

# Spring Has Sprung!

Atlanta Intown Real Estate Services celebrates its 22nd 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!

## UNDER CONTRACT



1000 Williams Mill Rd NE, Poncey Highland  
3 bed/1 bath  
Multiple Offers!  
\$435,000 • Mike and Margie

## NEW LISTING



1016 Highland Village Trail, Mableton  
5 Bed/4.5 Bath, Highland Village  
Spacious Floorplan, Oversized Yard  
\$450,000 • David Vannort

## SOLD



1049 Lawton Ave, Oakland City  
4 bed/2 bath Historic Bungalow  
Complete Renovation  
\$360,000 • Dana Link

## FOR LEASE



305 Sisson Ave NE, Hot Kirkwood Location!  
2 bed/1 bath Hardwoods, New Paint  
Washer & Dryer, No Pets  
\$1,600/mo • Margie Yondorf

## COMING SOON



587 Virginia Ave, VaHi/Midtown  
3 bed/2 bath Penthouse w/ Open Floor Plan  
Amazing Views, on BeltLine, Great Kitchen  
\$450,000 • David Vannort

## FOR LEASE



1080 Sanders Ave SE, Ormewood Park  
3 bed/1.5 bath, On BeltLine  
Incl. Glenwood Park Pool & Fitness  
\$2,200/mo • Margie Yondorf

## NEW LISTING



1973 Castleway Ln NE, Briarcliff Woods  
4 Bed/2.5 Bath Walk to Swim/Tennis  
And Briarlake Elementary!  
\$499,900 • Heather Tell

## FOR LEASE



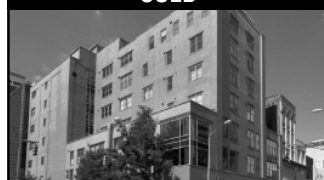
595 Coopers St SW, Mechanicsville  
2 Bed/2.5 Bath, Convenient & Spacious  
Intown Rental perfect for your commute!  
\$1,300 • Kirk Surgeon

## SOLD



821 Ralph McGill Blvd #3337  
2 Bed/1 Bath Top Floor Unit  
at Freedom Heights  
\$249,000 • Jay Rather and Jeremy Smith

## SOLD



87 Peachtree Street, Unit 706, Downtown  
2 bed, 2 bath. Incredible Top Floor  
unit with views galore  
\$317,500 • Kirk Surgeon

## COMING SOON



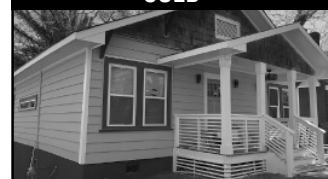
1211 LaVista Cir, LaVista Walk  
3 bed/3.5 bath Mixed-Use Community  
Perfect In Town Location  
Price TBD • Mike and Margie

## COMING SOON



790 North Ave, Poncey Highland  
1.5 Bed/1.5 Bath at City View Lofts  
Steps to PCM and BeltLine  
\$350,000 • David Vannort

## SOLD



874 Westmont Rd, West End  
3 Bed/2.5 Bath Total renovation  
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\$329, 900 • Dana Link

## NEW LISTING



1107 Rosedale Rd Ne, Virginia Highland  
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## NEW LISTING



2425 Hawthorne Dr, Lakeside HS  
4 bed/2.5 bath  
Newer Roof & Systems  
\$399,000 • Mike and Margie

## COMING SOON



620 Peachtree St #1608, Midtown  
1 bed/1 bath at The Windsor  
Renovated w/ new kitchen  
\$170,000 • David Vannort

## 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)

# Kirkwood

## NEIGHBOR

## Healthy Mind and Body Businesses Flourish Here

The start of a new year often brings resolutions and commitments to pay closer attention to our health through focusing on exercise, reducing stress, and clean eating. Luckily, many businesses right here in Kirkwood can make that easier, even if the first few months of 2018 have gotten off to a rough start.

Find out how these Kirkwood Business Owners' Association members can help you maintain a happy and healthy lifestyle.



### Arden's Garden

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

Arden's Garden is Atlanta's premier fresh juice manufacturer. From their East Point processing plant, they make fresh juice five days a week and deliver it all over the city and to their Kirkwood location on Hosea Williams Drive.

