



# News From AROUND THE BEND

THE OFFICIAL NEWSLETTER OF THE HORSESHOE BEND HOMEOWNERS' ASSOCIATION | APRIL 2023

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Horseshoe Bend Community Assoc.

11175 Cicero Drive | Ste 100  
Alpharetta, GA 30022



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(770) 623-6220 | [info@frontporchatlanta.com](mailto:info@frontporchatlanta.com)



# Moving With Mitch!



## Real Estate Q&A: Ask the Expert

### Question of the Month:

“Got any suggestions for Spring Festivals around Georgia?” – *Many Neighbors*

I am a big fan of Georgia festivals, both in the Spring and the Fall. You probably have your own list of favorite festivals, and most of the time I look for those that aren't too far away. However, I'd like to publicize two upcoming Spring festivals (next couple of weeks) that may not be on your radar, seem like great festivals for the whole family, and are a little off the beaten path:

**The 55th Annual Blessing of the Fleet Festival in Darien, GA.** Scheduled for Fri/Sat/Sun, April 21-23, this festival is held in beautiful historic downtown Darien, GA and features a parade, live music, an arts & crafts fair, food, fireworks, a maritime parade (that means boats!), a 5k fun run, and according to the Chamber of Commerce: “The highlight of the weekend falls on Sunday when we bestow our heartfelt blessings on the intrepid local shrimpboat captains, wishing them a secure and flourishing shrimping season.” For more details, you can go to the festival website: [www.darienmcintoshchamber.com/blessing-of-the-fleet](http://www.darienmcintoshchamber.com/blessing-of-the-fleet). Use your GPS to check out the location: 105 Fort King George Blvd, Darien, GA 31305.

**The 101st Annual Thomasville Rose Show & Festival in Thomasville, GA.** Scheduled for Friday and Saturday, April 28-29, this festival is held in and around downtown Thomasville (near Valdosta) and features a parade, an antique car show, live music, food, shopping, fireworks, and of course lots of roses: “Hundreds of heirloom and hybrid rose varieties will be on exhibit from growers throughout the southeast.” For more details, here is the festival website: [www.thomasvillega.com/attractions/events/thomasville-rose-show-and-festival](http://www.thomasvillega.com/attractions/events/thomasville-rose-show-and-festival). Use your GPS to check out the location: intersection of Remington Ave & Broad St, Thomasville, GA 31792.

*One thing remains the same: Spring in Georgia is a great time to be buying or selling a home. Whether buying or selling, I will help you get the most out of the market. And before you know it you too will be “Moving with Mitch!”*

Brought to you by  
**Mitch Falkin**

Horseshoe Bend's Top Individual  
Real Estate Agent in 2022

direct: 770-330-2374

office: 770-350-7373

Mitch@MoveWithMitch.com

www.MoveWithMitch.com

About the expert: Mitch Falkin is an Associate Broker with RE/MAX Around Atlanta and has been a licensed real estate professional since 1986. Mitch is a long-time resident of Horseshoe Bend, having purchased his first home here in 1993, and moved to his second HSB residence in the Brentwood section in 2015. He was voted Horseshoe Bend's favorite Realtor on NextDoor.com for 2017, 2019, and 2021. Mitch has served on the HSBCA Board of Directors; created and manages the HSB Annual Spring Garage Sale (17th year); and can often be seen on the tennis courts at HSBCC as an avid player. In addition to supporting Golden Retriever Rescue of Atlanta, Mitch is a player/volunteer in the ALTA tennis league, where he is now serving on the Board of Directors.



**SOLD**

200 Pitch Lake Lane



**SOLD**

8865 Steeple Chase Dr



**SOLD**

135 Bridle Trail Court



**UNDER CONTRACT**

150 Cartier Court





## BOARD OF DIRECTORS

### GEORGE DILWORTH

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### JOE VOLLERO

*Vice President, Covenants*

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*Security, Signs, Community Relations*

### MIKE BUTEAU

*Communications*

### BILL KONSTANDINIDIS

*Lakes and Dams, Lighting*

### LAUREL MIZELL

*Administrative Assistant*

### Horseshoe Bend Community Association

11175 Cicero Drive, Suite 100  
Alpharetta, GA 30022

404-725-5281  
404-393-0594 fax  
hsbhome@aol.com

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

# It's Spring Time



## WELCOME TO HORSESHOE BEND!

### NEIGHBORHOOD DIRECTORY

Access HSB Neighborhood Resident Directory  
online at: [bit.ly/HSBdirectory](http://bit.ly/HSBdirectory)



### COVENANTS / BYLAWS

You can access the covenants and bylaws by going to the website at  
[www.myhsb.org](http://www.myhsb.org) and looking under the Documents tab.

