

Summer is Here – Market is Sizzling!

Atlanta Intown Real Estate Services celebrates its 20th year of helping buyers and sellers in Kirkwood and the other vibrant intown neighborhoods of Atlanta. We've been here through up and down markets and are still proud to be, locally owned, neighborhood based, and client focused! Whether you are moving in, moving out, or moving right around the corner, let us help you with your next smart move!



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5 bed/5 bath, Amazing Newer build
Huge master suite with porch, walkable
\$1,199,000 • Cam McCaa



COMING SOON
1293 Poplarcrest Circle, East Atlanta
3 bed/2 bath, Renovated ranch
Great kitchen, new roof, paint, etc
Under \$300,000 • David Vannort



UNDER CONTRACT
1963 Hosea Williams Dr #201, Kirkwood
2 bed/2.5 bath, End unit townhome at KW
Station, Live at the center of it all!
\$329,900 • David Vannort



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Tanya Mendelson • 404-569-2940



UNDER CONTRACT
1080 Peachtree St, 1010 Midtown, #2905
2 bed/2.5 baths, "I just adore a
Penthouse view!" Breathtaking!
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PENDING - OVER ASK
209 3rd St. NE #3, Midtown
1 bed/1 bath, huge 1144 sq ft
One bed plus den, historic building
\$239,999 • David Vannort



NEW LISTING
1380 Glenwood Ave, East Atlanta
3 bed/2 bath, bungalow duplex, with 1/1
In terrace level. Walkable to Village
\$299,000 • Kirk Surgeon



NEW LISTING
855 Peachtree st NE #2509, Midtown
2 bed/2 bath at Viewpoint, great views
Amenities, walkability, luxury
\$469,000 • David Vannort



TWO NEW LISTINGS
87 Peachtree St, #701 & #409, Downtown
1 bed/1 bath, Kessler City Lofts, Spacious
Bright, historic building with parking
\$149-165,000 • Kirk Surgeon



NEW LISTING
702 Argonne Ave, #5, Midtown
2 bed/1 bath Charming Pied-a-terre
At Melrose Park, hardwoods, garden view
\$148,900 • Norman Bruce



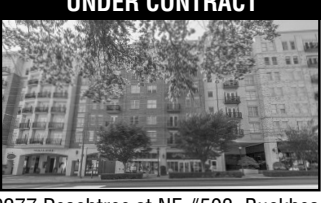
NEW LISTING
69 East Lake Terrace, East Lake
3 beds/2 baths, Craftsman, 10 ft
Ceilings and hardwoods
\$249,900 • Mike and Margie



UNDER CONTRACT
943 Peachtree st #2011, Midtown
2 bed/2.5 bath, penthouse
At the Metropolis, luxury living
\$849,000 • Julian R. and Jeremy S.



UNDER CONTRACT
139 Bixby Terrace, Kirkwood
2 bed/1 bath, adorable, quaint
Charming but total renovation
\$165,000 • Dana L. and David G.



UNDER CONTRACT
2277 Peachtree st NE #503, Buckhead
1 bed/ 1 bath beautiful condo
At the Aramore, location and amenities
\$195,000 • Dana L. and David G.



NEW LISTING
2744 Hosea L Williams Dr, East Lake
3 bed/2 bath plus bonus space
Renovated home on sunny lot
\$399,900 • David V, and Ben L,



NEW LISTING
196 Murray Hill Ave, Kirkwood
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Walkable to Oakhurst and Kirkwood
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View these properties and more at atlantaintown.com