The way they make their juice reflects their beliefs about health. All of Arden's Garden's fresh juices and smoothies are made from fruits and vegetables, nothing else – and over 20 different ones. From beta-carotene to phytochemicals, scientists are continually discovering how the nutrients in plants help keep

us healthy. Making juice from a wide variety of fruits and vegetables maximizes these benefits.

### Wholesome Wave

[www.wholesomewavegeorgia.org](http://www.wholesomewavegeorgia.org)

This non-profit organization believes that all Georgians should have access to fresh, wholesome, and locally-grown food. By increasing the affordability of these foods, it makes healthy, nourishing choices accessible for Georgia's food-insecure families. Wholesome

Wave strengthens local food communities by empowering networks of farmers in order to facilitate access to and raise awareness of healthy food choices.

### Coach Patti Carlson

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

Patti Carlson is an Atlanta-based RRCA-certified running coach offering customized training programs to runners of all backgrounds, skills, and abilities.

*continues page 6*

## INSIDE THIS ISSUE

- page 3 Atlanta Streets Alive is coming
- page 5 FATE school update
- page 9 Trolley Line Trail Extension status



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 St. NE.

Everyone is welcome!

#### 2018 KNO Officers

|                 |  |
|-----------------|--|
| President:      | Teaniese Davis<br>teaniese@gmail.com       |
| Vice President: | Stan Sugarman<br>stansugarman@gmail.com    |
| Secretary:      | Susanne Blam<br>susanne2106@gmail.com      |
| Treasurer:      | Megan Owens<br>historic_kirkwood@yahoo.com |

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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)**  
**P.O. Box 170010 • Atlanta, Georgia 30317**  
**www.historic-kirkwood.org**

#### FIND "KIRKWOOD NEIGHBOR" AT:

**Anna's BBQ** 1976 Hosea Williams Drive  
**Atlanta Intown** 1963 Hosea Williams Drive #R101  
**Big H Grocery** 1932 Hosea Williams Drive  
**Blue Ink Title** 1963 Hosea Williams Drive #R103  
**Conscious Health** 1963 Hosea Williams Drive #R104A  
**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 #R107  
**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 #R106  
**Toomer Elementary School** 65 Rogers Street NE  
**Valero** 1989 Hosea Williams Drive  
**All KNO and NPU-O meetings & neighborhood events**

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vs.



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## Atlanta Streets Alive Comes to the East Side

Bring your feet or your bicycle, and get ready to explore your community in a safer, healthier, more livable way. The first Atlanta Streets Alive of the year is Sunday, April 8, when a 4.4-mile stretch of pavement from downtown to Lake Claire will be opened to people on foot and bike – and closed to motorized traffic (except for intersections where cars will be free to cross).

Organized by the Atlanta Bicycle Coalition, the new

route of Dekalb Avenue and Decatur Street will connect 11 Atlanta neighborhoods including: Downtown, Sweet Auburn, Old Fourth Ward, Cabbagetown, Inman Park, Little Five Points, Reynoldstown, Candler Park, Edgewood, Lake Claire, and Kirkwood.

The Bicycle Parade will start at 1:30 PM at the Five Points intersection downtown, where Peachtree, Decatur, and Edgewood meet.

**Sunday, April 8 • 2:00-6:00 PM**

[www.atlantastreetsalive.com/about](http://www.atlantastreetsalive.com/about)  
[www.facebook.com/events/856497387844451/](https://www.facebook.com/events/856497387844451/)