### IMPORTANT PHONE NUMBERS

**HSB Security:**  
678-447-6100

**Roswell Police:**  
770-640-4100

**Tax/Billing Questions  
or Start/Stop Service:**

**Financial Dept**  
770-641-3759

**Sanitation  
Help Line  
and Customer Service:**  
770-641-3961  
770-641-3807

**City of Roswell  
Waterline Customers:**  
770-641-3715

**Fulton County  
Waterline Customers:**

**Report leaks:**  
770-640-3040  
**Report water violations:**  
770-641-3040

**Water Restrictions:**  
404-612-8097 or  
404-612-8745

**Roswell  
Recycling Center:**  
770-442-8822

**Toilet Rebate Program:**  
404-463-8645

**Community Waste  
Services (CWS) for Yard  
Waste and Curbside  
Recycling Questions or to  
Request a Recycling Bin:**  
678-240-9137

### CONTACT US TODAY - 770-623-6220 - [info@frontporchatlanta.com](mailto:info@frontporchatlanta.com)

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# HORSESHOE BEND SECURITY UPDATES FOR 2023

Horseshoe Bend Community Association has a multi-level approach to providing the community with more security than most neighborhoods.

In addition to support from the City of Roswell Police, our neighborhood is protected by some of the most-advanced cameras, located at both the front and back entrance of our community on Steeplechase Drive. The Flock Safety License Plate Reader Camera technology is far more advanced than the previous video cameras we had used.

Flock Safety cameras are an affordable solution for neighborhoods seeking a turnkey solution to community security. Flock cameras feature unique Vehicle Fingerprint™ technology that gathers and categorizes physical descriptions of each vehicle passing the camera.

Flock cameras capture details like:

- ▶ License plate
- ▶ Car make and model
- ▶ Car color and unique features

Unlike most cameras, the Flock security cameras can capture the license plate on a moving vehicle, a vital part of the evidence in any hit-and-run case. Automated License Plate Reader (ALPR) cameras allow law enforcement officers to solve burglaries, car break-ins, and catch wanted offenders before they commit a crime in your neighborhood. If an incident occurs, the Horseshoe Bend Community Association can filter and search footage quickly to provide vehicle details and a license plate number in just minutes.

We have also elected to link our Flock Safety system with the City of Roswell law enforcement databases. This allows Flock cameras to notify the authorities the instant a wanted vehicle plate is scanned, with zero action needed by our neighborhood residents.

Connecting them to the network of cameras across the U.S. allows police to respond in real-time to Hot List alerts, should an individual wanted for crime enter the neighborhood. If a stolen car comes in, our Flock system will contact the local police department, and they can handle everything from there.

A message from the City of Roswell Police Department:

“The Flock system is a very valuable tool not only for the Police Department but also for all of the residents within your community. This system provides real time alerts for persons with active warrants or who are known criminals from other areas. This allows the Roswell Police Department to respond rapidly to apprehend these individuals and prevent crimes from occurring within your community. Secondly, when crimes do occur, we can utilize these systems to identify vehicles utilized during the crime and further investigate and apprehend violators. For example, mail thefts have been a huge issue with the Roswell community. We have cleared multiple cases within hours simply by being able to identify suspects which allows rapid apprehension and the return of stolen property. The list of uses for this system goes on and on, missing persons, robbery suspects, stolen vehicles, entering auto suspects, hit and run drivers, all things that we wish to prevent from our Roswell community. The Roswell Police Department believes so strongly in this system that we have also purchased many of these systems that have been placed on public roadways throughout the city as well. I will tell you that we utilize these systems daily and not a day goes by that we do not solve or get a lead on an investigation through these systems.”

Major K.Ratliff  
Uniform Patrol Division  
770-640-4218  
Kratliff@roswellgov.com



Complementing all of the above, the Horseshoe Bend Community Association has a security car and driver circling the neighborhood. Some of the many tasks that the security team provides for the community include:

- ▶ Coordinating with Roswell Police Department emergency and criminal activity
- ▶ Helping residents address noise complaints
- ▶ Special attention to houses on the watch list – available on request to all residents who plans to be out of town and would like additional eyes on their property
- ▶ Helping remove unlicensed door to door solicitors from the community
- ▶ Reporting streetlights that are not functioning correctly
- ▶ Notifying Roswell Fire Department when trees fall and are blocking a public road
- ▶ Helping with traffic issues when cars are parked on both sides of a narrow street
- ▶ Assisting homeowners with dead car batteries
- ▶ Deliver resident directories
- ▶ And countless other activities that add value to the community

In addition to all the above, many of us now have much more sophisticated home alerts ranging from Ring doorbells to wireless security systems. Coupled with traditional dog alarms, and far more individuals working out of the home, we believe the community is well covered.

Currently the Horseshoe Bend Community Association has adjusted the compensation of the security team due to inflation and market pressures. At the same time, we have adjusted the hours of service to 16 hours a day to help avoid an increase to our annual dues.

