

Kirkwood

NEIGHBOR

www.HISTORIC-KIRKWOOD.org

Fun, Friends, Laughter ... and Wine

by Nick Whitson

Looking for the perfect weekend outing? The Kirkwood Business Owners' Association presents the 10th annual Kirkwood Wine Stroll on Friday, Sept. 23. The event features many local Kirkwood merchants, bars, and restaurants. Neighborhood volunteers will be pouring wine samples at 36 wine stations throughout downtown Kirkwood in the event area.

Your ticket purchase includes a souvenir glass and an event passport with wine tasting information, local discounts, and a place for notes.

When: Friday, September 23, 6:30 to 10:30 PM

Where: Downtown Kirkwood

Tickets: \$40 advance online, \$50 at the gate
(free for volunteers)

Info: www.kirkwoodwinestroll.com

Lyft: drop-off & pick-up at Kirkwood Post Office,
use discount code *kirkwoodstroll16*

A few new features could make 2016 the best stroll yet!

Lyft will be providing discount rides to the event drop-off and pick-up location — the Kirkwood Post Office — so you can enjoy as much wine as you like. And for every new user that enters the code “kirkwoodstroll16,” Lyft will donate \$10 toward community-wide projects for the Kirkwood neighborhood.

Also, you can bring your furry friend this year! Dogs will be allowed in nearly every part of the event space.

To top it all off, tickets will be available for small plate food items inside the event, provided by Kirkwood neighborhood bars and restaurants at designated tasting stations. (See page 15



photo by Addison Hall

for a list of what you can expect.)

Proceeds from the Kirkwood Wine Stroll will provide donations to local schools and help KBOA fund future events for

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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!

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Kirkwood Neighbors' Organization (KNO)
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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 Law Firm Wants to Connect With Residents

Blue Ink Title is a one-woman-owned real estate law firm specializing in residential purchases and refinances. They “close” transactions for buyers, sellers, lenders, builders, and developers by assisting in the signing, funding, and filing of documents that convey the property.

But instead of jumping to standard legal conclusions when an issue arises, Blue Ink Title strives to eliminate the “box” by examining the issue from multiple angles in order to find solutions that work for all parties involved. They believe that working from this perspective achieves better results and provides a better experience for everyone.

Blue Ink Title was founded by Mehrnush Saadat. Her father, an architect and builder, convinced her to obtain her real estate license in 2006 in order to help him with his business. After an active and engaging career as a Realtor, she decided to try the other side of the closing table as an attorney.

Having worked for several firms in the Atlanta area and understanding the real estate process from construction to close, Mehrnush felt that there was a needed change in how law firms approach real estate. Blue Ink Title is unique because of how they choose to intersect law, property, design, architecture, and technology in a way that is engaging and understanding of the modern client.



Mehrnush Saadat, founder of Blue Ink Title, in the new Kirkwood office. She chose this neighborhood because of its friendliness and sense of community, which aligns with her business model.

The office is a testament to modern minimalism with concrete floors and exposed ductwork ceilings. The walls are made of plexiglass and steel. The sliding doors for the conference room and office are vintage garage doors from a home in South Georgia. The majority of the furniture was handcrafted by local artist Justin King of JK Concrete Design through collaborative design with Mehrnush. Buying local and supporting small business is equally as important to Blue Ink Title as being part of a community.

Blue Ink Title hopes to stand out, not only in their office design aesthetic, but in their business model as well. It strives to be a small firm that

the local community can readily access. They want their clients to drop in for a cup of coffee and a chat, to call with any kind of questions, and to share in each other's success.

When deciding where to establish Blue Ink Title, Mehrnush considered several Atlanta neighborhoods including East Atlanta Village, Oakhurst, and Ormewood. The friendliness and closeness of the Kirkwood community is why she chose this neighborhood. The firm's business model isn't based on

volume — it's based on the people and community they serve.

Both Mehrnush and her paralegal, Shauna Hadland, are notary publics who are happy to notarize anything for a resident of Kirkwood.

Blue Ink Title is actively involved with the Kirkwood Business Owners Association and will be a pouring station at the Kirkwood Wine Stroll. Stop by to see the space and meet the founder of Blue Ink Title on Sept. 23.