Kirkwood

NEIGHBOR

www.HISTORIC-KIRKWOOD.org

FATE Welcomes New Teachers from CREATE Program

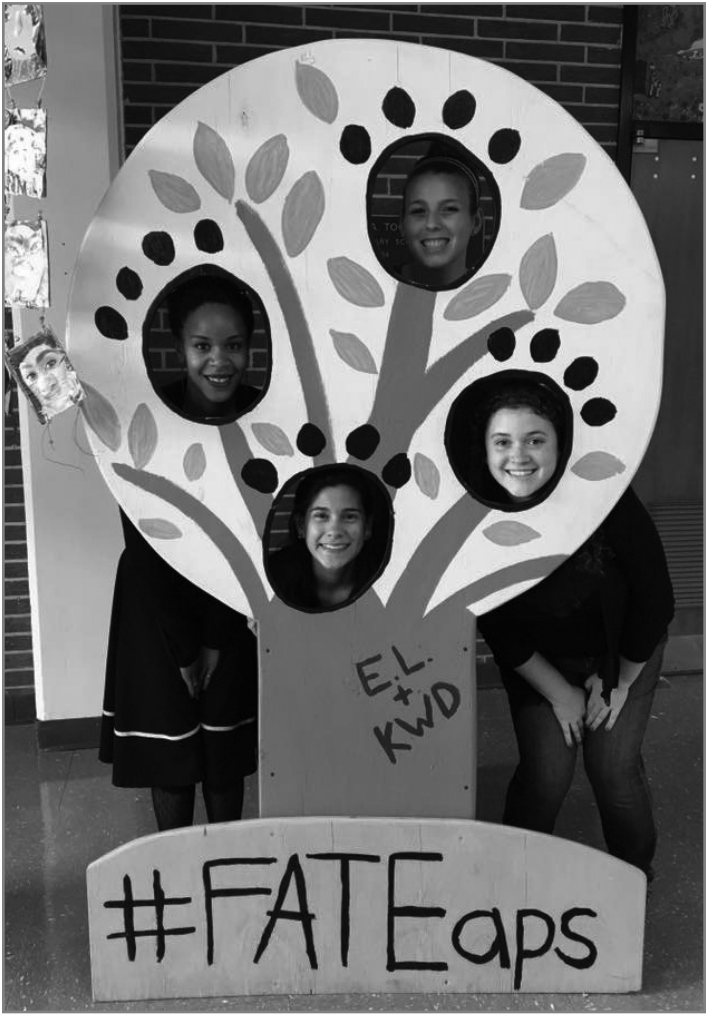
As summer ends, the staff at Fred Armon Toomer Elementary is planning exciting events for the upcoming school year. They're starting 2016-2017 with a new playground addition, a partnership program to increase physical activity, and a handful of incoming energetic staff members.

The inclusive playground made possible by a \$100,000 grant from Farmers Insurance that kindergarten teacher Emily Max received last year is already coming to life. The installation of low structures with ramps, low monkey bars, and balance building stations, which is being done by Landscape Structures, began on July 22 and is scheduled to be completed by the first week of school. Follow FATE on Facebook or Twitter (see end of article) to find out the date and time of the ribbon-cutting ceremony.

In addition to many new students, they're also happy to welcome Mrs. Williams and Ms. Martinez (co-teaching 5th grade) and Ms. Cooper (working with Ms. Morris's Pre-K class) to the FATE family. Ms. Craig and Ms. Tyler (co-teaching 2nd grade) are returning as new teachers, too. These recent graduates from Georgia State University are very excited to start their first year of teaching!

All of them are residents in the CREATE program and were student teachers at schools in the Jackson Cluster during the 2015-2016 school year. CREATE is a three-year program designed to increase student achievement by strengthening teacher effectiveness and retention. It provides a support

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Kirkwood Neighbors' Organization (KNO) is a racially and economically diverse civic organization devoted to the revitalization of Atlanta's historic Kirkwood community.

KNO meets on the 10th of each month at 7 pm at the Turner Monumental A.M.E. Church, 66 Howard Street NE.

Everyone is welcome!

2016 KNO Officers

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geoff.a.mueller@gmail.com
678.231.7275

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Comments? Story Ideas? Advertising Questions?
Your comments about this newsletter or story ideas are encouraged. Please contact the Editor.

Kirkwood Neighbor is published monthly by the Kirkwood Neighbors' Organization (KNO) and is distributed at all KNO and Neighborhood Planning Unit (NPU-O) meetings, to Kirkwood's elected representatives, our fire and police stations, and to city and county officials. This newsletter is distributed free of charge at the locations listed on the right.