Of course, security starts with all of us keeping our eyes and ears open and reporting suspicious activity. Key phone numbers to add to your smart phones include:

- ▶ 770-640-4100 - City of Roswell Police
- ▶ 678-447-6100 - Horseshoe Bend Community Association Security

The Horseshoe Bend Community Association board will continue to monitor the overall investment in security. As always, we appreciate the community's support and welcome your suggestions.

George Dilworth  
President  
Horseshoe Bend Community Association  
gpdilworth@icloud.com  
C 770-653-3855



## HORSESHOE BEND WELCOMES NEW LANDSCAPING COMPANY NATURESCAPES

Recently, residents might have noticed some new landscaping trucks throughout the neighborhood. We would like to update the community about the status of this new partnership. Naturescapes, one of Georgia's top landscaping companies, has replaced BrightView as our landscape maintenance partner.

We made this change after a significant number of areas throughout the community had not been consistently maintained by BrightView to our high standards. Naturescapes, a 40-year-old Georgia-based company, was selected following a comprehensive evaluation process with other area companies. We are excited to welcome them!

Soon after they started serving the neighborhood, Naturescapes identified many areas that required substantial, deep pruning to return them to a manageable state. While some trees and shrubs were significantly cut back, this work needed to be done for their long-term health. We thank you for your patience and understanding throughout this improvement process.

### A Note from Naturescapes

Naturescapes is part of the one of the nation's largest family of landscape companies specializing in HOA community and commercial landscape design and maintenance. We follow the highest horticultural standards and best practices during all phases of landscape design, installation and maintenance. Our goal is to maximize your landscape investment by enhancing the year-round health and beauty of your landscapes.

Naturescapes began its operations in the Atlanta metro region in 1983 and became a part of the Yardnique family of companies in 2021. Yardnique began operations 1997 when Brian DuMont, the company founder and CEO, was a junior at NC State University pursuing his horticulture science degree, providing landscape services as a means for income while in school.

Today, Naturescapes and the Yardnique family of companies employ over 1,000 landscape and lawncare professionals in North Carolina, South Carolina, Georgia and Florida. Now, the bright orange trucks can be seen in communities across the southeastern United States.

## HORSESHOE BEND GARAGE SALE SCHEDULED FOR APRIL 15

The 17th Annual Horseshoe Bend Neighborhood Garage Sale is scheduled for Saturday, April 15, 2023, from 8 a.m. - 2 p.m.

Here's how it works: The neighborhood garage sale is open to every homeowner in Horseshoe Bend, and it's free to participate. Anyone who signs up is welcome to hold their own individual garage sale at their own house on Saturday April 15, and the event will be coordinated and promoted as a Huge Spring Neighborhood Garage Sale.

In past years we have had as many as 125 individual garage sales but any number works fine. This is a "rain or shine" event, and the format is flexible: if you sign up and later need to cancel, no problem. If you want to hold your sale at hours other than the advertised hours, no problem.

To get more info and to sign up, go to the Horseshoe Bend Garage Sale website:

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



It's very easy sign up: go to the website home page, scroll down, and click on the "Sign Up Here" button. There are only four questions you need to fill out: Your name, email address, the products you will be selling, and your address. That's It.

For those looking to shop, the website generates a list of all the participating addresses, what types of merchandise each address is selling, and there is also a google street map available showing where each individual sale is located. For security purposes, it will NOT show the names or contact info of any participants.

If you have any questions, please contact the Horseshoe Bend Garage Sale event manager, Mitch Falkin, at (770) 330-2374 or [mitch@movewithmitch.com](mailto:mitch@movewithmitch.com). If you can't participate, you might just have a fun time shopping at your neighbors' sales and getting to know more Horseshoe Bend residents!

## ROSWELL RIVERSIDE SOUNDS RETURNS IN APRIL

The City of Roswell will present its 23rd annual season of Roswell Riverside Sounds starting this month. Riverside Sounds is a free outdoor concert series held at Roswell Riverside Park (575 Riverside Road) every fourth Saturday of the month from April through September.

Each Riverside Sounds concert runs from 7 - 9 p.m. and features original music from nationally-known, lyric driven artists. Join us this season for various blends of Indie Rock, Blues, Americana, Big Easy, Country Western, R&B, Soul and more!

The first concert of the series kicks off on Saturday, April 22 with Zach Person. Emerging out of Austin, Texas, Person plays loud, raw, and connects with his music fans on a primal sonic level. Only 25 years old, Person has a swagger, talent and grit beyond his years. With the poise of a seasoned veteran on stage and the stylings of a mega star, he commands an audience in seconds.

Grab your lawn chairs, blankets and friends for a fun night along the banks of the Chattahoochee River filled with extraordinary music and listen to the sounds of unique genres. Guests are invited to bring their own food and beverages, but there will also be food and drink vendors onsite, while supplies lasts. All ages are invited to attend this free, family and pup-friendly concert series as we celebrate its 23rd year in Roswell.

