



News From AROUND THE BEND

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

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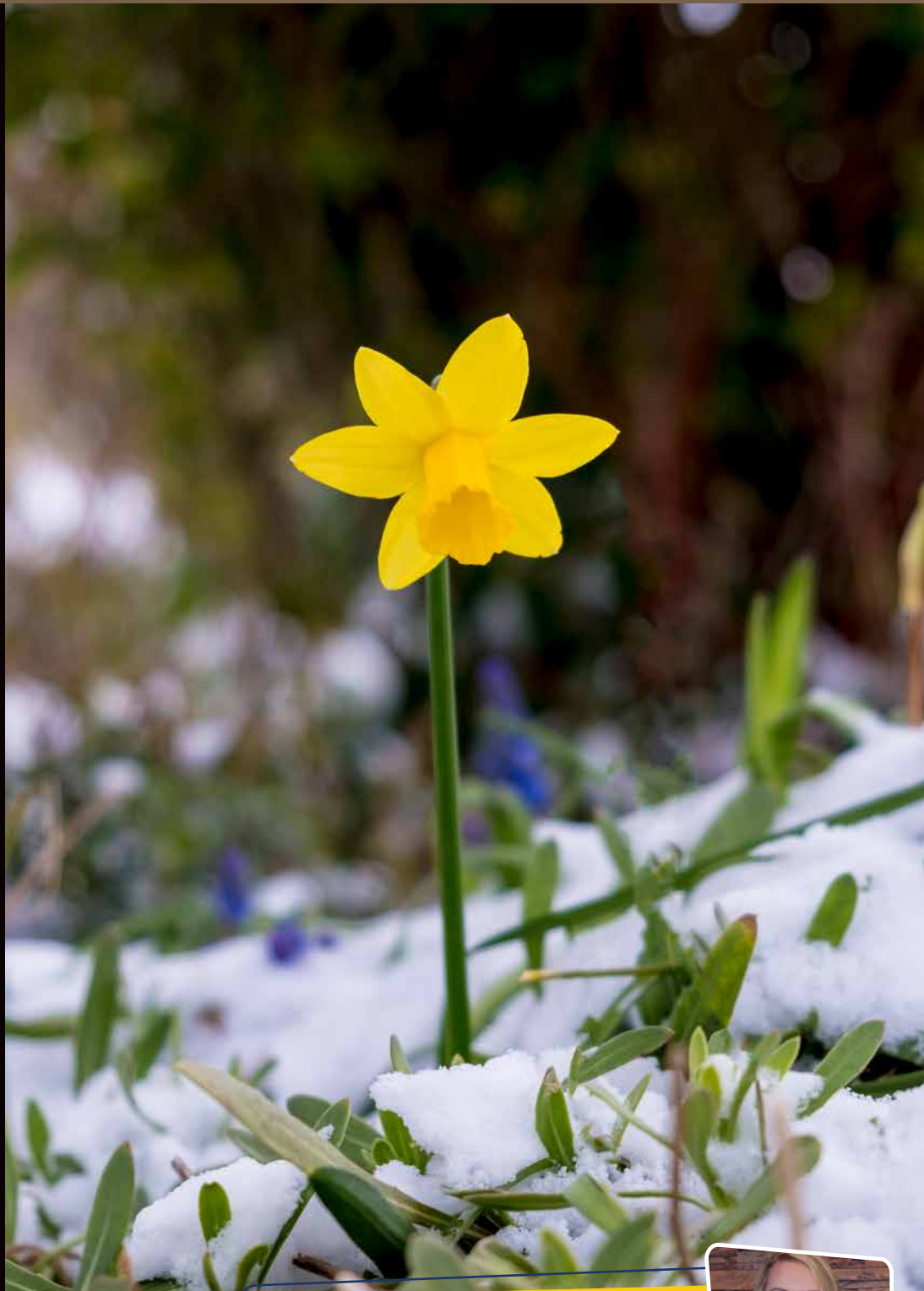
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Horseshoe Bend Community Assoc.