Blue Ink Title is located at
1963 Hosea L Williams Dr, Suite R-103, in Kirkwood Station
(the former Savor Wine Boutique location)

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What to Do With Leaves and Other Yard Waste



Fall is coming, and that means leaves on the ground — lots and lots of them. You could rake them and bag them for pickup by the City as part of your weekly garbage and recycling collection. Leaves are considered “yard trimmings,” along with grass clippings, pine straw, brush, shrub and tree plantings, tree roots, and tree branches.

There are some restrictions, however:

- You must use a paper bag made specifically for this purpose. (They won't take plastic bags.)
- Bags must weigh less than 35 pounds.
- Branches can't be longer than 4 feet or wider than 6 inches across.

If you use a professional landscaping or lawn maintenance company, they should take any leaves, trimmings, or debris with them.

Another option is composting, a way of speeding up the normal decay process to recycle nature's resources. Compost is basically decomposed organic material, and it makes a rich soil additive for your garden. Healthy soil means you'll need less chemical fertilizers for your plants.

“I've been composting leaves and yard waste in my backyard for years,” says Susan Rutherford, planning division manager for the City of Atlanta Department of Watershed Management. “Composting has a ton of benefits. It maintains the natural cycle of replenishing nutrients to your soil, it keeps leaves from clogging our streets and storm drains, and best of all — no leaf bags to buy or fill!”

You can compost yard trimmings, coffee grounds and filters, shredded papers, eggshells, and food waste — but not meat.

To get you started, the City of Atlanta offers workshops on composting with an educational presentation followed by a hands-on demonstration of composting barrels. The last one for 2016 is this month, and space is filling fast!

When: Tuesday, September 27, 11:00 AM to 1:00 PM
Where: Water Works Lodge, 655 Green Street NW
Cost: \$40 per person, includes materials
Register: dogandaga@atlanta.gov, 404-750-9601

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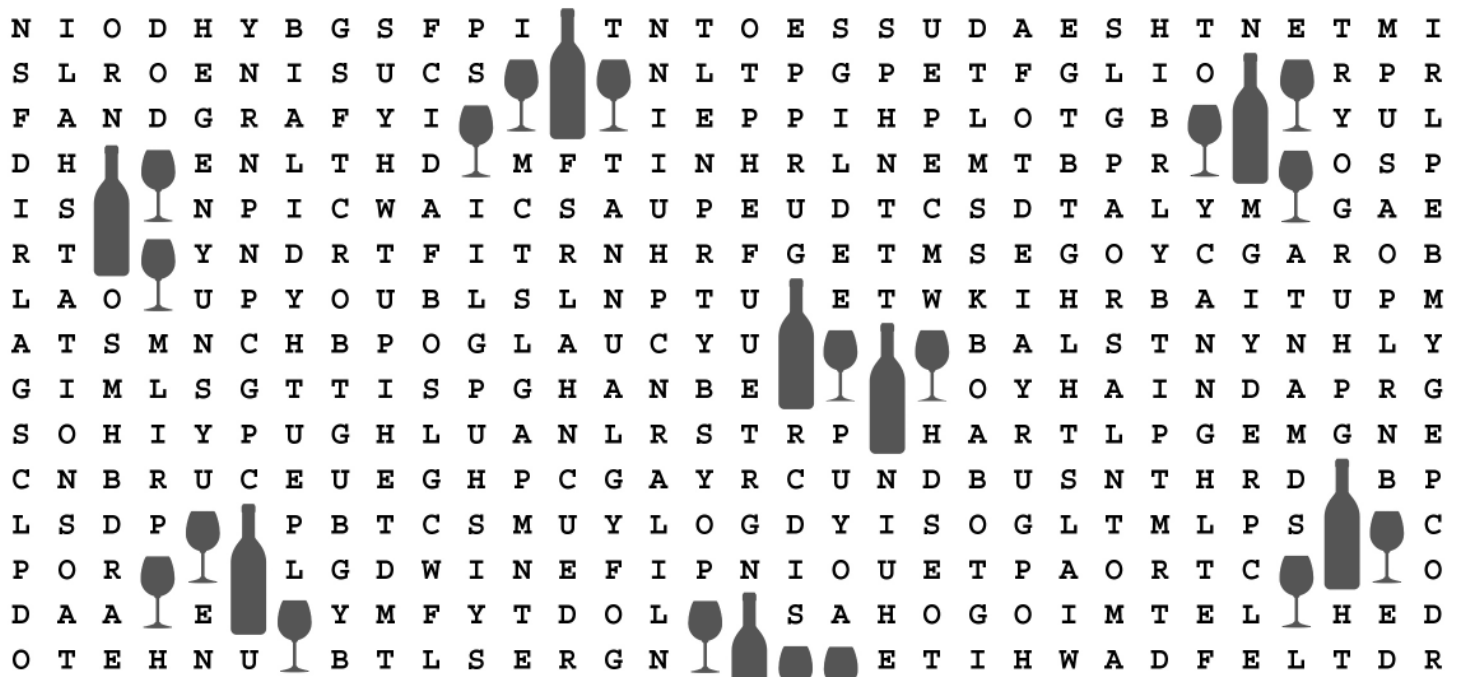