View the schedule below for a lineup of this year's featured artists.

### Season Lineup:

- ▶ Saturday, April 22, 7:00 PM – Zach Person – Indie Rock, Contemporary, Pop
- ▶ Saturday, May 27, 7:00 PM – Early James – Roots Rock, Americana, Blues
- ▶ Saturday, June 24, 7:00 PM – The Deslondes – Big Easy, Eclectic Americana, Psychedelic
- ▶ Saturday, July 22, 7:00 PM – Tami Neilson – Soul, Country Western, Rockabilly Roots
- ▶ Saturday, August 26, 7:00 PM – Jake La Botz – Blues, Rock-n-Roll, American Roots
- ▶ Saturday, September 23, 7:00 PM – Jackie Venson – Blues, R&B, Soul

For more information, please visit [www.RoswellRiversideSounds.com](http://www.RoswellRiversideSounds.com).



## ROSWELL INITIATES BONDS PROGRAM

The City of Roswell took the first formal steps in initiating its Bond Program, which was overwhelmingly approved by voters in November 2022. During the Mayor and City Council Meeting on Monday, March 27, the City's elected officials approved establishing a Capital Improvement Projects (CIP) Program Management Division, which will provide program management and oversight for the Roswell's Bond Program projects. In addition, the City Council approved funding to initiate work on several of the bond projects.

"When our residents approved all three bond questions, they demonstrated their commitment to Roswell's success and their desire to improve and enhance facilities and amenities throughout the City," said Mayor Kurt Wilson. "By establishing the CIP team and approving initial funding for several projects, your Mayor and Council are putting this Bond Program into action. We can't wait to get started with these transformation projects!"

The CIP Program Management Division includes three program management/project coordination positions—a CIP Program Manager, CIP Project Coordinator, and CIP Construction Administrator. This division will provide coordination and oversight for the delivery of the City's bond projects and other capital improvement projects—from concept through design, construction, and start-up. The division also will help ensure that bond projects are delivered in a timely manner and within budget. Housed within the Environmental/Public Works (EPW) Department, the division is led by EPW Director Sharon Izzo and Deputy Director Brian Watson, who both have extensive professional project management experience.

Also during the March 27 meeting, Roswell's City Council approved funding to initiate several bond projects, including East Roswell Park improvements; Roswell Area Park improvements; City Hall Trails to Canton St. project; Bicycle and Pedestrian Paths and Sidewalk projects; Fire Station #23 replacement; Public Safety Headquarters project, and the Public Parking Deck project. The approved funding will enable the City to get started with the initial steps of these projects, including surveying and fieldwork.

Roswell voters approved all three Bond Referendum questions on the November ballot by large margins: \$107.6 million for Recreation, Parks, Bicycle and Pedestrian Paths, and Sidewalks (74% in favor); \$52 million for Public Safety (Police & Fire) Capital Projects (73% in favor); and \$20 million for a Downtown Public Parking Deck (57% in favor). Bond funds will pay for a wide variety of park improvements, trail and connectivity projects, bike and pedestrian paths and sidewalks, a new Public Safety Headquarters, replacement and/or construction of several fire stations, and a new public parking deck in downtown Roswell.

The City of Roswell is currently recruiting candidates for the CIP team. Learn more and apply at [www.RoswellGov.com/Jobs](http://www.RoswellGov.com/Jobs). For more information about Roswell's bond program, visit [www.RoswellGov.com/Bond](http://www.RoswellGov.com/Bond). The City will provide updates to the public as work on each project progresses.





HORSESHOE BEND COUNTRY CLUB



# SUMMER CAMP



**May 30 - August 4**

**Weekdays**

**9 AM - 3 PM**

**Athletic Center**

### Theme weeks

**Week 1: (May 30- June 2)- Beach**

**Week 2: (June 5-9)- Wild West**

**Week 3: (June 12-16) - Pirates**

**Week 4: (June 19-23)- Harry Potter**

**Week 5: (June 26-30)- Star Wars**

**Week 6: (July 3-7)- Stars and Stripes (no camp July 4)**

**Week 7: (July 10-14)- Around the World**

**Week 8: (July 17-21)- Outer Space**

**Week 9: (July 24-28)- Christmas in July**

**Week 10: (July 31-4)- Fun with Fitness**



**Members: \$75/day or \$300/week**

**Registration available on Club Calendar**

**Non-Members: \$90/day or \$375/week**

**Registration available on HBCC  
website under "Athletic Center"**

# CLASSIFIEDS

## **BABYSITTER, DOG SITTER, HOUSE SITTER AVAILABLE. YOU NAME IT, I'LL SIT IT!**

Hi! My name is Ella Parker. I've lived in Horseshoe Bend for 15 years and I am currently a senior at the Mount Vernon School. I am available for any of your house sitting, babysitting or pet sitting needs. References available. If interested, please contact me by phone or text 678-620-5638 or eparker2023@mountvernonsschool.org

## **WOMEN'S FITNESS CLASS**

Women's fitness class @ Dance FX Studio (Rivermont Shopping Center). Horseshoe Bend resident and NASM -certified personal trainer now offering fitness classes @ Dance FX. Monday/Wednesday @ 9 a.m. and Friday 10 a.m. zoom virtual class. I have been teaching my own classes for over six years and offer a 1-hour workout that will get every muscle in your body! This class is for all fitness levels - it can be modified to fit your needs. Please contact Anna-Maria Kahl; KAHL74@bellsouth.net or 770-789-8624 for additional information.

