

# Kirkwood

## NEIGHBOR

[www.HISTORIC-KIRKWOOD.org](http://www.HISTORIC-KIRKWOOD.org)

## In Search of Our Feathered Neighbors

by David Kuechenmeister

Sixteen adventurous Kirkwood neighbors – including two young girls equipped with awesome, neon-colored binoculars – joined me on the morning of Sunday, May 21, for the Spring Fling Bird Stroll. This was the second year for the event and, in spite of the rainy weather, twice as many people strolled the tree-lined streets and parks of Kirkwood to learn about the birds they've seen and heard – as well as to hopefully glimpse some new ones.

The number of species in Kirkwood varies throughout the year as many different ones cycle through Georgia with spring and fall migrations, and summer residents in addition to our permanent residents. We managed to identify 27 different species of birds. Had we been out longer and covered other areas, we might have seen and heard many others. That's the nature of birding,



Kirkwood friends and residents braved the rain for the second annual Spring Fling Bird Stroll.

though.

We were treated to good looks at common species like northern cardinal, American robin, blue jay, northern mockingbird, eastern bluebird, and European starling. We also witnessed nature in action when a blue jay and northern mockingbird chased and dive-bombed an American crow in Bessie Branham Park, all while chimney swifts twittered above.

Did you know that we have two different species of crows living in Kirkwood?

They look virtually identical. In fact, the only way you can tell the difference between the American crow and the fish crow is to hear their calls. We saw and heard both.

We also heard two different wren species currently in Kirkwood.

The Carolina wren (the state bird of South Carolina)

*continues page 11*

### IN THIS ISSUE ...

- page 3 Property tax appeals
- page 5 Toomer Elementary update
- page 6 East Atlanta library art exhibit
- page 7 Spring Fling recap
- page 9 Mid-year fitness assessment
- page 10 Kirkwood library events  
Civil War/Civil Rights walking tour



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!

#### 2017 KNO Officers

President: Teanise Davis  
teanise@gmail.com

Vice President: Stan Sugarman  
stansugarman@gmail.com

Treasurer: Zach Pedigo  
zepedi@yahoo.com

Secretary: Susanne Blam  
susanne2106@gmail.com

#### Newsletter Staff

Editor: Viraj Parmar  
editor.knnewsletter@gmail.com

Copy Editor: Karen Schrier

Advertising: Jeffery Childers  
jefferylchilders@bellsouth.net

Layout: Kate Siegel • Kartouche

Distribution: Jeffery Childers

#### 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)**  
**P.O. Box 170010 • Atlanta, Georgia 30317**

#### Dental Services Kirkwood Health Center (2nd Floor)

#### Call About No-Cost Services for Children

##### Services

- Exams & Screenings
- Cleanings
- Dental Sealants
- Fillings
- Extractions
- Root Canals

Kirkwood Health Center  
30 Warren Street, 2nd Floor, Rm. 2001  
Atlanta, GA 30317

**404.370.4640**



www.dekalbhealth.net

## FIND "KIRKWOOD NEIGHBOR" AT:

**Anna's BBQ** 1976 Hosea Williams Drive  
**Atlanta Intown** 1963 Hosea Williams Drive  
**Big H Grocery** 1932 Hosea Williams Drive  
**Blue Ink Title** 1963 Hosea Williams Drive Ste. R103  
**DeKalb Atlanta Human Services Center** 30 Warren Street  
**DeKalb Atlanta Senior Center** 25 Warren Street SE  
**Dulce Vegan** 1994 Hosea Williams Drive  
**Guitar Shed** 1610 Hosea Williams Drive Ste. E  
**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 Petit Marche** 1963 Hosea Williams Drive  
**LIV Fitness** 1853 Memorial Drive  
**The Pullman** 1992 Hosea Williams Drive  
**Spotted Trotter** 1610 Hosea Williams Drive Ste. A&B  
**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**

# Now Is When to Do Something About Property Taxes

by Andy Goldstein

The DeKalb County Tax Assessor's Office will mail 2017 annual notices of assessment on June 2. And many of Atlanta's intown neighborhoods will experience significant increases in their property values, which result in higher property taxes.