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<i>Sunday</i>	Bluegrass Brunch, 12:00-3:00 pm
<i>Tuesday</i>	\$2 Tacos, 5:00-10:00 pm
<i>Wednesday</i>	Guitar Shed Open Mic, 9:00 pm
<i>Thursday</i>	Team Trivia, 8:00 pm
<i>Saturday</i>	Kirkwood Karaoke, 10:00 pm

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Freed Spirits: A new play starring Oakland Cemetery

A ghostly caper arises from the debris of the Atlanta 2008 tornado in this world premiere at Horizon Theatre!

Oakland tour guide Susan Dickey spends her days among the dead, reliving the past to entertain the pres-

ent. A freak tornado changes everything as it exposes secrets and artifacts forgotten and buried for years.

With the help of steampunk survivalist MJ, hipster paranormal photographer Bryon, and gardener and retired

pathologist Dr. Netta Finch, Susan explores the possibility that ghosts are real. Or are they?

Commissioned by Horizon, playwright Daryl Lisa Fazio premieres this mystery-comedy



under the direction of Lisa Adler.

"This play *is* Atlanta," Adler says. "It's written by an award-winning Atlanta playwright, about an Atlanta landmark, with a stellar Atlanta cast. It's a fun, upbeat ghostly comedy

about a cadre of quirky urban misfits solving a mystery in the midst of the gardens and tombs Oakland. It's the perfect comedy for this fall and Halloween season in Atlanta, celebrating the quirky, weird, and unique of this Atlanta intown haunt."

September 23 through October 30

Wednesdays, Thursdays & Fridays
at 8:00 PM

Saturdays at 3:00 PM and 8:30 PM
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Gather 'round the Campfire, S'mores for All is Back!



Save the date for this free event for all fun-lovin', s'more-eatin' folks! (Well, it's free, even if s'mores aren't your thing. Maybe we can change your mind.)

Entertainment by Ladybug

Productions begins at 5:30 PM. Bring your instruments to share your musical talents with the neighborhood.

You can also volunteer to help at for S'mores for All. Visit the Wylde Center's website

When: Sunday, October 16, 5:00 to 7:00 PM

Where: Hawk Hollow, 2304 1st Avenue

Info: www.wyldecenter.org

for more information.

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FATE Engages Students Through Partnerships

by Jennifer Kraften

Fred A. Toomer Elementary School (FATE) started the school year with an amazing focus on increasing student engagement through warm welcomes, great instruction, awesome activities, and appealing spaces. When you visit, you'll see this effort through the PlayWorks program that conducts morning recess and class lessons and through FATE's partnership with SoulShine, bringing gardening lessons to all of the learners in the bright, colorful classrooms.

They've also unveiled a newly updated attendance plan that includes hall dances, celebrations, and special recognition as part of the "FATE 5 Attendance Club." The goal is to motivate students and families to be on time to school every day and not miss more than five days of school during the year.

On Aug. 23, family and community members were invited to join the teachers at FATE



Students and their families enjoy FATE's campus and new inclusive playground at the Back-to-School Picnic.

to learn more about the great things that are happening at the school. There was a wonderful response, and everyone at FATE thanks all of the families who continue to be involved in the school and their children's learning.