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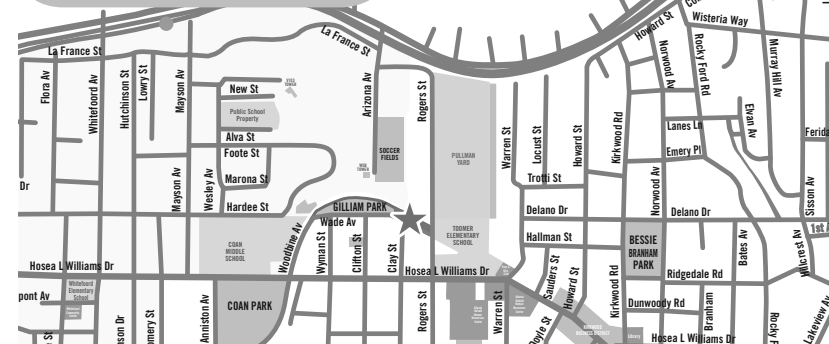
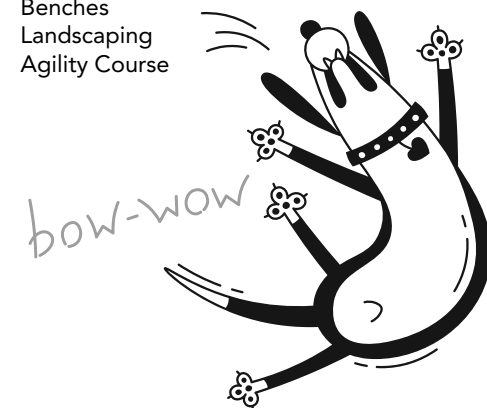
## WE NEED YOU

### VOLUNTEER SOME TIME:

Fundraising team  
Logistics  
Workdays (labor)

### FINANCIAL DONATION FOR:

Fencing  
Water line extension  
Benches  
Landscaping  
Agility Course



## COMMUNITY BENEFITS

**SAFE PLACE** for community members and their small and large dogs for exercising and relieving pets that does not compete with playgrounds and athletic fields.

**REDUCED CRIME** as foot traffic increases, leading to better security in a secluded part of the neighborhood.

**ATTRACTIVE GREENSPACE** captured for the neighborhood.

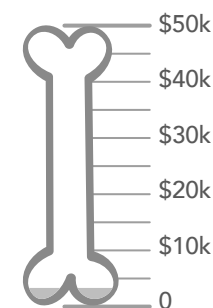
**POSITIVE AMENITY** for homes without access to private greenspace.

**SOCIAL OPPORTUNITY** for dog owners to foster community relationships.

## How to Donate

Although the City of Atlanta does have a discretionary fund for such projects, we are relying on self funding. Any individual or business can contribute to the dog park effort. Financial donations are tax deductible as KNO is a non profit 501(c)(3) and can be made the to the Kirkwood Neighbors' Organization noting Kirkwood Dog Park.

**COST ESTIMATE**  
Initial proposal = \$41,246\*



Core committee members have been meeting since 2016.

Committee became an official task force for the Kirkwood Neighbors' Organization in June 2017.

Goal is to break ground in 2018.

To keep updated, join the Facebook group: Kirkwood Pack, or email us at [kirkwooddogpark@gmail.com](mailto:kirkwooddogpark@gmail.com)

\* All current estimates are for budgeting purposes only. Final estimates will be reviewed before vendor selection / project initiation. 02/08/2018