In my 25 years in the property tax business, one thing holds true: People want to be treated fairly and equitably, and we all just want to pay our fair share. Whether your value went up, down, or stayed the same, I recommend that you file an appeal.

Here's why.

The Tax Assessor's Office uses a mass appraisal approach in order to value properties in the county. This means that they're using all of the sales in a neighborhood in order to value all

of the homes in that neighborhood. Because Kirkwood is a complex and diverse neighborhood where each home is unique, the mass appraisal approach often produces values that are neither fair nor equitable. If your value stayed the same as last year – or even went down – don't assume that it's accurate.

The assessment notice not only informs the property owner of the taxable value of their property, but it also provides the property owner the right to appeal their value. Homeowners may file an appeal on the following grounds:

- **Value:** You feel that your value is too high based on comparable sales.
- **Uniformity:** You feel that your property is not being valued in a fair and equitable manner in comparison to your neighbors.
- **Taxability:** You feel that your property should be exempt from

paying property taxes. This usually doesn't apply to homeowners.

- **Denial of Homestead Exemption:** You filed for but didn't receive a Homestead Exemption.

There are other benefits to appealing your property value, but you should know how to navigate the appeal process in order to benefit fully. I've found the employees at the Tax Assessor's Office to be very friendly and helpful, but mass appraising Atlanta's intown neighborhoods is a difficult and challenging task.

The appeal deadline is approaching, so don't miss the chance to exercise your right to a fair valuation.

Andy is a property tax consultant.  
Visit [www.yourtaxrep.com](http://www.yourtaxrep.com)  
or [andy@yourtaxrep.com](mailto:andy@yourtaxrep.com)



18 years and going strong!  
COME FIND OUT WHY WE'RE  
★★★★★ ON YELP!

I AM SO GLAD THAT PARK PET IS IN EAV. ALWAYS FRIENDLY, HELPFUL, AND SO CONVENIENT. AVOID THE BIG BOX PET STORES, AND SHOP LOCAL.  
- KRIS, FACEBOOK



LOCAL GEM THAT SUPPLIES OUR FURRY FRIENDS. AFFORDABLE PRICING AND LOVELY STAFF THAT SEEMS VERY KNOWLEDGEABLE.  
- MICHAEL, YELP


→ A TRUE HEALTH FOOD STORE FOR PETS. QUALITY OF FOOD SELECTIONS, HEALTH SUPPLIES FROM HOMEOPATHICS TO PROBIOTICS, BIODEGRADABLE DOG BAGS, AND EVEN KELP. THE STAFF IS HEART-CENTERED AND BEYOND EXCEPTIONAL. SUPPORT INDEPENDENT AND LOCAL HERE...YOU WON'T BE DISAPPOINTED. - ALICIA, FACEBOOK

Stop in for a Koozie and other fun freebies!




479-A FLAT SHOALS AVE. IN EAV  
404.588.0140  
MON-SAT 10-9 • SUN 11-6  
SHOP SMALL • SHOP LOCAL  
HEALTHY FOOD • SUPPLIES • DOG WASH  
[PARKPETSUPPLY.COM](http://PARKPETSUPPLY.COM) f t p i


Your Neighbor. Your REALTOR®



SALLY ALCOCK



Buying? Selling?  
Doing the "Kirkwood Shuffle"?  
Contact Sally today!  
**Cell: 404.664.9443**  
[sally@sallyalcock.com](mailto:sally@sallyalcock.com)



**Prudential**  
Georgia Realty

[www.sallyalcock.com](http://www.sallyalcock.com)

Thinking of selling your home?  
Don't list until you talk with us.



