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!



384 Ralph McGill Blvd #322, Central City Condos, 1 Bed/1 Bath HOT Old Fourth Ward Condo! \$169,900 • Mike and Margie



2211 Charleston Pointe SE 3 Bed/3 Bath Intown Home Close to East Atlanta Village



850 Piedmont Ave #3324, Midtown Spacious Upper Level 2 Bed/2.5 Bath Dakota Townhome Unit \$529,000 • Jay and Jeremy



126 Moreland Ave, Edgewood 4 Bed/4 Bath New Construction Modern, Rooftop Deck, 2 Car Garage \$699.000 • Dana Link



1016 Highland Village Trail, Mableton 5 Bed/4.5 Bath, Highland Village Spacious Floorplan, Oversized Yard \$425,000 • David Vannort



4412 Paces Battle NW, Buckhead 4 Bed/4.5 Bath Gated Community w/ Pool Walking Path to the Chattahoochee! \$719,900 • David Vannort





600 Bonaventure Ave #11, Poncey Highland 3 Bed/3.5, Bath Modern TH Roof Deck, Steps to BeltLine & PCM \$650,000 • Adam Parker 404.849.9829



211 Colonial Homes Dr #1302, Buckhead 2 Bed/2.5 Bath Spacious Condo in Heritage Place w/ oversized balcony \$339,900 • Jay and Jeremy

COMING SOON

1124 Hawthorne St, Reynoldstown 4 Bed/3 Bath New Construction Contemporary, Quartz, White Oak \$625,000 • Dana Link



2062 Ladovie Ln NE, CDC/Emory 4 Bed/3 Bath Quiet Cul-de-sac Briarlake Elem, Lakeside HS \$499,900 • Heather Tell

NEW LISTING



229 Carlyle Park Dr NE, Carlyle Park 3 Bed/3.5 Bath City Home in Perfect Location! \$395,000 • Mike and Margie



880 Confederate Ave SE #215, Historic Grant Park 2 Bed/2 Bath Brand New Condo \$1.850/mo. • Guy Parker 678-459-4109





1963 Hosea Williams Drive • Atlanta. GA 30317 • (404) 370 3101 View these properties and more at atlantaintown.com



133 Clay St, Kirkwood 3 Bed/2 Bath Updated Bungalow New Master Bath & Kitchen! \$360,000 • David Vannort



1105 Dancing Fox Rd, East Lake 4 Bed/4 Bath 3 Floor TH + MIL Apt Popular Co-Housing Community \$350,000 • Chris Carroll

FOR LEASE



1080 Peachtree St #1304, Midtown 2 Bed/2 Bath Luxury Rental 1010 Midtown w/Panoramic Views! \$3,200/mo • Jay and Jeremy



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



Kirkwood Facebook groups support residents



Two Facebook groups – Kirkwood Cares and Kirkwood Warm Meals - have joined forces to help provide housing repairs and food assistance to

neighborhood residents in need. Kirkwood Cares was initiated by Rob Osbon and Stan Sugarman with the aim of having a seamless and accountable way to support neighborhood repairs through the Kirkwood Neighbors' Organization. Justin Schaeffer says he "jumped at the opportunity to be a part" of the group after he was told about it.

"We started Kirkwood Cares because we believe there is economic, social, and spiritual value to living in a socioeconomically, culturally, and racially diverse neighborhood," Schaeffer said. "Unchecked, the market forces will continue to displace our low-income neighbors, and we are in danger of losing the diversity that makes Kirkwood such a special place to live."

So far, Kirkwood Cares has fixed a sewer line, restoring use of toilets and

drains to a home, and it brought a hot water heater closet up to code in order to replace a warrantied water heater, giving hot water to three senior residents who'd been without it for eight davs.

One project was identified by a neighbor, and a fundraiser brought in \$1,300. Although the group has a small budget from KNO and has additionally raised about \$3,000, Schaeffer said financial support remains the group's biggest need. "We'd love it if neighbors signed up to be monthly donors in order to build an ongoing stream of support. We have 18 houses total on our list right now, and the work - as it stands will be in the many tens of thousands." The group can also use volunteer help with administrative tasks, communications, fundraising, and product management. It's actively seeking connections with vendors who might be able to do donated or discounted work in exchange for promotion, sponsorship acknowledgment, and a special place on the Kirkwood Neighbors Facebook group's home recommendations

document.

