



# News From AROUND THE BEND

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

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Horseshoe Bend Community Assoc.

11175 Cicero Drive | Ste 100  
Alpharetta, GA 30022

**ADVERTISE IN LOCAL COMMUNITY NEWSLETTERS!**

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



# Moving With Mitch!



## Real Estate Q&A: Ask the Expert

### Question of the Month:

“What is the difference between a real estate agent, a real estate broker, and a Realtor?” – *Chloe Grimes, first-time buyer*

Great question!

**A real estate agent is anyone who is licensed to help people buy and sell residential or commercial property.** In order to obtain a real estate license, agents must complete a certain minimum number of classes and pass an examination prescribed by the State. Real estate agents also need to complete a certain amount of continuing education courses before their licenses can be renewed. *FYI, as of April 2023, there were approximately 7,200 licensed real estate agents in the State of Georgia.*

**A real estate broker is a real estate agent who has expanded his/her resume with additional licensing and training requirements** and can hire other real estate agents. A broker can also run a real estate company. Real estate agents cannot run their own real estate company – they must affiliate with a real estate brokerage firm managed by a real estate broker. In Georgia, one must hold a real estate agent license for at least 2 years before they can attempt to obtain a real estate broker’s license.

So, what is a Realtor, and how does a Realtor differ from a real estate agent or broker? **A Realtor is a trademarked term that refers to a real estate agent (or broker) who is an active member of the National Association of Realtors (NAR), and thereby agrees to subscribe to the NAR’s Code of Ethics.** *The Code of Ethics is essentially the “secret sauce” of being a Realtor, and consists of 17 Articles, 71 supporting Standards of Practice, and 131 explanatory case interpretations.* The Code was founded on the principles of the “Golden Rule” and requires that Realtors cooperate with each other to further the best interests of consumers and their clients. The Code demands respect for each other’s exclusive relationships with clients and keeps disputes between members “in the family” by requiring Realtors to arbitrate or mediate conflicts. NAR members are required to complete periodic training on the Code of Ethics as a condition of continued membership.

FYI, I obtained my initial real estate license in 1986, and also became a Realtor at that time. Then in 1989 I obtained a real estate broker’s license, and have been a broker & Realtor ever since (yup, 37 years of happy real estate experience!).

**Whether buying or selling, you will be best served by working with a Realtor and a Broker: Mitch Falkin.** 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 HSBCA 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**

205 Willow Brook Dr



**JUST LISTED**

465 Sassafras Ln



**JUST LISTED**

2725 Misty Morning Ln



**UNDER CONTRACT**

294 Laurel Ln





## BOARD OF DIRECTORS

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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)



## 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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# RIVERBOAT JAZZ BAND RETURNS TO HORSESHOE BEND FOR FREE LABOR DAY CONCERT

Do you like music? How about free music? Do you like Dixieland music? How about free Dixieland music? Well, you are in luck! Thanks to the leaders of the Horseshoe Bend Community Association, the Riverboat Jazz Band, a Roswell-based Dixieland Band, is coming back to Horseshoe Bend for a free afternoon concert. The eight-member Band is delighted to be invited back to performing again after the weather knocked us out last year.

Called some of the “happiest” music ever written with many up-tempo melodies, Dixieland music has been enjoyed for generations and endears cities like New Orleans and Memphis where many of the songs originated.

In this performance, the Band will delight you with many of your all-time favorite Dixieland tunes, like “Basin Street Blues”, “Muskrat Ramble” and, of course, “When the Saints (you know the rest).” The Band only sings on one song, but if you know the words to any of the songs, you are welcome to sing along.

**DATE:** Labor Day, Monday Sept. 4, 2023

**TIME:** 2:30 p.m. - 4 p.m.

**WHERE:** Steeplechase Road, Carriage Lake gazebo in Horseshoe Bend

**INFO:** 404-725-5281

So, bring a chair, a blanket, or just sit on the grass overlooking beautiful Carriage Lake while the Band entertains you as it plays from the Lake’s gazebo.