Chad & Christina Carter



**AVAILABLE NOW!**



159 Campbell Rd, Kirkwood  
3 Bed / 2 Bath  
\$425,000

**UNDER CONTRACT!**



50 Carter Ave, East Lake  
2 Bed / 2 Bath  
\$310,000

**SOLD!**



97 Selman St, Reynoldstown  
3 Bed / 2 Bath  
\$405,000

**AVAILABLE NOW!**



333 Mimosa Dr, Winnona Park  
2 Bed / 1 Bath  
\$425,000

**AVAILABLE NOW!**



88 Clarendon Ave, Historic Avondale  
3 Bed / 2 Bath  
\$435,000

**UNDER CONTRACT!**



462 W. Parkwood Rd, Parkwood Park  
4 Bed / 3 Bath  
\$625,000

**AVAILABLE NOW!**



210 Upland Rd, Parkwood Park  
4 Bed / 2.5 Bath  
\$875,000

**RENTAL-Available JUNE 2017**



243 Lamon Ave, Kirkwood  
3 Bed / 1 Bath  
CALL FOR DETAILS

**COMING SOON!**



140 E. Parkwood Rd, Parkwood Park  
5 Bed / 4.5 Bath  
\$1,000,000



Chad: 404.944.6577 - carterandassociatesga@gmail.com - carterandassociatesga.com

Harry Norman, REALTORS  
1531 Piedmont Ave NE, Suite B, Atlanta, GA 30324  
404-897-5558



# Summer Has Arrived at Toomer Elementary

by Jennifer Kraften

The school year ended with positive celebrations of all of our students, especially our amazing 5th graders who will be transitioning to middle school. The children walked across the stage to be recognized for art, music, P.E., Mandarin, most improved in reading or math, Principal's List, Honor Roll, FATE 5 Attendance Club, and social-emotional learning awards. It was amazing to see the community come together to encourage wonderful learners, and to celebrate the growth students have made.

Hopefully, you had a chance to catch the 6th Annual Science Night on May 11. Students, families, and community members loved learning about constellations, soil types, earthquakes, and landforms. Thanks to all who made it a special, educationally fun event.

Field Day was postponed due to rain, but everyone still had a great time! Student



FATE's educational partner, The Temple, sponsored Read with Malcolm for our 1st and 2nd graders. Students were treated to a magic show, and each took home a book for summer reading.

teamwork, thinking, and athletic skill were highlighted throughout the day. The fun continued for the annual staff/parents kickball game. The parents took home the win this year!

Thank you to all the Kirkwood families who cheered on FATE student, staff, and parent runners and those who stopped by the PTA's booth at the Spring Fling.

We love to reward students who are here learning each day. So the Game Bus came to FATE on May 19 for members of the FATE 5 Attendance Club, students who missed five or fewer days of school this year.

May Students of the Month were some of the most balanced and well-rounded at FATE:

- Pre-K: James, Nina, and Major

## Upcoming Events

### Tuesdays, 10:00 AM

Reading in the Garden resumes. Each week, FATE staff will read books for little learners, followed by gardening activities and play.

### Wednesday, June 7

### Thursday, June 8

9:00 AM-12:00 PM

2:00-4:00 PM

Cluster registration for FATE, King Middle, and Jackson High at Maynard Jackson High School.

### Friday, July 28

Open House for the 2017-18 school year.

### Sunday, July 30

3:00-5:00 PM

FATE Family Social to meet and have fun with 2017-18 staff, students, and parents.

### Tuesday, August 1

First day of school! Student drop-off begins at 7:30 AM.

All students should be in their rooms by 8:00 AM.