## **BABYSITTERS AVAILABLE - TWO FOR ONE DEAL!**

Hi! Our names are Caitlin and Victoria. We've lived in Horseshoe Bend for over 13 years and are available to babysit Friday nights and Weekends. We have graduated from Babysitter Boot Camp and are certified in the following:

- First Aid
- CPR
- AED
- Emergency Training

We are currently looking for work as babysitters in Horseshoe Bend. We are trustworthy, reliable, responsible, and fun! We do simple housework when children are asleep. When schedules permit, we are a two-for-one deal! If interested, please contact our mom at (404) 431-1900 or s\_tigert@bellsouth.net



## IMPORTANT REMINDER TO OUR HOMEOWNERS!

If you have a project to change something on your house or property, please submit an Application for Modification Review to HSB Administrator, Laurel Mizell, either by email at [hsbhome@aol.com](mailto:hsbhome@aol.com) or by FAX to (404)393-0594. (Email is preferred).

A copy of the Application for Modification form can be found in this newsletter, in the HSB Community Directory or online at the HSB website at [HSBroswell.com](http://HSBroswell.com) - under the Governance Forms.

**To allow your home project to have the best chance of success upon review by the architectural control committee.**

1. Applications must be submitted in writing, using the standard Application for Modification Review process. **Applications must be received BEFORE any project can be started!**
2. If you should have any questions before you fill out your Application for Modification, please call our HSB Administrator Laurel Mizell and request to speak with one of the Architectural Control Committee members.
3. Please include as much detail about your project as you can inclusive of drawings and diagrams are encouraged. (Utilize your contractor as appropriate for your project as needed).
4. Please mark the relevant areas of your property so we understand what you are proposing. (i.e. trees marked for removal, landscape locations, fencing locations, etc.)
5. Please note, no work on any project should be started until you have received approval from the Architectural Control Committee.
6. Our objective is to work with homeowners in support of their projects with a viewpoint that improvements are generally good for everyone, but we do need to adhere to the Design Guidelines to keep HSB the beautiful community we all enjoy and appreciate today and for the future.
7. Thank you in advance for your support for future new projects in following these processes, which have been established for the welfare and desirability of our community.

Also please keep in mind that we are a team of committed volunteers and do the very best in processing your applications in a timely manner upon receipt of your application.

Finally, we welcome your input and voice into ways we can improve the quality of our HSB community. If you should have any questions or concerns upon review of the Design Guidelines, Applications process, or any of the information provided above please feel free to contact our HSB administrator Laurel Mizell.



**Application for Modification Review  
Architectural Control Committee  
Horseshoe Bend Community Association, Inc.**

**Applicant/Homeowner:** \_\_\_\_\_

**Property Address:** \_\_\_\_\_

**Does your property touch:** Steeple Chase Drive? \_\_\_\_\_ Either of the Lakes? \_\_\_\_\_ Golf Course? \_\_\_\_\_

**Phone Numbers** (Cell): \_\_\_\_\_ (Other): \_\_\_\_\_ (Other): \_\_\_\_\_

**Email Addresses:** \_\_\_\_\_

Please note that it is the responsibility of the homeowner to verify their property lines prior to construction, and this application does not substitute as an approval of 'said' property lines. It is also the law and responsibility of the homeowner to apply for a 'Building Permit' with the city of Roswell before any home construction is started.

Modification Request: Enter a complete description of the nature and location of the requested work. If applicable, drawings, pictures, catalogue cuts, samples, etc., must be attached. Always include a site plan or lot plan showing the dimensions and location of any proposed construction or tree removal.