arf-arf

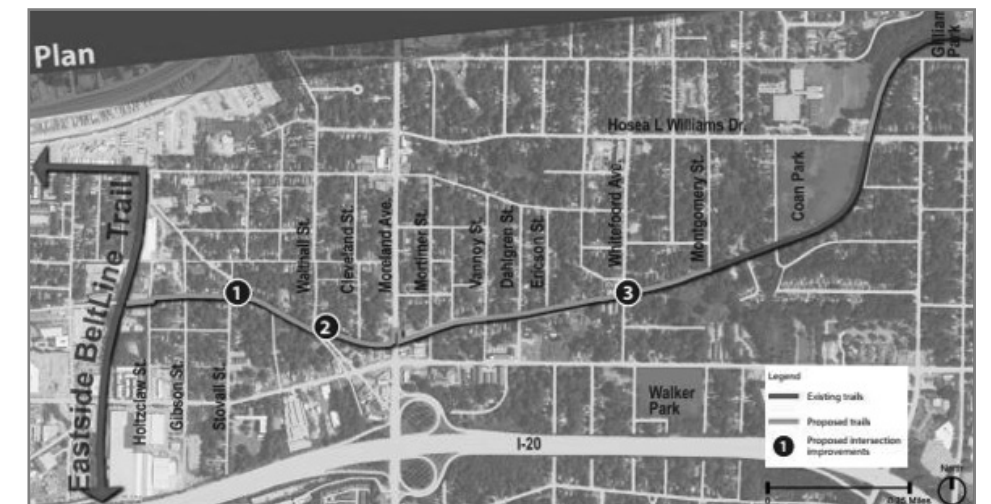


## Kirkwood's BeltLine Connection Will Have to Wait

The Trolley Line Trail follows the old Metropolitan Street Railroad Co. street-car route, which ran from 1893 to 1949, that connected downtown Atlanta to Decatur via Kirkwood. It was built by PATH Foundation in the run-up to the 1996 Centennial Olympic Games.

A pending trail improvement will provide Edgewood, Kirkwood, and East Lake neighborhoods an off-street, multiuse connection to the Atlanta BeltLine and its amenities. It would also give students of NPU-O an off-street bicycle route to Maynard Jackson High School.

The plan is to connect the two existing but separate sections of the trail via closure of the southbound lane of Woodbine Avenue NE between Wade Avenue NE and Hosea L Williams Drive. It would also extend the trail from Montgomery Street SE to



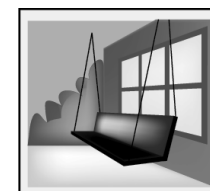
Atlanta BeltLine's Eastside Trail in Reynoldstown.

Renew Atlanta Bond/TSPLOST General Manager Faye DiMassimo says that the project will be 100% funded through the TSPLOST passed by citizens of Atlanta in November 2016. Since Years 1 and 2 of projects under

the five-year 0.4% sales tax increase have already been programmed, the earliest that funding will be released is 2019.

Register for TSPLOST project updates at [member.everbridge.net/index/892807736722407#/login](http://member.everbridge.net/index/892807736722407#/login)

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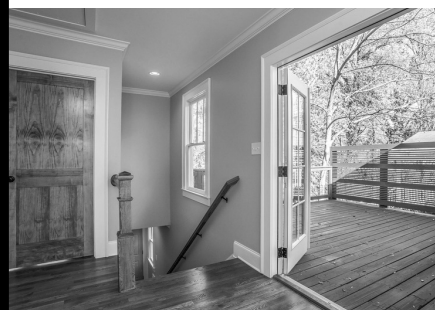
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## Youth Art Month Takes Over at FATE in March

by Shalea Niles

What better way to end Black History Month and begin Youth Art Month with a bang than *The Wiz*! New 5th grade teacher Daron Frazier and music teacher Dan Castillo have collaborated to write and direct this entire performance. Students have been working hard, practicing and preparing for a couple weeks. The yellow brick road will be paved for only one night in the cafetorium.

At the end of the month, FATE will hold its first Kirkwood Art Stroll featuring student artists! Shalea Niles has been working with the students to create a variety of pieces of art that will be displayed at three different locations in Kirkwood: Indigo Wellness, Clayworks, and Scout & Arrow.

The participants really appreciate these businesses allowing the use of their spaces for the night. All donations will go to FATE PTA for school improvement

projects.

Toomer continues to celebrate attendance with the FATE Five Attendance Club. The goal of the club is for every student to have the best attendance possible. While some absences are unavoidable, the school hopes students can limit those occasions to five or fewer total during the school year.

Students in the club will celebrate and receive rewards throughout the year. This month, they get to enjoy a popcorn and movie event. In May, the game bus will visit Toomer to reward students with five or fewer absences.

### Upcoming Events

**Thursday, March 8**  
6:00 PM  
*The Wiz* performance

**Wednesday, March 14**  
6:00 PM  
FATE/WELA PTA  
Bingo Night and Meeting

**Friday, March 16**  
Crazy Socks Day

**Monday, March 19**  
No school –  
Teacher Professional Day

**Tuesday, March 20**  
FATE Five Attendance  
Club: Popcorn & Movie

**Wednesday, March 28**  
Jr. Beta Breakfast

**Saturday, March 31**  
5:00 PM  
Kirkwood Art Stroll

*"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](http://www.atlanta.k12.ga.us/Domain/1631)**

