

# Kirkwood

## NEIGHBOR

### *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 socio-economically, 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 days.

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.

Enter the Kirkwood Warm Meals group, created in 2017 by Ashley Hayes and modeled on the Oakhurst Warm Meals group. Hayes 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**

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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 St. NE.

Everyone is welcome!

#### 2018 KNO Officers

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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](http://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

**All KNO and NPU-O meetings & neighborhood events**

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## Body analysis scans aid FitWit nutrition coaches

FitWit recently launched a nutrition coaching program to help people meet their weight loss and body fat percentage goals. It provides participants with a science-based approach to nutrition and wellness using simple behavior modification strategies to create positive change – without the stress of “dieting.”

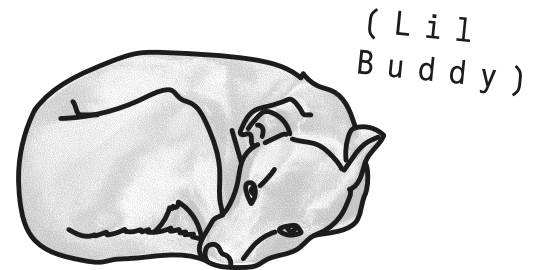
Certified nutrition coaches help program participants build confidence around food choices and establish healthy nutrition and lifestyle habits. InBody analysis scans provide metrics that help coaches tailor their recommendations, including:

- Basal metabolic rate, the number of calories burned while at rest
- Skeletal muscle mass, which can increase your metabolism and help you burn calories
- Body fat, segmental fat in different parts of the body as well as visceral fat stored around deep belly organs (more belly fat means a higher risk of disease)

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# 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.

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](http://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](http://www.afpls.org/news/2193-library-renovation-project-update)**

## Teen Entrepreneurship Coworking Meetup

*Mondays & Tuesdays, 12:30-5:00 PM (12:00 PM 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 noise-maker 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*

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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?  
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Chad & Christina Carter



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# 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.

## About East Lake YMCA

The East Lake Family YMCA is a full-service 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](http://www.ymcaatlanta.org/program-locations/summer-camp/east-lake.php) or by calling 404-373-6561.



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# Deadbolts: The difference in door locks

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 medium-commercial 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

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.

Locksmiths do this when they can't 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

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.

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Atlanta's Department of Watershed Management hosts monthly workshops to teach the benefits of using rain barrels and information about building rain gardens.

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

**Wednesdays, June 20 & July 18**  
**11:00 AM to 1:00 PM**

Water Works Lodge, 655 Green St. NW

## Composting workshops

**Wednesdays, June 27 & July 25**  
**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 single-family 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.

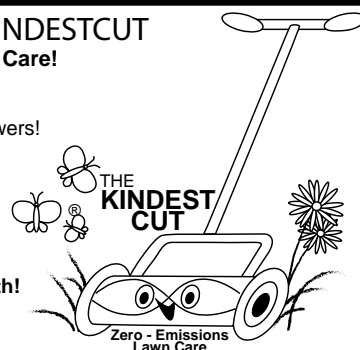
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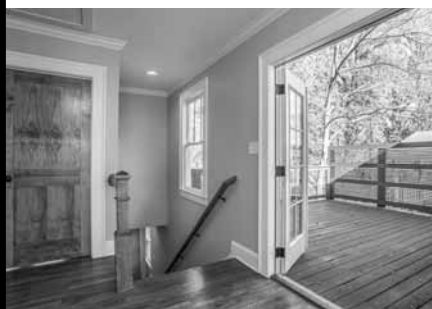
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# Sharing the road safely: Bicycles are vehicles, too

Earl Williamson, contributor

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

that govern their operation around bicycles.

Bicycles must ride as far to the right side of the road as is practical – so not when 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

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.



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## 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 inspired 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.



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# 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!

## NEW LISTING



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

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

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

## COMING SOON



2211 Charleston Pointe SE 3 Bed/3 Bath Intown Home Close to East Atlanta Village Price TBD • Kirk Surgeon

## NEW LISTING



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

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

## NEW LISTING



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

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

## NEW LISTING



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

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## FOR LEASE



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

## COMING SOON



126 Moreland Ave, Edgewood 4 Bed/4 Bath New Construction Modern, Rooftop Deck, 2 Car Garage \$699,000 • Dana Link

## NEW LISTING



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

## FOR LEASE



880 Confederate Ave SE #215, Historic Grant Park 2 Bed/2 Bath Brand New Condo \$1,850/mo. • Guy Parker 678-459-4109

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

## The Kirkwood Bunch



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