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PLEASE NOTIFY YOUR NEIGHBORS ABOUT YOUR PROPOSED PROJECT

**Estimated start date:** \_\_\_\_\_ **Estimated completion date\*:** \_\_\_\_\_

**REQUIRED: Permission is hereby granted for members of the Community Architectural Review Committee and appropriate Horseshoe Bend Community Association Board representatives to enter the property to make reasonable inspection of the proposed modifications on location.**

**Applicant's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Submit Request to:** Laurel Mizell, HBCA, 11175 Cicero Drive, Suite 100, Alpharetta GA 30022

**EMAIL PREFERRED:** [hsbhome@aol.com](mailto:hsbhome@aol.com) FAX: (404)393-0594 Phone: (404)725-5281

Approval: \_\_\_\_\_ Denial: \_\_\_\_\_ Date: \_\_\_\_\_ By: \_\_\_\_\_

\*Approval void after 90 days if not completed

**Date Application Received:** \_\_\_\_\_

Form Rev. 10-2014

# Keeping Undesirables Away This Season



Ashley Frasca is host of the radio show Green and Growing, heard on 95.5 WSB Radio every Saturday from 6-9:00 a.m. For gardening tips, information, and advice, follow her Facebook page: [Facebook.com/greenandgrowingsb](https://www.facebook.com/greenandgrowingsb)

Spring has sprung! The possibilities this time of year are endless for those who love gardening and being outdoors. Yes, Mother Nature has a funny way of reminding us who's in charge though, as April can still bring freezing temperatures across the south east.

But while homeowners are busy dusting off patio furniture, mowing lawns and tending to busy bird feeders, the things we don't enjoy are emerging this time of year too!

With warmer, wetter weather comes mosquitoes, snakes, and deer. Be ready to keep these pests away with these few, simple tasks.

University of Georgia Extension Service and others share the following acronym to help homeowners control wildlife damage. "HERL method includes a step-by-step approach to addressing a damage problem: H - habitat modification or harassment; E - exclusion, including fencing; R - repellent or removal; and, finally, L - lethal control."

## Mosquitoes



- ▶ Control them naturally by making adjustments to the surrounding landscape. Larvae need standing water, so eliminate the water that ponds on tarps, in buckets and pots, or in clogged gutters.
- ▶ For water features like ponds and birdbaths, invest in Mosquito Dunks. They're safe for birds and fish.
- ▶ Have an oscillating fan running while

enjoying time outdoors.

- ▶ Rather than treating the entire outdoor area indiscriminately, keep repellents like Off, Deet or Skin So Soft on hand.
- ▶ Finally, avoid dark clothing. Yep! Apparently that's what they're attracted to. Who knew?!

## Snakes



- ▶ They're going to be active in landscapes near water no matter what, so expect to see them.
- ▶ Know the difference between the 'good' guys and the venomous snakes. The four venomous snakes found in this area are copperhead, cottonmouth, coral snake and timber rattlesnake.
- ▶ When working around thick ground cover, water, or brush, make as much noise as possible to scare them away.
- ▶ Eliminate brush, lumber and junk piles near the house and common areas. These places are protected and safe from predators.
- ▶ Eliminate their food source, which may be small rodents. Have an extermination company out to help if rats and mice are a problem.
- ▶ Do NOT toss mothballs outside as repellents! It is a violation of pesticide laws and is therefore illegal, to endanger humans and other mammals outside in this manner.

## Deer

- ▶ This is where the HERL method comes in handy! Harassment would include sounds and dogs on the property.
- ▶ Exclusion, which includes fencing, can be costly but is often effective if built tall enough. Recently on my radio show, a wildlife management specialist said to monitor the paths they take through the yard, and keep the plants that they like to browse out of those areas.
- ▶ Many repellents use smell and taste to deter deer. Scented repellents often employ a rotten egg smell or coyote urine. Believe it or not, deer are picky about taste and texture.
- ▶ For a thoughtful list of plants that deer don't prefer, visit the University of Georgia Extension website, and search "deer" in their publications.



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SuperiorPRO.com



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# POLLEN

**Y**uck. It comes in through the window, the window that is open so you can smell the sweet smells of spring.

It comes in on your clothes after working in the garden. It comes in from your garage where it has been hitch hiking on your car for the past 2 weeks.

However it is not the only yuck in your house. Dust, mold, little bugs and other trash can find its way into your vents and settle in your ductwork.

How do you keep your ductwork clean in order to keep that yuck out of the air that you are breathing?

Well, to start with you can change the filter on your furnace on a regular basis. Almost all of the air in your house passes through the filter at some point, keeping the filter clean can help keep your air clean.

## **But what about cleaning those ducts? You know they are just loaded with yuck. What's the deal with duct cleaning?**

Here are a couple of things you should know about cleaning your ducts, or as I like to call, 'Duct Sucking'.

- ▶ Maybe one of the biggest scams in the home services field unfortunately, centers on cleaning your duct work. I am talking about carpet cleaning companies that say they can clean your air ducts for some really cheapo amount – and by the I mean like \$49.95 - "As long as we are here" then all they do is vacuum around your registers and if you are lucky they stick the vacuum 2 ft. into your duct.
- ▶ For your information – a good thorough duct cleaning by a professional will run you in your average sized home \$500 - \$600.

While I don't generally give out prices here I will in this instance to illustrate A – that it is a serious procedure that calls for serious money and 2 – to show you how ridiculous and how little work or good you will get out of a \$49.95 deal.