## Prevent Door Kick-Ins

**Door frame reinforcing converts your door into a kick-proof steel frame GUARANTEED!**



**THE ENTRY ENFORCER**

Many perpetrators live within one mile of their victims.  
Security solutions for windows, too.  
**Call for free Home Security Assessment.**

**404.289.6960 • www.entryenforcer.com**

- Kindergarten: Dai'len and London
- 1st grade: Doneisha, Asher, and Cedajah
- 2nd grade: Lucas, Maliyah, and Mia F.
- 3rd grade: Sean, Essence, and Alison
- 4th grade: Jackson and Samantha
- 5th grade: Jamir

# Battlefield-Inspired Art Exhibit in East Atlanta

by Henry Bryant

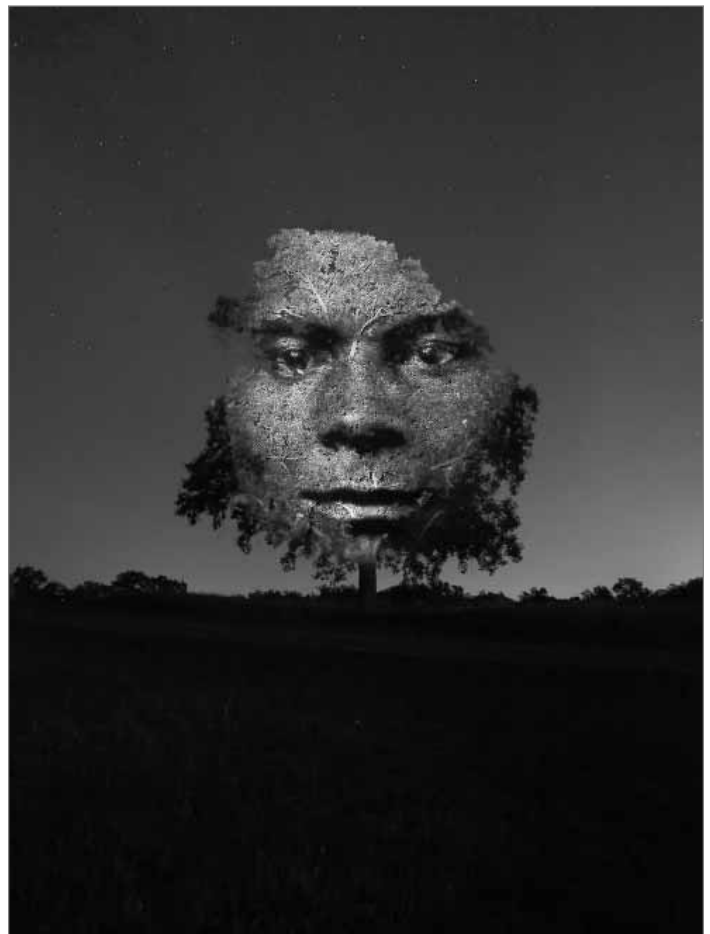
In conjunction with this year's commemoration of the Battle of Atlanta, the Friends of East Atlanta Library will host works from artist Jeff Beekman's "Battlefield" series. The photographs were mostly taken on the battlefields at Gettysburg at night and then combined through projections with other historical images found in research by the artist. The result is striking.

The Florida State University professor is a multidisciplinary artist whose work

since the early 2000s has explored the interrelationships between land, memory, and human activity. More recently, Jeff has been looking at the history of U.S. Colored Troop units in Civil War battlefield sites and how the efforts and sacrifices of black soldiers are specifically memorialized.

The display will be up through July 22, the anniversary of the Battle of Atlanta. There will also be a tour as well as wreath-laying ceremonies at two monuments.

More information about the artist programs and other activities can be found at [www.battleevent.org](http://www.battleevent.org)



Photographer Jeff Beekman, a department head at Florida State University, has traveled to various Civil War battlefields to create works that compare and contrast the scenes with current culture in moving ways. His images will be on display at the East Atlanta Library in June and July.