# HORSESHOE BEND ROSWELL FRIENDS CHARITY GOLF TOURNAMENT SET FOR SEPT. 25

The Horseshoe Bend Roswell Friends group is currently planning for the 5th Annual Roswell Friends Charity Classic Golf Tournament! The tournament, which has raised over \$100,000 benefitting Children's Healthcare of Atlanta, is looking for local businesses interested in sponsoring this year's event.

Event sponsorship costs \$500 and you are welcome to set up a display and interact with our golfers on the day of the event. There are also Event Sponsor Foursomes available for \$1400.

The Horseshoe Bend Roswell Friends group is a volunteer group of women who put together fundraising events throughout the year benefiting Children's Healthcare of Atlanta. The majority of the group is made up of working moms with a passion for supporting CHOA who know firsthand how amazing it is to have access to such an amazing healthcare network for our children.

Lastly, we always welcome prize donations that we will use for our raffle and silent auction events.

Please email Monica Berndt at [monica733@yahoo.com](mailto:monica733@yahoo.com) if you are interested in more information on supporting this year's event.



**Children's**  
Healthcare of Atlanta

**Date: Monday, September 25**

**Time: 8 a.m. registration and  
9 a.m. Shotgun start**

**Location: Horseshoe Bend Country Club**

**Registration: <https://bit.ly/CHOAgolf>**



## ROSWELL RIVERSIDE SOUNDS CONCERTS CONTINUE

The City of Roswell continues its 23rd annual season of Roswell Riverside Sounds 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 next concert of the series will be held Aug 26 with **Jake La Botz**, a Blues, Rock-n-Roll, Gospel, American folk performer.

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 last. 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, 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).



*Jake La Botz*

## REFLECTING CHANGE AT HSB ENTRANCE

It all started with a kind request from HSB resident Robert McGuire: Could the Horseshoe Bend Community Association help make the front entrance more visible for drivers – primarily at night?

In looking at other communities like Martins Landing, it was clear to the Board that the City of Roswell has helped other communities with entrance visibility. So, we too reached out to officials at City of Roswell.

Thanks to the support from Dave Cox, Deputy Director, and other hard-working individuals from the city, we now have a more visible front entrance.

It is good to celebrate the small victories.



## GARDEN CLUB TO HOST KICKOFF LUNCH SEPT. 11

Please mark your calendars for Monday, Sept. 11. The Horseshoe Bend Garden Club will host its annual luncheon at a local restaurant to be determined. Dues are \$35 for the year. We have one event a month from September to May. For more details, email Sandy at [sandyhutto@hotmail.com](mailto:sandyhutto@hotmail.com).

Interested members are encouraged to attend the luncheon, where the year's activities will be outlined on a flyer for you to take home. Prior to each event, we will email members with all of the details. We have a fun and exciting 2023 - 2024 season planned! Several speakers have been lined up, as well as field trips. We plan to go the Athens State Botanical Gardens. We will also travel by chartered bus to Hill and Dale Estates. These are just a couple of the adventures planned. More details will be provided at the meeting. We look forward to seeing you all this Fall. Enjoy you the rest of your summer!