All material in the Kirkwood Neighbor is copyrighted by the Kirkwood Neighbors' Organization (KNO).

Kirkwood Neighbors' Organization (KNO)
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DeKalb Atlanta Human Services Center 30 Warren Street
DeKalb Atlanta Senior Center 25 Warren Street SE
Dolphin's Water Ice Factory 1963 Hosea Williams Drive
Dulce Vegan 1994 Hosea Williams Drive
Indigo Wellness 1963 Hosea Williams Drive R #107
Kirkwood Feed and Seed 1998 Hosea Williams Drive
Kirkwood Library 11 Kirkwood Road
Langford's Barber Shop 1947 Hosea Williams Drive
Le Petite Marchet 1963 Hosea Williams Drive
LIV Fitness 1853 Memorial Drive
The Pullman 1992 Hosea Williams Drive
Savor Wine Boutique 1963 Hosea Williams Drive Ste. R103
Sun In My Belly 2161 College Avenue
Taproom Coffee 1963 Hosea Williams Drive R #106
Toomer Elementary School 65 Rogers Street NE
Valero 1989 Hosea Williams Drive
All KNO and NPU-O meetings & neighborhood events

New school year at FATE

continued from page 1

system for new teachers (the program residents) and the experienced educators who surround them.

Last year, Ms. Tyler and Ms. Craig worked in 1st, 2nd, and 4th grade at FATE. Ms. Martinez and Mrs. Williams worked in 2nd and 4th grade at Burgess-Peterson. Ms. Cooper worked with kindergarten and 5th grade at Atlanta Neighborhood Charter School.

FATE will also participate in the Playworks program this year. The organization's mission is to improve the health and well-being of children by increasing opportunities for physical activity and safe, meaningful play. They are the leading national nonprofit leveraging the power of play to transform children's social and emotional health. Playworks

currently serves more than 1,200 schools across the United States and reaches more than 700,000 students directly as well as through professional training services.

FATE is partnering with Playworks because they believe that playing gives kids opportunities to improve social skills, learn problem-solving, and develop better health. The school will have a full-time Playworks coach, and students will have before-school recess, 20 minutes of daily recess, and class game time twice a month.

Everyone at FATE says a big "Thanks!" to the Kirkwood and East Lake neighborhoods for their continued support of the school.

*"From little seeds
grow mighty trees."*

To learn more about the FATE family:

schedule a tour
(404) 802-3450

**www.atlanta.k12.ga.us/
Domain/1631**

**www.facebook.com/
FriendsofToomerElementary/
www.twitter.com/FATEaps**

For more information about
the CREATE program, visit
www.atlincs.org/create

Read more about Playworks at
www.playworks.org



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COMING SOON!
238 Murray Hill | \$675,000
Craftsman Cottage w/ 5 beds, 4 baths, open kitchen, butlers pantry, & 2-car garage w/ carriage house!



COMING SOON!
2550 Hosea L Williams
Amazing 3 bed/2 bath Craftsman Bungalow w/ granite counters, exposed original fireplace & more! Walk to Downtown Kirkwood!



UNDER CONTRACT
111 Montgomery | \$279,000
Beautifully renovated Kirkwood cottage! 3 beds/2 baths, bonus finished basement room & steps from Coan Park!



SOLD
275 Sisson | \$399,900
Renovated bungalow close to everything! 3 beds/2 baths, granite counters, original craftsman charm & on a great lot!



Jonathan Rich
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Back-to-School Block Party!

When: Saturday, August 6, starting 5:00 PM
Where: Downtown Kirkwood
Info: Look for flyers at participating businesses, or call Happy Mango at 404-600-8387

This is a wonderful opportunity for parents and kids to have a little fun before the craziness of school begins. Even if you don't have school age kids – or kids at all – come join the celebration.

Kirkwood **police officers and firefighters will meet and greet** the community and kids at the party.

Happy Mango will have **kids' crafting** and in-store specials.