INSIDE THIS ISSUE	page 3	Nutrition coaching program
	page 5	Library events
	page 7	East Lake Y staff announcement
	page 8	Community recycling information

Enter the Kirkwood Warm Meals group, created in 2017 by Ashley Hayes and modeled on the Oakhurst Warm Meals group. Haves admins the group along with Lisa Kagan and Meagan Potts Weinzierl. It's aimed at providing warm meals to Kirkwood residents who have a short- or long-term need and are not already receiving any meal service.

Projects have included assisting the family of a long-time resident diagnosed with cancer as well as a family with a premature baby in NICU.

When Hayes, who also admins the Kirkwood Neighbors Facebook page, found out about Kirkwood Cares, she immediately saw an opportunity to fill a need and reached out to Schaeffer.

Now, Kirkwood Cares asks on its intake forms whether residents need food assistance. If so, the Kirkwood Warm Meals group will reach out to finalize details and set up a meal train for residents.

If you're interested in helping your neighbors through these groups

knokirkwoodcares@gmail.com or aehayesatl@gmail.com

page 11 **Deadbolts | Rain barrel & composting** workshops | Toilet rebates page 13 Sharing the road with bicycles page 15 Book club



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 рм at the Turner Monumental A.M.E. Church, 66 Howard St. NE.

Everyone is welcome!

2018 KNO Officers

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

Newsletter Staff

Editor:	Meagan Weinzeirl editor.knonewsletter@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.

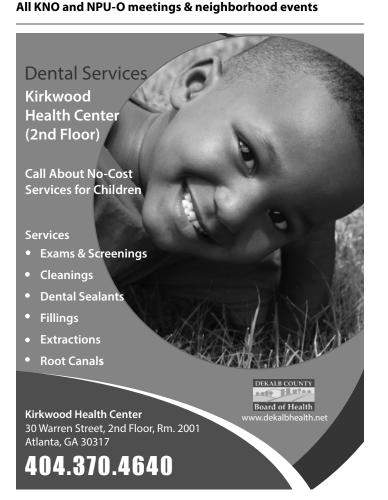
Kirkwood Neighbor is published monthly by the Kirkwood Neighbors' Organization (KNO) and is distributed at all KNO and Neighborhood Planning Unit (NPU-O) meetings, to Kirkwood's elected representatives, our fire and police stations, and to city and county officials. This newsletter is distributed free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



Summer reading for grown-ups

Kirkwood's book club is almost a year old! Its goal is to

bring together neighbors and dig into the themes and ideas in all types of books. Titles and discussion dates are chosen by the members. Their June pick is *The Handmaid's Tale*, the dystopian novel by Margaret Atwood that inspried the award-winning Hulu series starring Elisabeth Moss.

Originally published in 1985, the story focuses on the journey of the handmaid Offred and explores themes of women in subjugation



to misogyny in a patriarchal society and the various means by which these women attempt to gain individualism and independence.

Request to join the closed Facebook group at www.facebook.com/groups/KirkwoodBooksandWine or e-mail kirkwoodbookclub@gmail.com





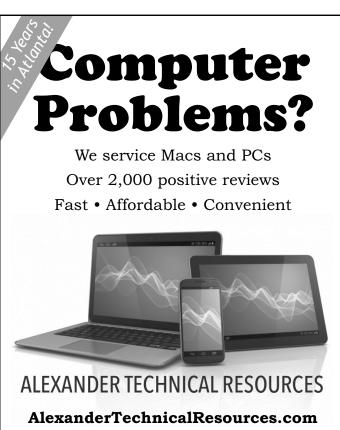
for more than 20 years

We'd love to help you with all your real estate needs.



HomesForATL.com 404.492.7803 c | 404.564.5560 o





800-846-9450

Property Management that Gives You Time, Income and Peace-of-Mind

- + 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.