**East Atlanta**  
**COPY CENTER**

[WWW.EASTATLANTACOPYCENTER.COM](http://WWW.EASTATLANTACOPYCENTER.COM)

your source for multimedia packaging and graphic design

**CD/DVD PACKAGING AND DUPLICATION**

- Full color CD/DVD Imprinting
- CD/DVD Booklet Inserts
- Tray Cards, Jewel Cases, Slimlines
- Ask about our innovative CD/DVD Packaging

**VINYL BANNERS AND FULL COLOR PHOTO POSTERS AND ENGINEERING BLUE PRINT COPIES**

copy • print • fax • notary services  
full color business cards • stationery • postcards • handbills  
preaddressed postcard mailing services available

OPEN MONDAY-FRIDAY 9:00AM TO 7:00PM  
SATURDAY 10:00AM TO 4:00PM

1287-A GLENWOOD AVE. EAST ATLANTA VILLAGE  
BETWEEN GRANT CENTRAL PIZZA AND MARY'S  
PHONE: **404.622.3222**

EMAIL FILES TO PRINT: [PRINT@EASTATLANTACOPYCENTER.COM](mailto:PRINT@EASTATLANTACOPYCENTER.COM)

Jeff will present a free slide talk about the images from the series in the library, as well as some of his more recent works, at the Jimmy Carter Library on **Thursday, July 20, at 7:00 PM.**

You can also meet him at an artist reception, with wine and refreshments, at the East Atlanta Library on **Saturday, July 22, from 3:30 until 5:30 PM.**



# Despite Rain, We Were All Winners at Spring Fling

Congrats to the BBQ competition winners! Much gratitude and many thanks to all the participants and the judges, Andrew Anselmo, Kwanza Hall, and Jerry Slater.

- People's Choice: Atlanta Butt Society
- Pork 1st Place: Atlanta Butt Society
- Pork 2nd Place: The Pullman
- Chicken 1st Place: Pig Parts and PBR
- Chicken 2nd Place: Advanced Smokenomics



BBQ award photo by Katrina Todd



Earl at the KNO booth  
photo by Ben Robinson



Beet tent #2  
photo by Kristi Estes



Kirkwood resident Jay Holder was the first man to finish the 5K. Ashley and her dog, Josey, led the women.

(Lisa Cunningham's 3 1/2-year-old son ran the full route in 41 minutes!)



5K photos by Cody Rickert



## Your Neighborhood Pet Sitters

Vacation Visits - Mid Day Walks  
Puppy & Senior Visits - Boarding



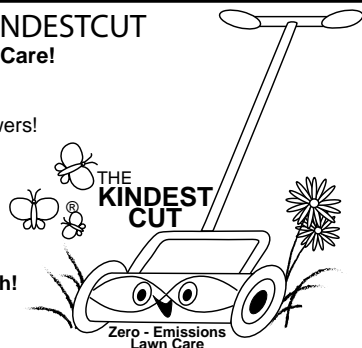
Small Business - Locally Owned - Insured  
Affordable - Professional

678-640-1858 - [petmeisters.com](http://petmeisters.com)

## Introducing... THE KINDESTCUT Eco-Friendly, Manual Lawn Care!

- Hand trimming and mowing!
- Hand aeration!
- Rakes and brooms - No blowers!
- No noise!
- No emissions!
- Healthier lawn!
- Affordable rates!
- Prompt, courteous service!

Good For Your Turf...  
GREAT For The Earth!



404 755-6170  
[kindestcut@bellsouth.net](mailto:kindestcut@bellsouth.net) / [kindestcutlawncare.com](http://kindestcutlawncare.com)



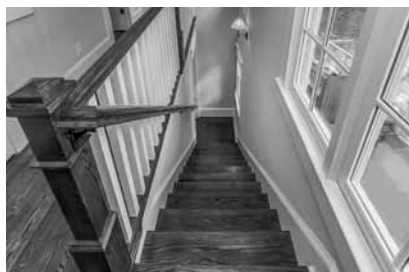
**KIRKWOOD'S OWN CONSTRUCTION COMPANY**



28 Warren Street NE



Specializing in home renovations, additions and full-scale design-build homes



404.913.2257 • [StryantConstruction.com](http://StryantConstruction.com)



# Time to Check in on Your Health and Fitness Goals

by Karen "The Fitness Girl" Schrier

Here we are, almost halfway through the year. So where do you stand with those "I'm going to get healthier" resolutions that you made in January?