The Pullman is offering a **special menu** for the event.

Kirkwood Feed & Seed will do **biscuits and brew** that night.

Dulce Vegan also has **something special** in the works.

Let's Talk Trash – and Glass Recycling

by Jeffrey Childers

You may have noticed a drop-off in service delivery for our weekly trash, recycling, and yard clippings pickup. The Public Works Department says this is due to staffing challenges. City Council has requested that the commissioners of public works and the city's human resources team develop a strategy to get the vacancies addressed.

In the meantime, please continue to **call in missed pickups to 311** or report them **online at www.atl311.com** so that we can accurately track this.

There's also been an update regarding the glass recycling process. The City of Atlanta contracts with WastePro to process our recycling, and they continue to collect glass and recycle it to the fullest extent.



However, glass is a commodity, and like any other commodity, markets fluctuate up and down. Right now, market rates for glass have dropped so low that it is unfortunately more cost-efficient for WastePro to crush and landfill much of the glass they collect. As market rates improve and prices go up, they will again recycle more of it.

Because it's difficult to predict when exactly when that will happen, the city encourages residents to continue placing glass in their blue recycling carts.

Passionate and thoughtful residents who want to make sure that their used glass will always be recycled can drop their glass recycling off at the Center for Hard to Recycle Materials (CHaRM). The city-supported recycling facility has a contract with College Park-based Strategic Materials, which processes 250-300 tons of mixed glass and garbage daily. CHaRM also accepts a wide variety of other hard-to-recycle items including paint, electronics, styrofoam, and mattresses.

CHaRM is located at 1110 Hill St. SE south of the zoo in the Summerhill neighborhood
www.livethrive.org/charm/

New Apartment Construction Underway

Kirkwood Partners started community discussions for their residential addition to the downtown village area in 2014. After many productive meetings, they reached agreement with regard to the architecture, landscaping, unit mix, and more.

Now, the erosion control and grading construction phase for The Kirkwood Apartments has begun.

The 232 one- and two-bedroom units are scheduled to be completed in the fourth quarter of 2017.



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'da Kink Reveals Beauty, Truth

tion opened at the Horizon Theatre in July. It's the winner of four NAACP Theatre Awards and was named Critics Choice by the *London Evening Standard*.

Hurried women converge in the salon of their West Indian stylist to have their hair done for dates, jobs, and upkeep. They come away with not just a new

New Play Network playwright-in-residence at Horizon Theatre. Broadway veteran Terry Burrell, last seen as the star of the Alliance Theatre's acclaimed show *Ethel*, leads the cast of talented women. Director Thomas W. Jones II, Horizon Associate Artist, and revered musical director S. Renée Clark have teamed up again after past Horizon hits like *Three Sistahs*, *Right On*, and *Uprising*.

"If you want to know a black woman, you touch her hair," says Novelette, as she delves into the tresses and stresses of her clients to reveal their hidden stories.

'da Kink in My Hair tells of love, hope, survival, and redemption through eight women's trials and celebrations. From a series of long-running international sell-outs to a TV show, the musical sensa-

hairdo, but also a lifted soul and a lightened heart. This amazing musical tells their incredible, uncensored, unforgettable tales through songs and dance with a vibrant drum beat.

'da Kink has been re-imagined for Horizon audiences by Trey Anthony, known as "the Oprah Winfrey of the Canadian theatre scene," who is currently National

Performances through August 28

Wednesdays, Thursdays & Fridays
at 8:00 PM

Saturdays at 3:00 PM and 8:30 PM
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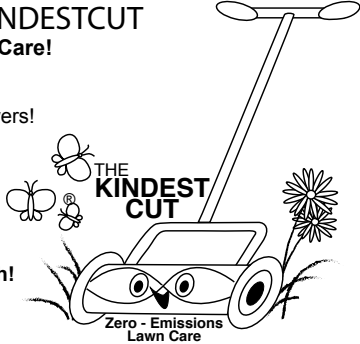