# CENTENNIAL KNIGHT FOOTBALL 2023 SCHEDULE

8/18 @ WHEELER

8/25 vs ROSWELL

9/8 @ ETOWAH

9/15 vs WESTMINSTER

9/22 @ KELL

9/29 vs CHATTAHOCHEE

10/6 vs CAMBRIDGE

10/20 vs NORTH SPRINGS

10/27 @ NORTHVIEW

11/3 @ GREATER ATL CHRISTIAN

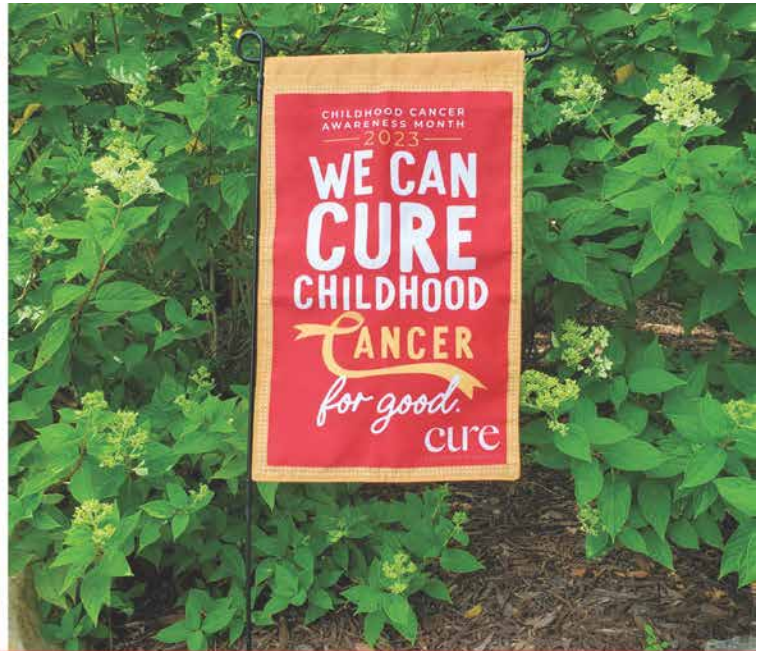
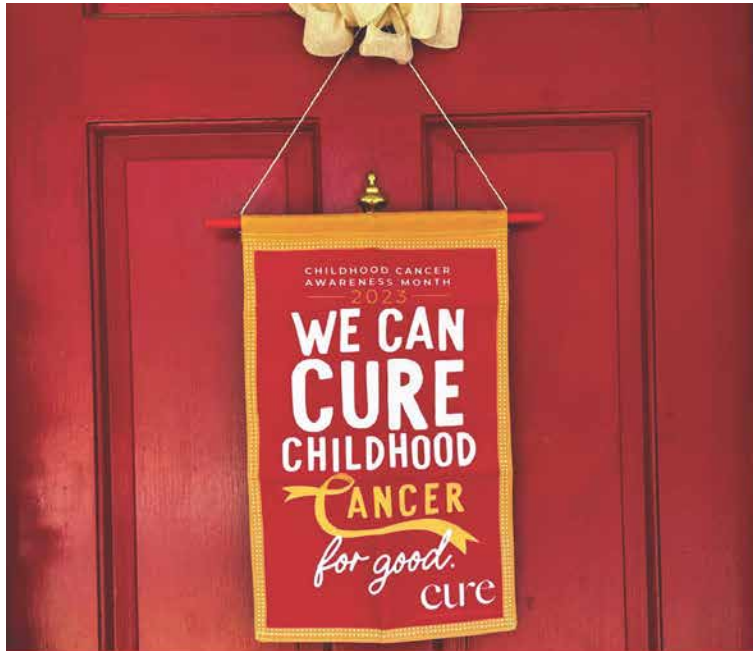
# SUPPORT CHILDHOOD CANCER MONTH THIS SEPTEMBER

Let's line the streets of Horseshow Bend this September for Childhood Cancer Awareness Month. Money raised from flag sales will benefit CURE Childhood Cancer's research initiatives and enable us to provide tangible help to families fighting childhood cancer. We would love to see a CURE garden flag near every mailbox, on your front door, in a planter, or in your yard!