A word of advice: Focus on your progress, not your slip-ups – for slip-ups there will inevitably be. If there were no slip-ups, there would be no challenge, and life would be easy, and everyone would be healthy and skinny and "The Doctors" would go off the air.

Focus on the now. What can you do, say, think, feel, and eat right now that will make you better? Just because you ate a huge dinner last night does not ruin your diet – nor does it give you carte blanche to continue eating badly until Sunday night at midnight, at which point you will virtuously start from scratch and never slip up again.

Start right now. Every decision you make – to eat this, not that; to walk, not drive – is a new opportunity.

Think about where you are now with your fitness goals compared to one year ago, or ten. If you used to exercise never, then exercising twice a week – even when you wish you exercised four times a week – is pretty awesome.

*Focus on your progress,  
not your slip-ups –  
for slip-ups there will  
inevitably be.*

Focus on what you are doing right, and it will make you feel proud, and capable of doing more of it. Talking about your "failures" (really mere slip-ups) will get you nowhere.

The little victories ... make those linger. Get invested in your progress. Be involved in your progress every moment of the day. Forgive the minor setbacks and move on.

You have no choice, really, anyway: you can wallow in the setback and become psychologically damaged as well as physically, or you can march on, confident that the setbacks are fewer and farther between now that you are enjoying the progress so much.

When I catch people who are working out with me saying things like, "Look at all this fat just hanging here ...", I nip that damaging talk in the bud.

Uh-uh, not while you are working out. Not while you are right now – at this moment – working very hard to make yourself better! Move on, next moment, focus on your progress.

Oh! So that's how you pronounce it!



Proudly Serving Our Neighbors  
Since 1979

**KC**  
Karafotias Realty Co.

Hayes Moody  
(404)964-8890  
Nick Avery  
(404)217-9431

A portion of our proceeds from each sale is given to local schools



**YOUR NEIGHBORHOOD GYM**  
CARDIO . FREE WEIGHTS . CIRCUIT  
TRAINING . GROUP EXERCISE  
PRIVATE FACILITIES . EASY PARKING

BRING IN THIS AD FOR A  
**FREE**  
**DAY PASS**

Open to Members 5am to 11pm 365 days

1853 Memorial Dr • Atlanta, GA 30317  
**404-549-7767 • [www.livfitness.us](http://www.livfitness.us)**

# Summer Reading, Learning, and Fun

## It's The Teeny Tiny Tots Story Time

Wednesdays, 10:30 AM

Join us as we build successful readers through language development, listening, and social skills. Move, sing, listen to stories, and meet other preschoolers from the neighborhood. Ages 6-36 months.

## Food Talk: Build a Better U (4-week series)

Mondays, June 5-26, 6:00 PM

Enrolled in SNAP, WIC, TANF, or a reduced lunch program? Attend this series and learn how to build a "better u" through healthy eating and an active lifestyle.

Special gift for those who complete all four sessions. Ages 16 and up.

## Mumferd Learns About Water Safety

Wednesday, June 14, 10:30 AM

Kick off summer reading with a special story time, presented by Kaiser Permanente Theatre. Join Mumferd as he learns how to stay safe in the water. Ages 1-12.

## Scratch DJ Academy Spin Art

Wednesday, June 14, 1:00 PM

Express yourself with Scratch DJ Academy. Create customized art work using vinyl records and paint. All ages.

## The Zoo Library

Wednesday, June 21, 3:00 PM

Meet live animals and learn about habitats, safe handling, care, and respect for all species. The crew may include pygmy hedgehogs, lop rabbits, a Russian tortoise, and more. Ages 1-12.

## Doc Atoms Explosive Science Show

Monday, June 26, 10:30 AM

Who says science is boring? Doc Atoms will knock your socks off with cool science projects using ingredients found easily at home. Ages 6-12.