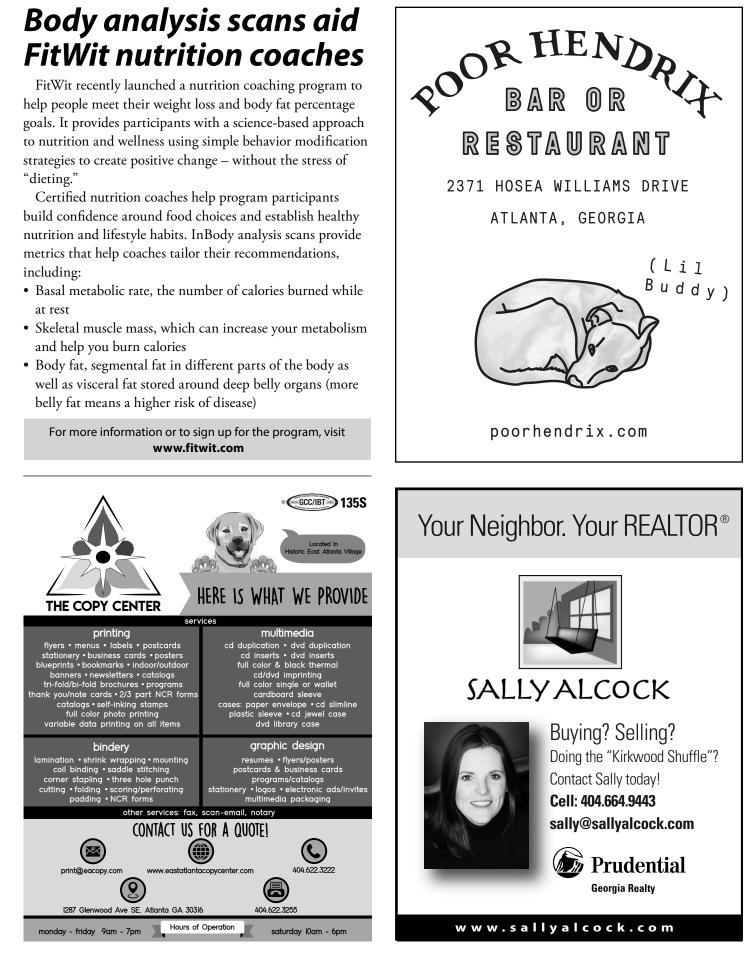
Associate Broker/Sales Agent 55 N. Avondale Rd #346 Avondale Estates, GA 30002 678.899.6680 f 🎔 📇 🖇 in 🔈 www.houseatlanta.com

Melanie Van De Grift

Certified nutrition coaches help program participants

- at rest
- and help you burn calories
- belly fat means a higher risk of disease)

www.fitwit.com



JUNE 2018

JUNE 2018

NEW FARMHOUSE-STYLE HOMES FROM THE HIGH \$400s





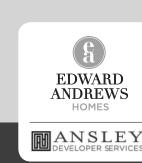
Joy around every corner

At the crossroads of Kirkwood, East Lake and Oakhurst, Bixton is a fresh, stylish and playful place to connect. Designed to face outward toward the neighborhood yet create its own sense of place, Bixton brings a porch-sitting, kids-playing, street-light popping on kind of life, with a few unexpected smiles of art woven into the tapestry. This is a place to live, enjoy and soak up the neighborhood. Just be sure you're home for supper.



To schedule a visit,

call 678.673.3891 or visit eahomes.com/bixton



企

Earl Williamson, contributor that govern their operation around bicycles.

According to state code, all laws that apply to motor vehicles also apply to bicycles (except for the penalties associated with DUI and a few other laws). That means that bicycles are required

to follow all of the "rules of the road," and in turn, motorists should treat them as any other vehicle, large or small.

