Keepers Consignment, Garage Door Studio and Ace Intown for \$20 or online at bigtickets.com and the Avondale Lake House on the day of the tour for \$25

Tour buses will pick up passengers at the downtown parking lot at 6 Lake Street for those who have reserved a spot. Be sure to sign up for an afternoon tour (3:00, 3:15, 3:30) or an evening tour (5:30, 6:00) at Finders Keepers Furnishings or contact Margaret at mplcvl@aol.com to reserve a spot.

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

Christmas Tour:

Margaret Lunsford,
404-388-9137, mplcvl@aol.com

Holiday Market:

Sally Walker, 404-308-9292,
avondaleholidaymarket@gmail.com

Sponsors:

Connie Bryans,
404-408-9644,
lcbryans@bellsouth.net

Angels:

Kathy Delaney,
404-925-1743,
kathy_tom@mindspring.com

Volunteers:

Lynn Thompson,
770-617-0617,
benobo@bellsouth.net

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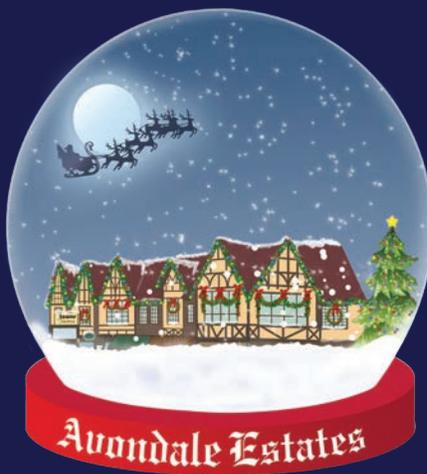
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& Holiday Market SUNDAY, DECEMBER 14, 2025

Tour 3:00 – 8:00
Holiday Market Noon -6:00

* FEATURED HOMES *

- 52 Berkeley Road
- 81 Berkeley Road
- 14 Devon Lane
- 1045 Hess Drive
- 31 South Avondale Road



★ TICKET INFORMATION ★

Pre-Sale Tickets \$20.00
BigTickets.com \$25.00 and on the day of the Tour

Purchase Advance Tickets At
Ace Intown Hardware • Finders Keepers Furnishings
• Garage Door Studio

Visit our web site: avondaletourofhomes.com

ANGELS

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Avondale Estates Garden Club	Bruce Johnston
Jake, Penny & Linda Abraham	David Jones & Oscar Ramos
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Donna & Bobby Ailion	Theresa & David Kazanowski
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Adam Barton & Scott Legg	Kathy & Chris Kingsbury
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Avon Garden Club Garden of the Month



September: 1035 Lakeshore Drive,
home of Margaret and Andrew LaRocco



October: 19 Wiltshire Drive, home of Susan Barton

Avondale Estates Garden Club Yard of the Month



September: 920 Stratford Road,
home of Alice Murray and her daughter, Katherine Wright



October: 2996 Majestic Circle, home of Sam and Jody Harris



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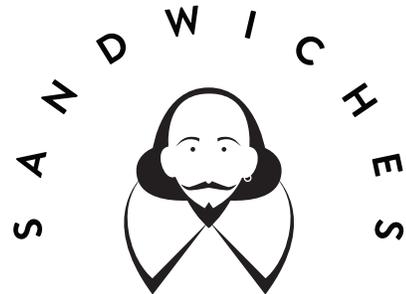
At the heart of every family is a home, and I'm so grateful for the clients and neighbors who've let me be part of theirs. Wishing you a Thanksgiving filled with good company, cozy spaces, and plenty to be thankful for.

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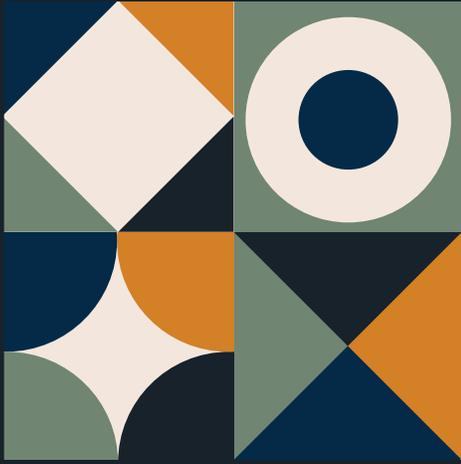


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