## Storyteller Mama Koku

Tuesday, June 27, 10:30 AM

Author, educator, and storyteller Mama Koku shares more than a story. Come listen and be entertained. Ages 3-12.

## Capital City Opera Theatre Presents *Hansel and Gretel*

Wednesday, June 28, 10:30 AM

This classic story of a brother and sister and the consequences of their actions is a great way to teach kids about honesty, safety, and responsibility. Ages 1-12.

11 Kirkwood Rd. NE  
404-377-6471



**TLC Small Engine Repair**

- Blade Sharpening
- Tune Ups
- Lawn Equipment Repairs

678.725.0328

Call Joseph to arrange dropoff/pickup

2191A College Avenue, Kirkwood 30317  
[tropicallawnrepair@bellsouth.net](mailto:tropicallawnrepair@bellsouth.net)

## Civil War Ties to Civil Rights

by Henry Bryant

Kirkwood and East Atlanta are at the intersection of two very important events in U.S. history. On Saturday, June 17, at 2:00 PM, the BATL organization offers its Civil War to Civil Rights Tour.

Historians now believe that the Battle of Atlanta made possible the passing of the amendment to abolish slavery. You'll learn about neighborhood history and how places that we pass every day played a role in the fight for civil rights.

The walking tour covers an important corner of the battle that took place on July 22, 1864. It includes the site where a leading general was killed, the point where the Battle of Atlanta began, as well as the site of the first desegregation in Georgia. Hear about the movements of soldiers as well as individual stories about them.

Tickets and advance reservations required.

**Purchase online by June 16, 8:00 PM**

(In case of rain, make-good tickets will be arranged.)

For more information about this tour and other activities this summer, [www.batlevent.org](http://www.batlevent.org) or 404-377-6148.

# Bird Stroll

continued from page 1

is a year-round neighborhood regular. This very industrious little brown bird has a big "voice." You'll often see it on or near the ground, or searching every crack and crevice of your house as it forages for spiders and other insects. They're also fond of peanut butter and apple slices, so you might try putting some out and watch what happens – if the squirrels don't get to the snack first.

The house wren is a summer visitor whose song is a gurgling outburst of beautiful trills and flutelike notes. There are several reliable

locations in Kirkwood where you can find this exuberant little bird singing.

We ended our stroll at Kirkwood Feed & Seed to check out their bird-oriented supplies and fill out a checklist of the birds we identified. Thom and his staff provided refreshments.

There were lots of great questions, and I believe the 2017 Spring Fling Bird Stroll was a fun and educational experience for everyone that participated! If you missed out, don't worry: You won't have to wait until next year. Watch for announcements of more Kirkwood bird strolls.

## Kirkwood Feed & Seed

YOUR NEIGHBORHOOD PET SUPPLY STORE & GROOMER

**High Quality & Natural Pet Products**

Nutro Natural Solid Gold Holistic Select Chicken Soup for the Pet Lover's Soul Wellness California Natural	Avoderm Wysong Canidae Natural Balance Nature's Variety Diamond Naturals & Grain Free	Primal Nutri-Source Orijen Whole Earth Farms Taste of the Wild Blue Buffalo Earthborn	Supplements Vitamins Shampoos Toys Kitty Litter Leashes & collars Pet Treats
--	---	---	--

WE WILL MAKE SPECIAL ORDERS.

**1998 Hosea Williams Drive**  
10:00a - 7:00p M-F  
9:00a - 7:00p Sat. | 11:00a - 6:00p Sun.

**Self Service Dog Wash**  
We carry ORGANIC CHICKEN FEED

404.378.2829  
[www.kirkwoodfeedandseed.com](http://www.kirkwoodfeedandseed.com)

---

**404-377-1844**

**Doggy Daycare & Boarding**

**Kirkwood Bark & Lounge**  
[www.barkandlounge.net](http://www.barkandlounge.net)

Doggy Daycare ... Play Play Play ... Stay All Day!