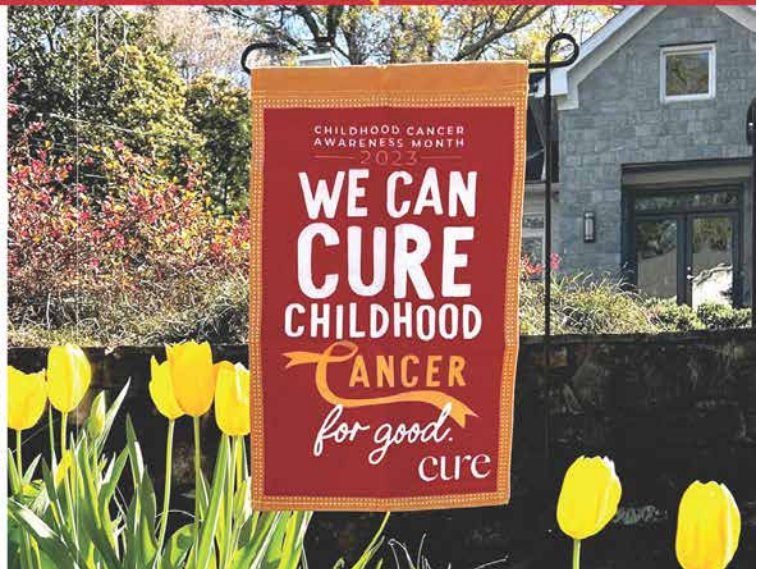
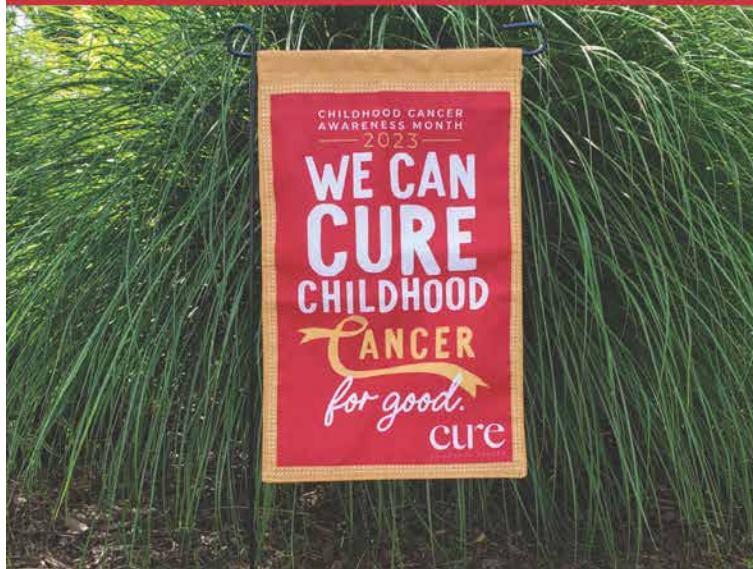
Flags are on sale now at [cureflags.org](http://cureflags.org)

Simply select GA, Fulton County, Horseshoe Bend, and Celeste Cooks.

You can get this beautiful decoration and support CURE's efforts to cure childhood cancer...for good. Thank you for your support!



**WE CAN CURE** CHILDHOOD **CANCER** *for good.*



**cure**  
CHILDHOOD CANCER

**FLAG SALES OPEN JULY 17**  
**ORDER AT: [cureflags.org](http://cureflags.org)**

# CLASSIFIEDS

## RELIABLE AND TRUSTWORTHY COLLEGE AGE BABYSITTER AVAILABLE (CPR/AED/FIRST AID CERTIFIED)

My name is Skyler, and I am a rising junior at Samford University in Birmingham, Alabama. I am a high school graduate of Mount Pisgah Christian School, and lifetime resident of Horseshoe Bend. I am mature and responsible, with dependable transportation, and have a flexible schedule this summer from the beginning of June until the end of August. I have several years of experience caring for infants and children of all ages in the Horseshoe Bend community and have many fun and creative activity ideas to entertain your kids. Several Horseshoe Bend references are available, upon request. Please call or text: 770-335-2085.