## **This is really when you should absolutely have your ducts cleaned:**

- ▶ Immediately after you move into a newly built home. Lots of construction debris, saw dust, dry wall scraps, and Doritos bags end up in the duct work of a newly build home.
- ▶ And after that every 4-6 years. Lemme repeat that, every 4-6 YEARS is sufficient.

(This is unless you have someone in the house with breathing problems. If that is the case, then you should get your hvac man/lady out to your house to upgrade your furnace filtration situation. That is money better spent than on a yearly or every two year duct cleaning scam.)

I will repeat: every 4-6 years. The beauty of this is that a good, honest, reputable duct cleaning company will agree that it is not a yearly maintenance project, and that you can go years in between cleanings.

One more thing. A quality duct cleaning company will/should clean your drier vents too. Hey - they are also ducts...

If your duct suckers can pass the mustard on all that, you are on to a good one. Get your ducts cleaned. Then do it again.

In 2029.



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household repair and home improvement expert! He provides a multitude of tips and advice on planning, building and fixing up around the house. Follow Dave on his Facebook page: [Facebook.com/thehomefixitpage](https://www.facebook.com/thehomefixitpage)



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# Waiting to plant until after Easter?

## Tax Day may be a better rule of thumb!

Easter's calendar date is variable, so a better rule of thumb may be to wait to plant sensitive plants until after Tax Day.

Spring temperatures in Atlanta are highly variable, and a wise gardener should always note which plants are more cold hardy versus tender during a cold snap.

The old adage "wait to plant until Easter" is usually good advice, however Easter's calendar date varies year after year -- and some years, it is as early as March 23!

That lines up with the average last spring freeze date for the Atlanta area, but the latest freeze on record did occur on April 25, 1910.

With that said, the majority of the killing freezes should be done before April 15, which is Tax Day -- so perhaps that is the better "rule of thumb" date!

### WHY THE EXTRA CAUTION AROUND THE SPRING FREEZE?

Often, temperatures will swell in February and March before dropping in early April. This happened in 2007 when temperatures trended well above average in March before crashing into the low to mid 20s in early April.

**95.5 WSB** "Wait to Plant Until After Easter"  
BEWARE THE SPRING FREEZE

**March 23**  
Average Last Spring Freeze

Record Earliest: Feb 5, 1880  
Record Latest: April 25, 1910

The April 6-9, 2007 killing freeze arrived just in time for the Easter holiday, when temperatures dropped into the mid 20s as far south as Middle Georgia.

According to NOAA, the Easter 2007 freeze resulted in a state-wide agricultural production value loss of \$257.5 million, with peaches, blueberries and apples experiencing the most freeze damage.



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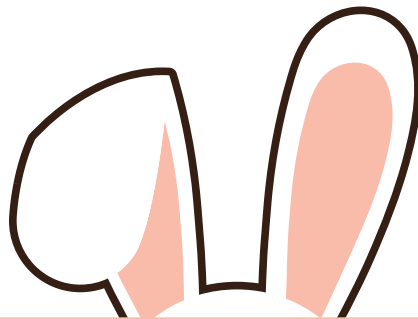
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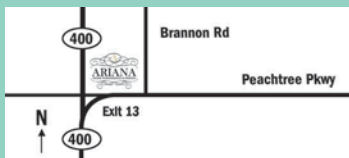
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Horseshoe Bend Sales Activity Jan. 1st, 2023 to Mar. 31st, 2023	# Sold	Avg. List Price	Avg. Sale Price	Avg. Seller Paid Cost	Avg. \$/SF	Avg. Days List to Sale	Avg. Net +/- List
Horseshoe Bend (All)	12	\$761,650	\$746,958	\$4,875	\$207	85	(\$19,567)
Willow Lake	1	\$525,000	\$397,000	\$0	\$142	229	(\$128,000)
Carriage Lake	0	n/a	n/a	n/a	n/a	n/a	n/a
Highlands / Villas	2	\$602,450	\$554,750	\$1,000	\$237	125	(\$48,700)
Estates / River Highlands / Heritage	3	\$970,000	\$988,333	\$6,000	\$204	98	\$12,333
Clubsides / Brookside / Fairways	2	\$825,000	\$821,000	\$375	\$283	44	(\$4,375)
Brentwood	1	\$775,000	\$805,000	\$6,000	\$125	28	\$24,000
Riverlinks / Village on the Green	3	\$691,633	\$681,667	\$10,583	\$189	43	(\$20,550)
The Glens / Belmont Place	0	n/a	n/a	n/a	n/a	n/a	n/a

\*The basis for all data is derived from the First Multiple Listing Service, Inc. (FMLS) and excludes any "off-market" sales activity

*If ever buying or selling a home, I request the opportunity to earn your business, with the goal of exceeding your expectations in both service and sale.*

*Sincerely,  
David Cooke*



*"David is the BEST and was the Realtor I needed. In addition to advising me on things I could do to be best prepared to sell, he had all the contractors to get the work done. He did everything and more to have all things ready. I am very pleased with the sale outcome and highly recommend David!"*