**[www.facebook.com/FriendsofToomerElementary](https://www.facebook.com/FriendsofToomerElementary)**

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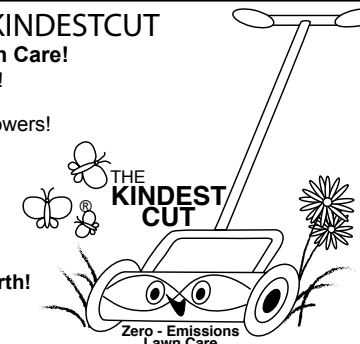
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## Wellness

*continued from page 1*

ties. She provides training for anyone who would like to begin running or to improve their running abilities. Group training sessions are offered in the spring and fall; individual training is available year-round.

Patti formed the Kirkwood Runners & Walkers group in 2013. Join them at the Kirkwood Library on Tuesday nights at 7:00 PM and Saturday mornings at 9:00 AM.

### Karen the Fitness Girl

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

Certified personal trainer Karen Schrier teaches strength training with a focus on the core in her fitness studio on Howard Street NE. Her approach to personal training aims to inspire a love of exercise that takes care of and strengthens the body.

She also offers limited enrollment core+more classes designed to make you strong and lean from the core on out. Each class includes circuit training for strength and balance along with mat Pilates to ensure your muscle tone starts on the inside. Classes are like personal training sessions in a small-group setting, open to all activity levels.

### FitWit

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

FitWit is a practical fitness solution that helps people move better and get stronger by focusing on functional strength, cardio conditioning, and mobility. Located on College Avenue, they offer cross-training workouts that include everything from sprints to kettlebell training to old-school bodyweight exercises. Their top-notch trainers program workouts weeks in advance to ensure balance and results.

They also have an organized program for children. Using a combination of games, workouts, team-builders, and skill practice, FitWit Kids helps teach youngsters to work well with others, gain confidence, improve focus, build strength and conditioning, and make better food choices.

### Smugs Fitness

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

Sam Mugavero, PhD, is the owner of the Smugs Fitness Lab, located at the Howard Street NE bend. He spent five years teaching science and coaching tennis while spending his early mornings and evenings instructing fitness and strength training. Now he works with individuals and small groups to achieve their health and fitness goals as well as companies to help them develop and maintain corporate wellness programs for their employees.

There are many coaches at Smugs Fitness offering specialized classes and programs in personal training, couples training, small group training, women's weightlifting, tennis leagues, high school athletics, online coaching, outdoor fitness and corporate fitness.

### Corrective Chiropractic

[correctivechiropractic.com/deatur](http://correctivechiropractic.com/deatur)

Dr. Josh Buck is passionate about serving his community through a holistic, natural approach to healthcare. He believes every body is unique and that we are designed to function as one *whole* unit. His desire is to educate about the root cause of disease while helping to improve daily and athletic functions.

Corrective Chiropractic has three offices throughout the Atlanta area. Each has a unique feel that exemplifies its community, with staff that lives, works, and plays locally. (The closest office, in Decatur, is on Mead Road.) Together they provide the premier chiropractic experience in Atlanta and are committed to exceptional service and education.

### Concious Health Meditation

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

After practicing years in internal medicine, Jill Wener, MD, now teaches others the effortless, transformational practice of Vedic meditation. This type of meditation helps stress-related health issues by allowing people to be calm under pressure, manage stress, improve their health, and be more

adaptive and creative.

She regularly offers an introduction to Concious Health Meditation at her Kirkwood Station location. This class explains the practice. Then a four-part class prepares practitioners to live a new calm, productive, restful, and healthy lifestyle.

Whether you're looking to manage a chronic disease or just learn how to manage stress levels in your everyday life, this proven ancient practice could benefit you.

### Indigo Wellness

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

Indigo Wellness is a full-service boutique spa in Kirkwood Station and a yoga studio next to the police station. They offer clients a relaxing body, mind, and spirit experience through massage, skin care, and nail care, and a variety of yoga classes for all levels of experience.

Paris Campeau's business of uniquely integrated wellness services has its foundations in Ayurveda, an ancient system of healing and medicine. Indigo is the color of intuition and perception, and it promotes deep concentration during times of introspection and meditation.