Boarding | Luxury Suites Available

Full Service Grooming  
2006 Hosea Williams Dr.  
Heart of Kirkwood Historic District

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

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

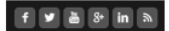
*We are Ritan Property Group and our top priority is keeping rental income flowing into your pocket. We do this by renting to great tenants quickly and assuring that every tenant is happy in their new home.*



Melanie Van De Grift  
Associate Broker/Sales Agent

1990 Hosea L Williams Dr  
Atlanta, GA 30317  
404.284.2589

[www.houseatlanta.com](http://www.houseatlanta.com)



# Summertime is here and the Market is Hot!

Atlanta Intown Real Estate Services celebrates its 21st 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 LISTING



2054 Ladovie Lane NE, Randolph Estates  
3 bed/2 bath, amazingly updated ranch  
Henderson/Lakeside Schools!  
\$479,000 • Tanya Emerson

## BACK ON MARKET



1420 Village Creek, East Atlanta  
3 bed/2.5 bath, End unit townhome  
Craftman-style, garage  
\$250,000 • Tanya Emerson

## NEW LISTING



860 Peachtree St #1818, Midtown  
2 bed/2 bath Incredible Midtown Views  
from the end unit stunner!  
\$427,500 • Kirk Surgeon

## NEW LISTING



1064 Liberty Parkway, NW, Liberty Park  
2 Bed / 3.5 bath, Hot Upper West Side  
Gated townhome community, Move in ready  
\$239,900 • Mike and Margie

## NEW LISTING



560 Dutch Valley Rd, NE #308, The Belvedere  
1 Bed/1 Bath, Stunning Corner condo on the Beltline  
And Piedmont Park. Midtown's best!  
\$339,900 • Mike and Margie

## NEW LISTING



1668 Cartwright Ct, Decatur  
4 bed/3 bath, renovated ranch at  
"The Ponderosa", cul-de-sac, Lakeside  
\$410,000 • Mike and Margie

## COMING SOON



3720 College Ave, Clarkston  
3 bed/ 1 bath, Clarkston Cottage  
with Shady Deck Hangout!  
\$159,000 • Chris Carroll

## PENDING



790 North Ave #101, Poncey-Hi  
1 bed/1.5 bath two story loft with  
garden by PCM and the Beltline  
\$350,000 • David Vannort

## PENDING



2005 Hibernia Bend, Decatur  
3 bed/3.5 bath, Like New Thrive  
built home with gorgeous patio  
\$525,000 • David Vannort

## NEW LISTING



388 Richards St NE, Home Park  
4 bed/4.5 baths, Gorgeous Modern  
with roof top views and rental potential  
\$825,000 • David Vannort

## JUST SOLD



1991 Howard Circle, Lake Claire  
3 bed/2.5 bath, renovated modern  
great yard, sold \$25K over asking!  
\$575,000 • David Vannort

## COMING SOON



2025 Arlington Ave, Woodland Hills  
3 bed/1 Bath, charming 1940's ranch  
Wood floors, den, great yard and deck  
\$299,900 • David Vannort

## PENDING



778 Barnett St NE, Virginia Highland  
3 bed/2 bath, expanded 1930's bungalow  
Walk to PCM, the Beltline, shops and eats!  
\$554,900 • Dana Link

## COMING SOON



Two Houses in The HOT WEST END!  
Two Beautiful renovations with high end  
Finishes! Call Dana for Details!  
\$275-325,000 • Dana Link

## SOLD



1199 Huff Rd. NW #107, West Midtown  
3 beds/3.5 bath, gorgeous contemporary  
Live/Work unit with roof top terrace  
\$472,500 • Dana Link

## NEW LISTING



616 North Highland #3A, Poncey-Hi  
1 bed/1 bath charming 1920's condo  
Walk to PCM and the Beltline  
\$199,500 • Amy Jones

## 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  
(404) 484-7552



1963 Hosea Williams Drive • Atlanta, GA 30317 • (404) 370 3101  
View these properties and more at [atlantaintown.com](http://atlantaintown.com)