## FREE PADDLE BOAT

Sits 2 adults and 2 kids. A few years old but works well, just needs some cleaning. Just come get it! 678 361-2008

## PING GOLF CLUBS FOR SALE

Ping SR regular graphite shaft golf clubs. 410 irons. 7 irons. 4 woods-driver, 3, 5, & 7. One rescue club. Like new. \$900  
770-833-5286.

## 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 a recent graduate of 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@mountvernon.school.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.

## MOTHER'S HELPER / BABYSITTERS AVAILABLE. TWO FOR ONE DEAL!

Hi! Our names are Caitlin and Victoria. We've lived in Horseshoe Bend for over 13 years and 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 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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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



## THE HISTORY OF

# LABOR DAY

*Observed on the first Monday in September, Labor Day pays tribute to the contributions and achievements of American workers. It was created by the labor movement in the late 19th century and became a federal holiday in 1894. Labor Day also symbolizes the end of summer for many Americans, and is celebrated with parties, parades and athletic events.*

Labor Day, an annual celebration of workers and their achievements, originated during one of American labor history's most dismal chapters. In the late 1800s, at the height of the Industrial Revolution in the United States, the average American worked 12-hour days and seven-day weeks in order to eke out a basic living. Despite restrictions in some states, children as young as 5 or 6 toiled in mills, factories and mines across the country, earning a fraction of their adult counterparts' wages. People of all ages, particularly the very poor and recent immigrants, often faced extremely unsafe working conditions, with insufficient access to fresh air, sanitary facilities and breaks.

**Congress would not legalize the holiday until 12 years later, when a watershed moment in American labor history brought workers' rights squarely into the public's view.**

As manufacturing increasingly supplanted agriculture as the wellspring of American employment, labor unions, which had first appeared in the late 18th century, grew more prominent and vocal. They began organizing strikes and rallies to protest poor conditions and compel employers to renegotiate hours and pay. Many of these events turned violent during this period, including the infamous Haymarket Riot of 1886, in which several Chicago policemen and workers were killed. Others gave rise to longstanding traditions: On September 5, 1882, 10,000 workers took unpaid time off to march from City Hall to Union Square in New York City, holding the first Labor Day parade in U.S. history.

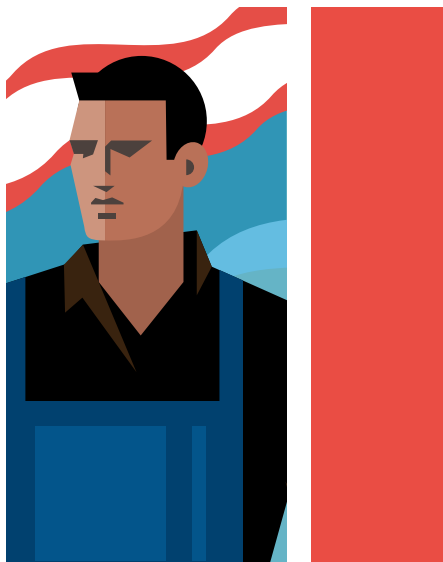
The idea of a "workingmen's holiday," celebrated on the first Monday in September, caught on in other industrial centers across the country, and many states passed legislation

recognizing it. Congress would not legalize the holiday until 12 years later, when a watershed moment in American labor history brought workers' rights squarely into the public's view. On May 11, 1894, employees of the Pullman Palace Car Company in Chicago went on strike to protest wage cuts and the firing of union representatives.

On June 26, the American Railroad Union, led by Eugene V. Debs, called for a boycott of all Pullman railway cars, crippling railroad traffic nationwide. To break the strike, the federal government dispatched troops to Chicago, unleashing a wave of riots that resulted in the deaths of more than a dozen workers. In the wake of this massive unrest and in an attempt to repair ties with American workers, Congress passed an act making Labor Day a legal holiday in the District of Columbia and the territories. More than a century later, the true founder of Labor Day has yet to be identified.