That being said, bicycles

do have some specific laws

that govern their operation

on the road, and motor

vehicles have some laws



turning left or avoiding

hazards, when the lane is

too narrow to share safely

with a motor vehicle, when

traveling at the same speed as traffic, or while exercising due care when passing. They cannot ride more than two abreast in a single lane and must ride in a lane having



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

Small Business - Locally Owned - Insured Affordable - Professional

678-640-1858 - petmeisters.com

page 4 | KIRKWOOD NEIGHBOR



Sharing the road safely: Bicycles are vehicles, too

Bicycles must ride as far

to the right side of the road as is practical – so not when the same direction as other traffic. And if a bicycle lane exists, they must use it. Drivers must yield to any bicyclist inside a bicycle lane. And they cannot "overtake or pass" a bicycle (going in

the same direction) unless they can do so while leaving "a safe distance between such vehicle" - 3 feet on all sides – and returning to their lane before an oncoming vehicle gets within 200 feet.



WITH EVERY CLOSING, WE SUPPORT:



PROVIDING CRITICAL REPAIRS TO THE HOMES OF LOW-INCOME RESIDENTS IN KIRKWOOD. KIRKWOODCARES.ORG

(WE \heartsuit OUR NEIGHBORHOOD!)











404.913.2257 • StryantConstruction.com

Library fosters entrepreneurship for students

Art Is King for Kids

Saturday, June 2, 12:00-2:00 PM

Professional artists will share their stories and tips on how to turn your creativity into an art biz. This hands-on workshop will cover: How to find your creative passion, the fundamentals to an art business, and



how to turn all that creativity into a business – *before you* even graduate from school. Ages 10-22.



FREE @DeltaTangoMike stickers for all attendees! Art Is King is a nonprofit organization committed to empowering artist entrepreneurs through artist education, community collaboration, art business coaching, and interdisciplinary connections.

Teen Entrepreneurship Coworking Meetup

Mondays & Tuesdays, 12:30-5:00 РМ (12:00 РМ instruction)

Students serious about starting a business can learn the basics of entrepreneurship through interactive learning sessions, mentor discussion, and online classes. Registration required.

Teeny Tiny Tots Rock! Story Time

Wednesday, June 6, 10:30 AM

Dress up like a rock star and bring your favorite noisemaker to rock out! Ages 0-4 years.

Storytelling with Deborah Strahorn

Wednesday, June 20, 10:30 AM

Stories that facilitate learning, enhance literacy, and enrich the spirit. Ages 0-10.

Fiction Writers' Workshop

Saturday, June 23, 12:00-2:00 PM

Led by writer, comedian, and improviser Cris Gray. Bring original work to share with the group and get constructive feedback. Session ends with a short writing exercise.

Clue Town Books

Saturday, June 23, 2:30 PM

Join creator Jay Carlson to find out how he makes learning local history fun for all ages. Want to do a scavenger hunt

JUNE 2018



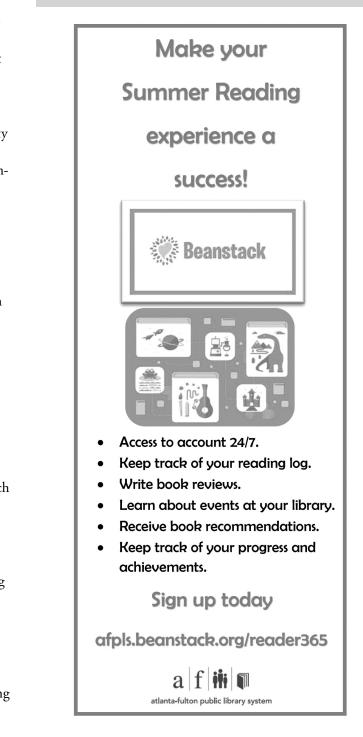
with family or friends? Copies of his books will be available for purchase.

Call or visit the library for more information and to register for events.