The social and emotional learning (SEL) curriculum is a process through which children and adults acquire

and effectively apply the knowledge, attitudes, and skills necessary to understand and manage emotions, set and achieve positive goals, feel and show empathy for others, establish and maintain positive relationships, and make responsible decisions (www.casel.org). Every morning students engage in purposeful SEL lessons during morning meeting, which are reinforced throughout the day via interactions with their peers and adults.

The teachers at FATE are working hard to plan engaging lessons and build spaces for creativity, and that would not be possible without the non-profit DonorsChoose site and the wonderful community of donors! In the last 12 months, Toomer projects have received over \$25,000 in

UPCOMING EVENTS

Friday, September 2

Toomer Elementary school will host *New York Times* best-selling author Jennifer Holm. The author of the *Babymouse* and *Squish* graphic novels as well as three Newbery Honor-winning historical fiction novels will speak to Toomer's upper-grade students about her writing craft and process. Ms. Holm's visit is in conjunction with her appearance at the Decatur Book Festival, Sept. 3-4.

Wednesday, September 7

The gardening program hosted by SoulShine starts. Each class will have the opportunity to build science, math, and health concepts through interactive, outdoor activities. Community members are welcome to volunteer Wednesdays or donate to Mrs. Kraften's "Gardening Goals" project at [DonorsChoose](http://DonorsChoose.org) to help purchase supplies.

Also look for students' first progress reports on Sept. 7.

Friday, September 16

Community Coffee, beginning at 8:15 AM, will feature Gifted and Talented teacher and semi-finalist for APS Teacher of the Year, Mrs. Kraften. Join her to hear about FATE's Gifted program and its upcoming testing sessions.

donations, many from within the Kirkwood and East Lake areas.

"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

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One More Place to Park Your Bike

The newest addition to Kirkwood's bicycle infrastructure is a replica gas pump bike rack, designed to complement the historic filling station that Stryant Construction remodeled in 2014. It was fabricated by Kirkwood resident and local welder Ben Vass of Vass Metal Works.



The practical sculpture was made possible by a \$250 matching fund grant program Kirkwood Neighbors' Organization (KNO) has set up that matches any local business in getting an artistic yet functional bike rack installed.

The new rack joins the existing Dero FixIt stand, bike corral, and numerous hoop racks around the downtown business district.

Projects like this demonstrate why Kirkwood was voted by Atlanta Bicycle Coalition members as its "2016 Bicycle Friendly Neighborhood of the Year." The award is on display at The Pullman.

10TH ANNIVERSARY

KIRKWOOD WINE STROLL

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Day of event \$50

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SAVE THE DATE

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prosper & makes a difference in District 3 of
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for the benefit of many.

What's "Neighborly" When It Comes to Suspicious Persons?

by Odell Horne

Have you ever been locked out of your house because you lost your house keys? Or better yet, have you walked out of your house and closed the door behind you, only to remember that you left your keys on the table?

I know, it probably happened when you were a child or a teenager. What did you do? Did you anxiously call a relative? Some of you may have reluctantly called a locksmith. Still others may have tried to find an open window to crawl through.

For those of you who tried to crawl through an open window of your home, have you ever had the police called on you? Frustrating, isn't it?

Whether you were new to the neighborhood, or visiting a relative who had to go to work or had lived in the neighborhood a long time, having the police question you about your actions only compounded the situation. You were probably looking around, while the police were questioning you, trying to figure out, who called the police?

Who Is My Neighbor?

I was eating dinner at Anna's BBQ one evening, listening to patrons talking about who they knew and what was going on with them. What I overheard was, even though there were times in Kirkwood's past when the crime rate was high, there was a communal feeling among those who live(d) here. Everybody knew — or at least knew of — everybody.

Since the turn of this century, or just



prior to, a lot of new people have moved into Kirkwood, and that includes me. One of the things that I noticed about the residents in Kirkwood when I moved here was that a lot of people were very active on social media. I also noticed that some of the social media posts were rooted in fear, evidenced by the many "Be On the Lookout" (BOLO) posts.