1175 Cicero Drive | Ste 100
Alpharetta, GA 30022



**INTRODUCING YOUR FAVORITE
95.5 WSB PERSONALITY!**

ATLANTA'S NEWS & TALK

Weather by Christina. LOOK ON PAGE 14 FOR MORE!





Moving With Mitch!



Real Estate Q&A: Ask the Expert

Question of the Month:

“Are you having the Horseshoe Bend Spring Neighborhood Garage Sale this year? When is it, and how can I sign up?” ” – *Many HSB Residents*

The 17th Annual Horseshoe Bend Spring Neighborhood Garage Sale is officially scheduled for Saturday, April 15, 2022, from 8:00 am to 2:00 pm!

Here’s how it works: **The neighborhood garage sale is open to everyone 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 my job is to handle the rest: I promote the event as a HUGE neighborhood-wide sale, I’ll provide uniform Garage Sale signs to every participant, I’ll register the event with the City of Roswell, I’ll maintain the event website, and I’ll keep the participants informed.

In a nutshell: I’m the organizer for the event, you can just hold your own garage sale. In past years we have had as many as 125 individual garage sales...but any number works fine. And believe me, it’s really a lot of fun to either hold a sale or go visit a bunch of your neighbors’ sales... or both. One important thing to know: This is a “Rain or Shine” event, there is NO rain date. The event website is:

www.HorseshoeBendGarageSale.com

We have made it very easy sign up: go to the website home page, scroll down, and click on the “Sign Up Here” button. There are only 4 questions you need to fill out: Your name, email address, the products you will be selling, and your address. That’s It! And this is flexible: if you sign up and later cancel: **no problem!** If you want to hold your sale at hours other than the advertised hours: **no problem!**

For those looking to shop, the website generates a list of all the participating addresses, what each address is selling, and has an embedded street map showing where each individual sale is located... but for security purposes, it will NOT show the names or contact info of any participant.

If you have any questions about the sale at this time, please reach out to me at (770) 330-2374 or mitch@movewithmitch.com and I will do my best to answer your questions. And of course, if you are thinking about buying or selling a house, I hope you will choose me as your veteran neighborhood Realtor; so you too can “Moving with Mitch!” before or after the garage sale.

**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.



200 Pitch Lake Lane



8865 Steeple Chase Dr



202 Beckton Circle



135 Bridle Trail Court





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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



WELCOME TO HORSESHOE BEND!

NEIGHBORHOOD DIRECTORY

Access HSB Neighborhood Resident Directory online at: bit.ly/HSBdirectory



COVENANTS / BYLAWS

You can access the covenants and bylaws by going to the website at 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
Request Questions or to
Request a Recycling Bin:**
678-240-9137