Many credit Peter J. McGuire, cofounder of the American Federation of Labor, while others have suggested that Matthew Maguire, a secretary of the Central Labor Union, first proposed the holiday. Labor Day is still celebrated in cities and towns across the United States with parades, picnics, barbecues, fireworks displays and other public gatherings. For many Americans, particularly children and young adults, it represents the end of the summer and the start of the back-to-school season.

Source: [www.history.com/topics/holidays/labor-day](http://www.history.com/topics/holidays/labor-day)



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## New on the Market In Historic Downtown Roswell



**UNDER CONTRACT IN 4 DAYS**

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*your trusted, local  
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**Susan Jankoski**

NORTH ATLANTA OFFICE

c. 678.428.1232 | o. 770.284.9900

SusanJankoski@AnsleyRE.com

ANSLEYRE.COM | 31 CHURCH ST, ALPHARETTA, GA 30009 | 770.284.9900

All data believed to be accurate but not warranted. If you have any existing brokerage relationship, this is not intended as a solicitation.  
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# Summertime Fun in Roswell, GA



## ARTAROUND: Pathways

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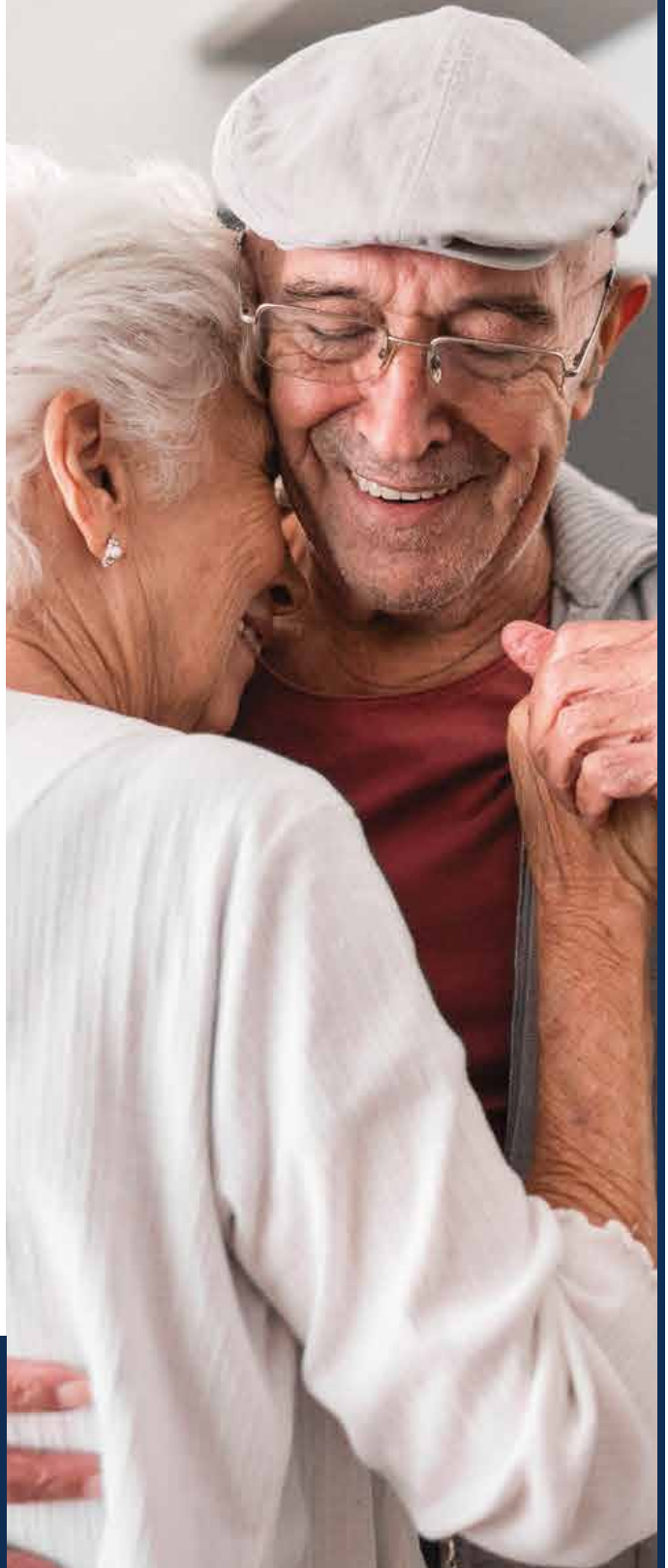
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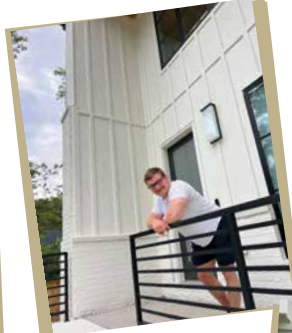