11 Kirkwood Rd. NE • 404-377-6471 • www.afpls.org

For up-to-date information on the Library Renovation Project and information on all libraries being renovated:

www.afpls.org/news/2193-library-renovation-project-update



7 Best Practices for Determining ... "What's My Home Worth?"

- 1. Do your homework and consult with a hyperlocal career Realtor who transacts a high volume of homes in your neighborhood.
- 2. To provide exceptional accuracy, the Realtor must visit your home, look at your land, home finishes, assess the home's systems and even poke his/her head in your crawl space or attic. Otherwise, you can likely expect to have issues when selling to include delays in closing or notable post-inspection obstacles. Your realtor should be more than a sales agent and should know homes very well. It's also an asset if your Realtor has a background in home building.
- 3. Review the area's market assessment provided by the Realtor. Look at each home as a comparable to help you lock in your home's value.
- 4. Look at the current "Active Market" of competition. Your Realtor should be able to provide you with this. Your "current" competition will help you further dial in where your home sits on the active market "now."
- 5. Visit your competitors' homes. Yes, you can do this! Your realtor won't mind in fact, they should encourage it. A good Realtor knows how important it is to set the correct price from the beginning.
- 6. Don't build in too much negotiation room. If your home is "market ready," price it at the top of market range, but not so high you simply won't get views or offers. All buyers use "Search" gateways (usually in \$25k increments) to view homes online first. If your price is initially set too high, you will miss an entire pool of buyers and or simply not get the viewings.
- 7. Pricing a home isn't a "set-and-forget" procedure. Have a plan for when your home comes to market to ensure it moves in a timely manner (ideally, anywhere from two to six weeks, depending on your personal hyper-focused market).

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





Chad & Christina Carter

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



by Duncan Cottrell

The deadbolt, a locking mechanism separate from the doorknob, is a critical component of door security. There are, in fact, three grades. Grade 3 is the builder standard for residential dwellings. Grade 2 is for light- to mediumcommercial use. Grade 1 is heavy duty.

The better – and more expensive – ones are engineered to withstand the various ways thieves try to thwart a lock.

For example, basic deadbolts are two halves held together with two bolts that thread from the inside half into the exterior half. If you tap the exterior deadbolt face (which is just a thin sheet

Rain barrel

workshops

Save money and water! Rain barrels provide an additional source of water for shrubs and plants, and they help prevent erosion from stormwater runoff. Atlanta's Department of Watershed Management hosts monthly workshops to teach the benefits of using rain barrels and information about building rain gardens.

Wednesdays, June 20 & July 18 11:00 AM to 1:00 PM Water Works Lodge, 655 Green St. NW

Toilet rebates

The City of Atlanta Department of Watershed Management is offering \$100 credits for the purchase and installation of toilets designated as 1.28 gallons per flush. To be eligible, you must own or rent a singlefamily home built before 1993 and be current customers in good standing. To receive the credit, you must have a receipt for a toilet that will replace one with a higher flow (1.6 gallons or more per flush) and agree to installation inspection and verification.

You're allowed two rebates for two toilets. Approvals take 2-3 months, and rebates follow two billing cycles later.

> Applications are available at www.atlantawatershed.org or 404-463-8645

of metal) with a hammer, you can see the dimples where the attachment bolts terminate. Drill into those dimples, and the twisting action of the bit will back the bolts out – and the lock will fall right off the door.

pick the lock.

I've tested and evaluated most of the locks on the market in search of the most secure, mid-priced residential deadbolt.

Inexpensive, lightweight locks bend when force is applied, and they're easily compromised when hit with a hammer, torqued with a pipe wrench, drilled, or "bumped."

High-security locks like Medeco and

page 6 | KIRKWOOD NEIGHBOR

JUNE 2018

Deadbolts: The difference in door locks

Locksmiths do this when they can't

MultiLock cost \$200 or more.

The Grade 2 deadbolts I trust most are Kwikset's UltraMax lock (780 series) and Schlage's B560 series. Locksmiths also have a Grade 2 from Locksmiths Distributors of America (LSDA).

Single-cylinder deadbolts require a key from the outside but have a twist knob on the interior. Double-cylinder deadbolts require a key on both sides. These are more secure, but they can make it harder to exit quickly in case of a fire.

> Duncan is the Entry Enforcer. www.entryenforcer.com 404-289-6960

Workshop fee of \$40 includes a rain barrel and installation kit.