However, over the four years that I have attended the Kirkwood Neighbors' Organization (KNO) meetings, the reports from the Zone 6 precinct officers do not match the voluminous social media posts about suspicious persons in the neighborhood. I personally found it disturbing that Atlanta police officers requested that they be called if you see a suspicious person.

As a resident of Kirkwood, I do not feel that calling the police should be the first response when you see a suspicious person. The "suspicious person" may have permission from the property owner to be there, like a friend or relative house sitting. That suspicious person is someone that you do not know, but do you really know your neighbors well enough to know all of their friends and relatives?

The Ask

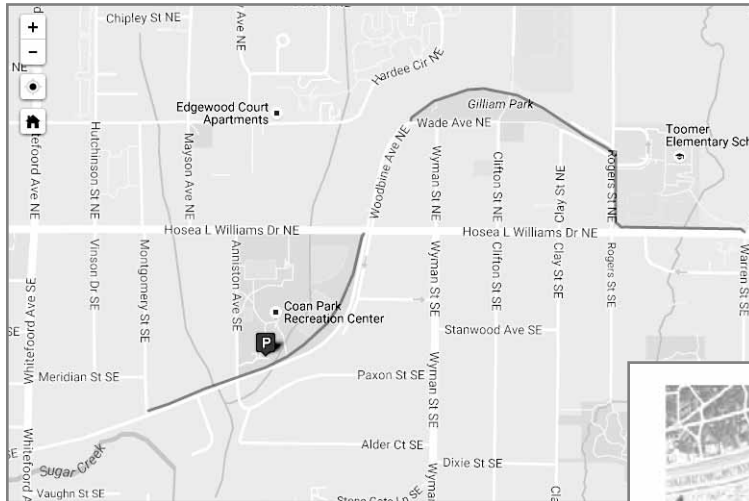
I am asking the residents of Kirkwood to spend less time on the neighborhood social media sites reporting suspicious persons and more time getting to know their next-door neighbors or the neighbors across the street.

Here is what I proposed at the August 2016 KNO meeting:

- 1) Greet the person: Just say hello. Do not question them. (Again, the person may have permission to be there).
- 2) Call the homeowner or renter if you think the person is suspicious. (This means that you have to get to know your neighbor in order to get their phone number.)
- 3) If you cannot reach the homeowner or renter, go to the neighbor's house. (The neighbor probably already knows the person that you think is suspicious.)
- 4) If all else fails, then call the police.

I believe that this neighbor-friendly approach to suspicious persons is indicative of the values of "Southern hospitality" and will continue to foster a communal sense in Kirkwood.

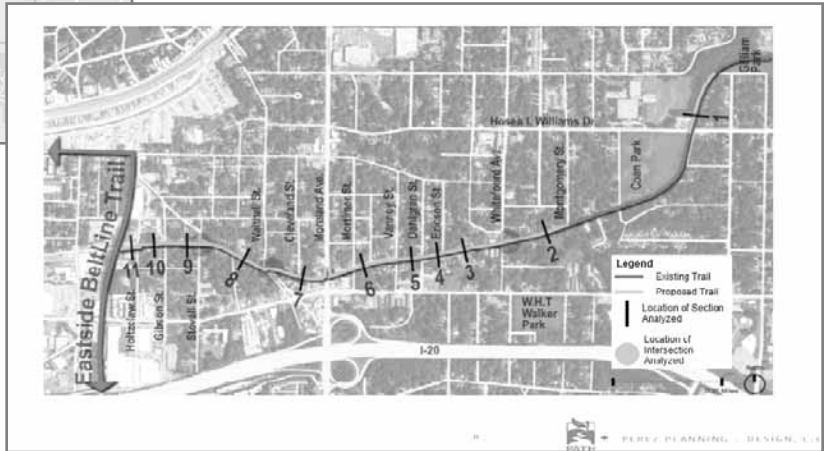
Trail to Neighborhoods and BeltLine Could Happen



Kirkwood could get a pedestrian- and bicycle-friendly link to the BeltLine, if Atlanta voters approve a new 0.4¢ sales tax on Nov. 8. The City's list of transportation-related projects funded by the \$300 million in expected revenue includes some smaller, neighborhood trail projects — the East Side Trolley Greenway among them — along with big-ticket items such as street and sidewalk improvements. The TSPLOST would go into effect on April 1, 2017, and last for five years.