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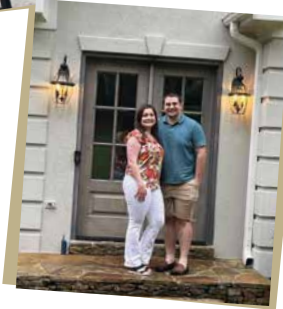
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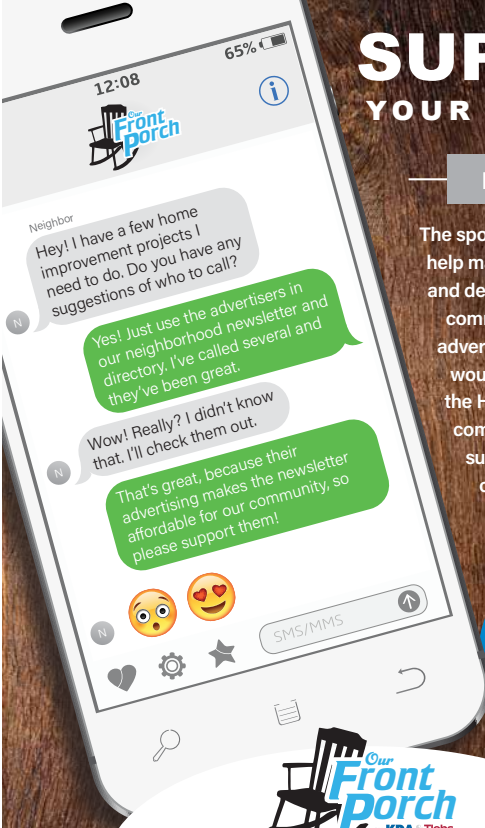


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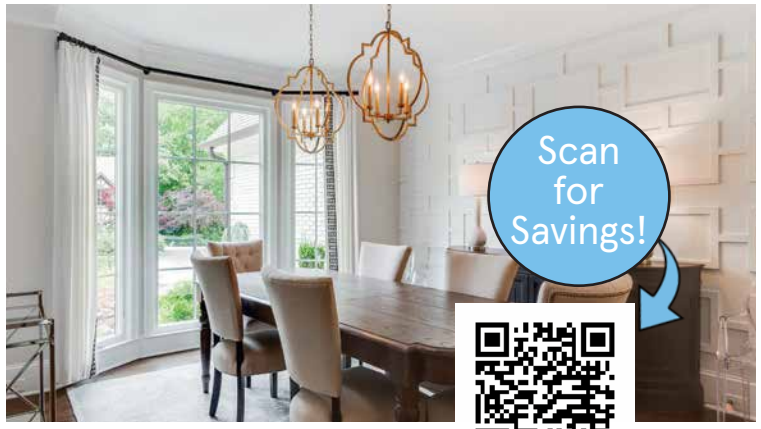
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AVG DAYS ON MARKET	35
SOLD \$ / LIST \$	100%

FMLS: JULY 26, 2023, DOM = TOTAL DOM. SOLD / ORIGINAL BASED ON MEDIAN



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