Composting workshops

Wednesdays, June 27 & July 25 11:00 AM to 1:00 PM

Water Works Lodge, 655 Green St. NW

To register, contact Yolanda Boazman yoboazman@atlantaga.gov or 404-546-1262

 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! 	
GREAT For The Earth!	0Æ
404 755-6170 kindestcut@bellsouth.net / kindestcutlawncare.com	



This is your one-and-only chance for throw back prices, regular price will be \$40 +

Oh! So <u>that's</u> how you pronounce it!



Proudly Serving Our Neighbors Since 1979 Hayes Moody (404)964-8890 Nick Avery (404)217-9431

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



New family program coordinator at East Lake Y

Henry Bryant, contributor

Tyler Vrzal joined the East Lake Family YMCA team as family program coordinator in April. He manages summer camp and family programs as well as the member play center. This staffed area at the main facility is an engaging, safe, and supervised space where parents can leave their young children while using the fitness center or attending adult-oriented programs.

Vrzal, a native of Roswell, holds a degree in recreational administration from the University of Western Kentucky. Prior to joining the East Lake Y, he served as camp unit leader and assistant camp director at the YMCA of Huntsville, Ala.

Earlier in his career, Vrzal worked as camp program coordinator at the McCleskey-East Cobb YMCA and as



an after-school program instructor at The Lovett School in Atlanta.



JUNE 2018

JUNE 2018



About East Lake YMCA

The East Lake Family YMCA is a fullservice YMCA, with a main facility at the corner of East Lake Drive and Memorial Drive and a teen and outdoor aquatic center located just to the west on Memorial Drive.

Family programs are ongoing and vary seasonally. Registration for 2018 summer camp, which begins at the end of May and runs through August, is now open. Financial assistance is available.

More information is available at www. ymcaatlanta.org/program-locations/summer-camp/east-lake.php or by calling 404-373-6561.

keep atlanta beautifu

Community Recycling

BUCKHEAD

Second-Ponce de Leon Baptist Church

2715 Peachtree Rd. NE. Atlanta, GA 30305 (Corner of East Wesley and Bolling Roads) 1st Saturday Each Month 10:00 a.m. – 3:00 p.m.

KIRKWOOD/EDGEWOOD

Coan Middle School 1550 Hosea L Williams Dr. NE, Atlanta, GA 30317

2nd Saturday Each Month 10:00 a.m. - 3:00 p.m.

Both Locations Open to Public - No Residency Restrictions Contact us at 404-249-5853 or Info@KeepAtlantaBeautiful.org



ELECTRONICS^{*}

Tucci Electronic Recycling (TER) works with its clients to optimize the value of their electronics assets, providing 'cradle to grave' solutions for each stage of the lifecycle. Our e-waste will be delivered to an appropriate facility for processing.

METALS*

We accept metals such as steel, aluminum, cans, copper, brass, stainless steel, and appliances such as washers/dryers/stoves/refrigerators. TER delivers metals collected at our recycling events to Remetals, Inc.

GLASS

TER collects clean, food-grade glass containers, jars, and bottles brought to our Community Recycling events and takes them to Strategic Materials.



LATEX PAINT*

Atlanta Paint Disposal is Atlanta's premier paint recycling company. APD re-blends collected paint into a new, reusable form, and donates paint to Keep Atlanta Beautiful, Inc. (KAtlB) for graffiti paint overs by numerous city departments.



PAPER SHREDDING*

Global Document Shredding (GDS) is a member of the National Association for Information Destruction. All documents are shredded at the GDS to be 100% recycled.



STYROFOAM

DART Container Corporation promotes sustainability by reprocessing collected foam (excludes packing peanuts) from the public through KAtlB and other community partners.



TEXTILES

USAgain is a green enterprise that works to reduce the textile waste going into landfills by making clothes and shoes recycling convenient.

postbox

BOOKS

Postbox partners with groups and organizations to aid and assist in the collection and recycling of new, like new, used, and damaged books.

*Fees apply on some items. Visit www.KeepAtlantaBeautiful.org for more information.

KAtlB in partnership with:





Thanks to our 2018 Spring Fling sponsors!









THE









2 Loundry













TROTTER

CHARCUTERIE



BIXTON



Whitefoord, Inc.

🙈 State Farm[•]

Erica Allard www.EricaAllard.com