**Dianne Miller ~ Horseshoe Bend**

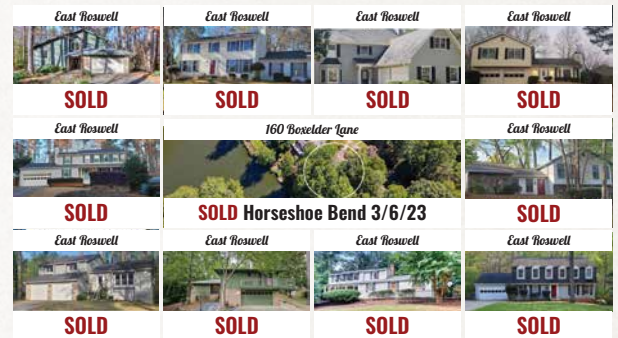


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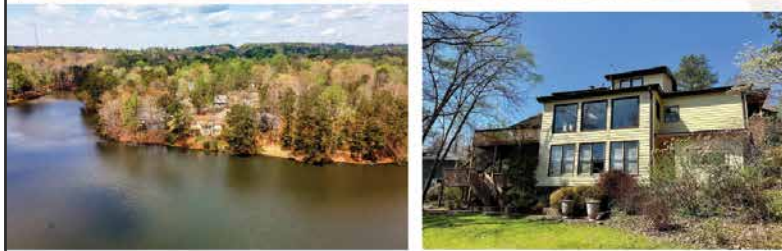
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<b>Water Heaters</b>	
Serv'all Plumbing-Water Heaters .....	770-917-1852
<b>Window Cleaning</b>	
Marietta Window Company .....	678-859-7481
<b>Window Replacement</b>	
Window Traditions of Georgia .....	678-672-1963

# COMMITTED TO HORSESHOE BEND

#1 ROSWELL TEAM SINCE 2015



300 BRAYWARD CHASE | HORSESHOE BEND  
UNDER CONTRACT IN 4 DAYS | SOLD \$1,015,000



765 DANBRIDGE WAY | HORSESHOE BEND  
UNDER CONTRACT IN 7 DAYS | SOLD \$1,180,000

We are pleased to announce, over the last 12 months, Robin Martin & Associates has SOLD 3 listings in Hoseshoe Bend over a million-dollars.

After attempting to Sell with 2 prior brokers, the Sellers of 300 Brayward Chase called Robin Martin & Associates and we got the job done!

Why do our listings in Horseshoe Bend and Roswell sell for record prices and faster than the rest?

*#1 Agent/Team in Roswell since 2015*

*#2 True local expert*

*#3 Unique marketing platform*

*#4 Free listing prep concierge service*

If your interested in getting top-dollar for your home, give us a call.

*-Robin Martin*

**Call 678-665-0202 To Get Top Dollar**



3130 HAYNESBROOKE LN | HAYNESBROOKE  
UNDER CONTRACT IN 1 DAY | ASKING \$1,050,000

**HORSESHOE BEND  
LAST 12 MONTHS**



**ALL  
OTHERS**

<b>AVERAGE SALES PRICE</b>	<b>\$1,057,500</b>	<b>\$707,538</b>
<b>HOMES SOLD</b>	<b>4</b>	<b>64</b>
<b>AVG. DAYS ON MARKET</b>	<b>5</b>	<b>18</b>

SOURCE: FMLS 3/22/2023

678.665.0202 (ROBIN DIRECT)  
770.663.7291 (KW OFFICE)

ALL INFORMATION DEEMED ACCURATE BUT IS NOT WARRANTED.  
EQUAL HOUSING OPPORTUNITY!

**robinmartin** | **kw** KELLERWILLIAMS, REALTY  
and associates NORTH ATLANTA

# *Navigating the Luxury Real Estate Market is easy with Russ Robinson.*



**Custom build your dream home on one of these gorgeous lots at 12720 Bethany Road Alpharetta, GA 30009. We have a 3.51 acre lot, we have a 1.71 acre lot, we have a 1.41 acre lot, or you can build at 1580 Mayfield Rd. We have 5 lots that are 0.62 acres per lot. Prices start at \$1,999,000 for 4000 sq. ft. on a slab with a 3 car garage. Contact me for more details.**



## **RUSS L. ROBINSON**

*Horseshoe Bend resident for 23 years.*

*Extensive experience to represent sellers and buyers.*

*Atlanta Communities #1 Agent • Over \$600,000,000 in Sold properties*

**Certified Distressed Property Expert (CDPE)**

**Certified Investor Agent Specialist (CIAS)**

2650 Holcomb Bridge Road, Ste 250 | Alpharetta, GA 30022

**(O) 678.666.1407 | (F) 678.666.1408 | Russ 770.335.7677**

**russ@russlrobinson.com | www.russlrobinson.com**