### Seviin Yoga

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

Seviin Yoga recently opened in Kirkwood Station and is known as a heated power yoga collective. Owners LeNaya and Branden Crawford describe it as "simple yet transformative." Starting with a heated candle- and LED-lit room, they add a power flowing Vinyasa sequence with an eclectic playlist that allows space to clear your mind. Their signature style of hot yoga is designed to pair breath with movement and movement with music so you get stronger, more flexible, and more present.

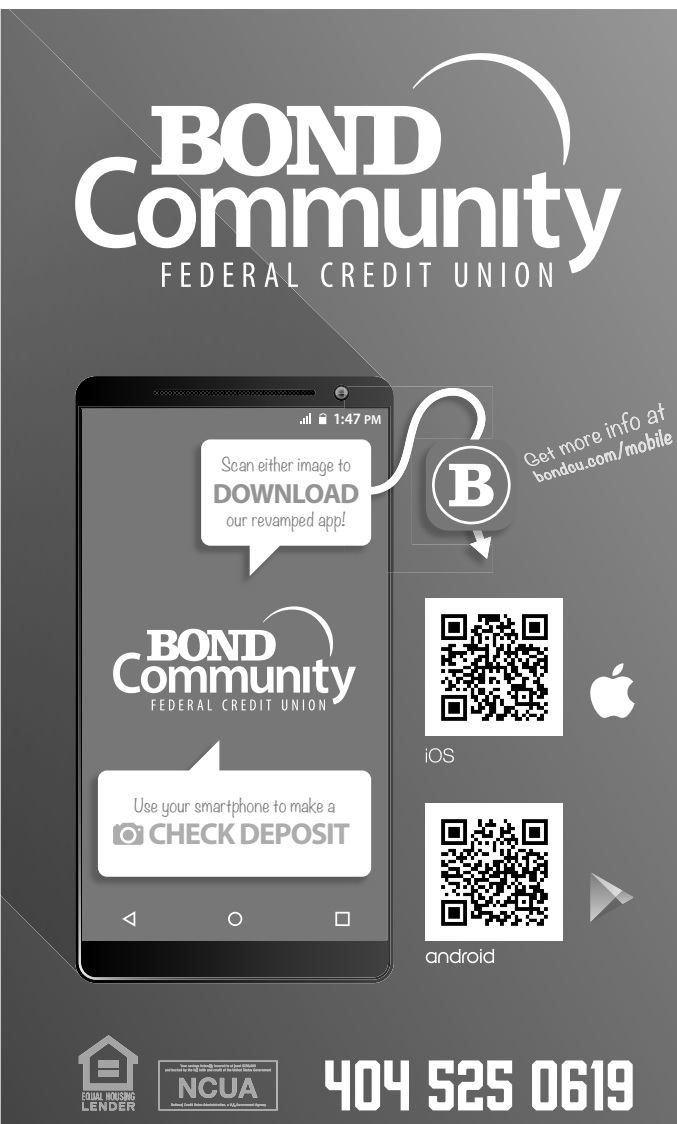
There are a variety of classes offered for all levels of experience and a constant schedule of fun special events designed to provide a great workout with the opportunity to make friends.

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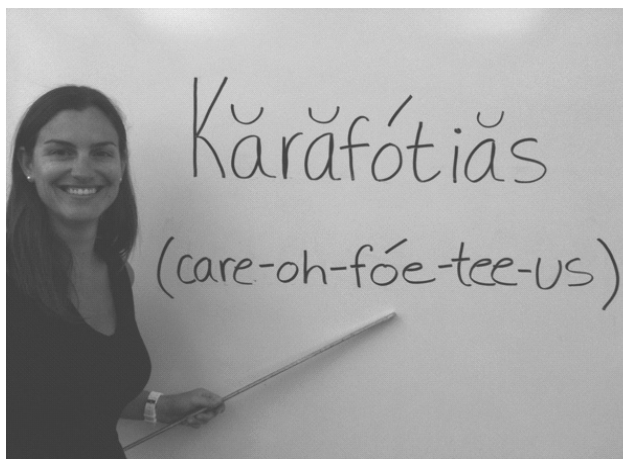
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