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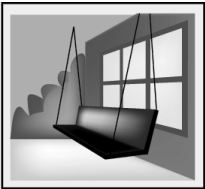
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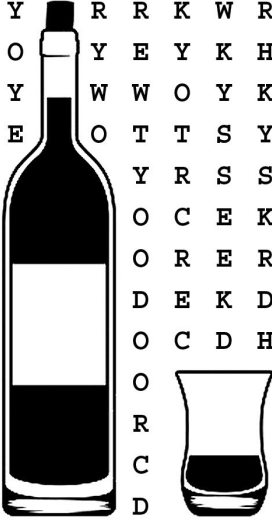


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WORD SEARCH: Kirkwood Whiskey Society

by Clue Town Books

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For more information about the social group, visit kirkwoodwhiskey.com.



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What's "Neighborly" When It Comes to Noise?

In the summer, we tend to spend more time outside. We enjoy having friends and family over to hang out on our back decks for BBQ, beverages, conversation, and music. Because it gets cooler when the sun goes down, the fun often goes later into the evening.

But what happens when our desire to have a good time conflicts with our neighbors' desire for restful quiet time? The answer may lie in the City of Atlanta's Code of Ordinances, detailed in "Article IV – Noise Control." This isn't meant to deter anyone from lawfully exercising their right to freedom of speech or any other guaranteed freedoms, but rather to help us all share the air fairly.

Since it's written with government legalese that no one really wants to decipher,

here are a few key terms from it that set the ground rules as we try to negotiate summer evenings together:

Nighttime hours means the hours between 9:01 p.m. of any given day, and 7:00 a.m. of the following day.

Noise means any sound of such level and duration as to be or tend to be injurious to human health or welfare, or which would unreasonably interfere with the enjoyment of life or property throughout the city or in any portions thereof.

Noise disturbance means any sound that due to such sound exceeding the limits set forth in this article, endangers the health, safety or welfare of any person, and therefore is detrimental to the peaceful

enjoyment of private property and the use and enjoyment of public spaces including public rights-of-way.

The ordinance goes on to say, "During nighttime hours, sound emanating from any noise source shall be limited in volume, tone and intensity so that the sound shall not be plainly audible to any person at a distance of 50 or more feet from the real property line of any



located, or from any noise source located on any public property or public right-of-way." The daytime distance is 200 feet.

Domestic power tools, lawn mowers, and agricultural equipment are OK between 8:00 AM and 8:00 PM on weekdays and between 9:00 AM and 8:00 PM on weekends and legal holidays. Construction, drilling, earthmoving, excavating, and demolition work can start at 7:00 AM on a weekday and 9:00 AM on a weekend or holiday, and it should wrap up by 7:00 PM – except, of course, in an emergency.

Getting to know the people who live around you can often solve problems before they happen. It's easier to be reasonable and reach a compromise when you feel like you can talk to someone instead of thinking of them as the enemy who's deliberately acting like a jerk. No

one wants to be "that guy." *Having a party?* Give your neighbors a heads-up. Bring the volume down before it becomes an issue. Don't take it personally or react defensively when someone lets you know you're being loud.

Hearing a ruckus? Wait a little while to see if they settle down, especially if it's not a regular thing. To cover up more of a background rumble, try turning up your TV a bit or use a white noise machine.

Or maybe your neighbor doesn't realize the sound is carrying, and a quick conversation will take care of it. Approach them in the spirit of, "I'm cool with what you're doing, just not right now." See if you can find a solution that works for both of you.

Being a good neighbor means considering the other person's point of view, no matter which side of the fence you're on.

To read the actual ordinance, visit:
www.municode.com/library/ga/atlanta/codes/code_of_ordinances?nodeId=COORATGEVOII_CH74EN_ARTIVNOCO_S74-131DE

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<i>Tuesday</i>	\$2 Tacos, 5:00-10:00 pm
<i>Wednesday</i>	Guitar Shed Open Mic, 9:00 pm
<i>Thursday</i>	Team Trivia, 8:00 pm
<i>Saturday</i>	Kirkwood Karaoke, 10:00 pm

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