The map **above** (from the PATH Foundation's interactive Trolley Trail map) shows two trails, near Coan and Gilliam parks. They were built before the Centennial Olympics on of the right-of-way of the Atlanta-Decatur trolley line that ran from Cabbagetown through Kirkwood to Agnes Scott College.

The map at **right** shows additional proposed sections to connect the existing pieces and extend the trail through Edgewood to Reynoldstown and the Eastside BeltLine.



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Wine Stroll preview

continued from page 1

our wonderful community to enjoy.

Want to help? Volunteers receive free admission in exchange for their smiles and time. Shifts are generally split

into various time slots so you can still have time to enjoy the event.

Hope to see you there!

#kirkwoodstroll

photo by Addison Hall



KIRKWOOD WINE STROLL SMALL PLATES

Anna's BBQ

Anna's favorite pulled pork sliders topped with coleslaw

Elmyriachi

Char-grilled and cold kabobs of various styles with accompanying sauces. Look for a variety of cheeses, charcuterie, freshly grilled meats, vegetables, and sauces like chimichurri and pomegranate-habanero

Kirkyard Public House

Classic American grilled cheese sandwich triangles

The Pullman

Balsamic shrimp caprese skewers, local veggie spring rolls, and smoked pork stuffed cornbread

The Spotted Trotter

Mini all-beef hot dogs with house-made relish and their very own custom "dog-sauce"

Sun In My Belly

Sweet potato biscuits with smoky pimento cheese and SIMB bacon

Urban Pie

Small slices of pizza, and wings

Dish Dive and Taproom Coffee

will also be providing some tasty surprises!

Atlanta's Favorite Property Management Firm is happy to call Kirkwood home!

- + Low Vacancy Guarantee
- + Tenant Guarantee
- + Eviction Protection

We are Ritan Property Group and our top priority is keeping rental income flowing into your pocket. We do this by renting to great tenants quickly and assuring that every tenant is happy in their new home.



Melanie Van De Grift
Associate Broker/Sales Agent

1990 Hosea L Williams Dr
Atlanta, GA 30317
404.284.2589



www.houseatlanta.com

Fall is a Great time for your Next Smart Move!

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!

NEW PRICE



1152 Spring Valley Lane, Morningside
5 bed/5 bath, Amazing Newer build
Huge master suite with porch, walkable
\$1,174,000 • 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

SOLD



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

UNDER CONTRACT



1401 & 1395 May Ave, EAV
2 bed/1 bath bungalow for \$250K
Lot to build your dream home for \$175K
Tanya Mendelson • 404-569-2940

SOLD



1080 Peachtree St, 1010 Midtown, #2905
2 bed/2.5 baths, "I just adore a
Penthouse view!" Breathtaking!
\$799,900 • David Vannort

SOLD - 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



426 Marietta st NW, #505, downtown
1 bed/1.25 bath real loft at GIANT LOFTS
high ceilings, concrete floors, views
\$225,000 • 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

PENDING



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.

NEW LISTING



821 Ralph McGill Blvd #3112
1 bed/1 bath, total renovation!
Beautiful new kitchen, bath and floors
\$179,900 • Mike and Margie

NEW LISTING



1864 Hosea L. Williams Dr, Kirkwood
4 bed/2.5 baths, renovated 1920's
Bungalow, great porch, great finishes
\$524,900 • Dana Link

UNDER CONTRACT



2744 Hosea L Williams Dr, East Lake
3 bed/2 bath plus bonus space
Renovated home on sunny lot
\$389,900 • David V, and Ben L,

NEW LISTING



878 Briarcliff Rd #B-1, VA-HI
3 bed/3 baths, two story condo with
In-law or teen suite set up, great space
\$349,900 • Mike and Margie

The Kirkwood Bunch



Charley Corkran
(404) 234-1757

Chris Carroll
(404) 388-0023

Dana Link
(770) 490-1551

Morgan Calhoun
(404) 543-6131

Kirk Surgeon
(770) 217-0012

Julie Stephens
(404) 664-2471

Heather Tell
(404) 219-4078

Mike Terry
(770) 309-4490

David Vannort
(404) 234-5813

Margie Yondorf
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