CONTACT US TODAY! 770-623-6220 • sales@kda-communications.com

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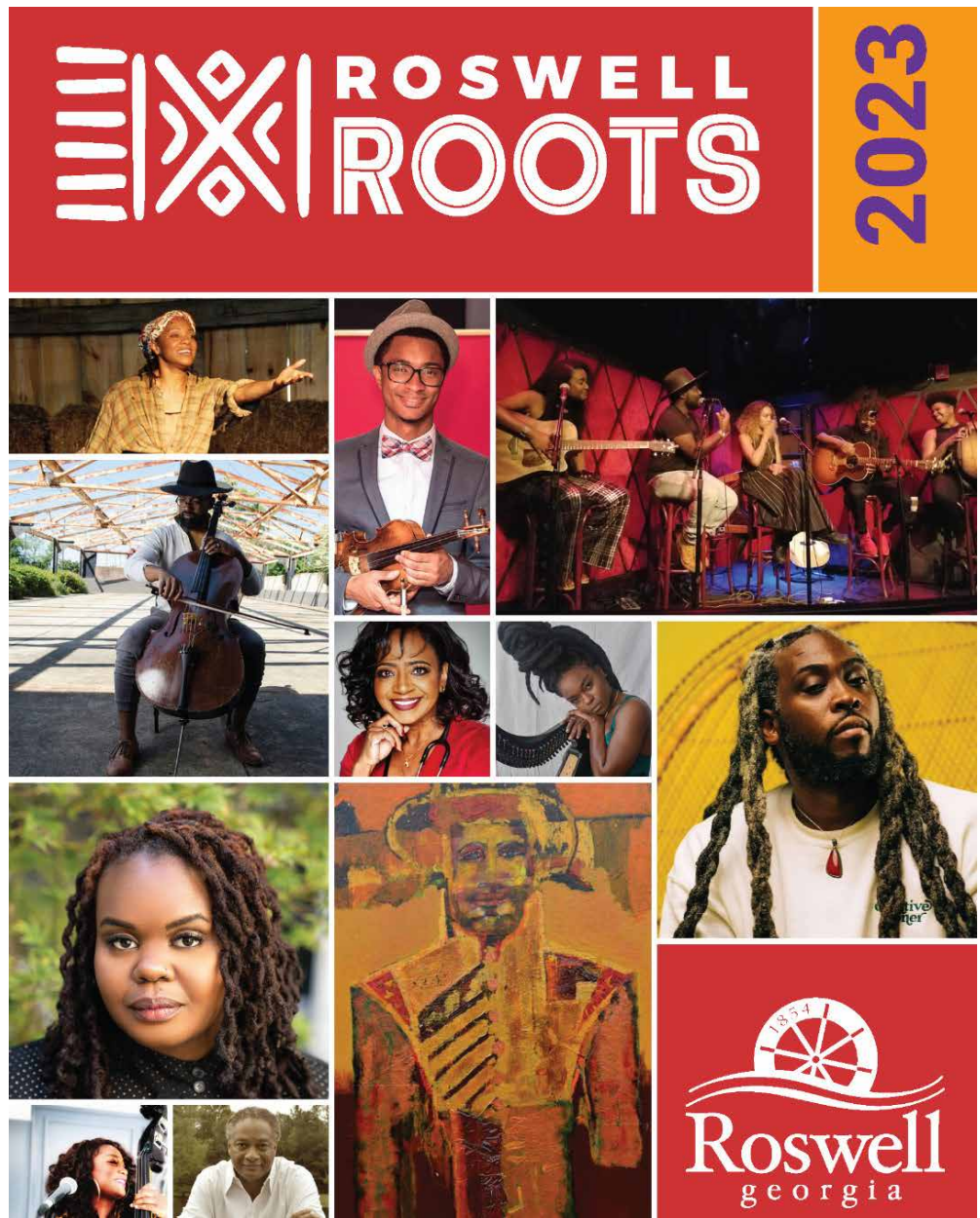
ROSWELL CELEBRATES BLACK HISTORY MONTH

For more than twenty years, the City of Roswell has partnered with Roswell Roots to bring forth a month-long celebration of Black history, art and culture. The Roswell Roots Festival takes place throughout the month of February providing educational and poetic storytelling, art exhibits, health and wellness, and live musical and theatrical entertainment to tell the story of Black history in Roswell, Georgia.

The Roswell Roots Festival will feature over twenty in-person and virtual events. For more information and the full list of events, tickets and registration, please visit www.RoswellRoots.com.

► **Black Health & Wellbeing:** Saturday, February 25 at 10:00 AM, Roswell Adult Recreation Center (830 Grimes Bridge Road), is an educational day with interactive demonstrations, medical professional speakers, and engaging storytelling to focus on the importance of positive health and wellbeing.

The Roswell Roots Festival is an opportunity for the community to celebrate and connect to Black history, art and culture during Black History Month in Roswell. The festival occurs throughout the month of February, with some art exhibits lasting through the month of March.



The top section features a red banner with the 'ROSWELL ROOTS' logo in white, which includes a stylized 'X' symbol. To the right, a vertical orange bar contains the year '2023' in blue. Below the banner is a collage of images: a woman in a plaid shirt pointing, a man in a suit playing a violin, a band performing on stage, a man playing a cello, a woman in a red top, a woman in a blue top, a man with dreadlocks, a woman with dreadlocks, a man in a white shirt, and a painting of a man in a military-style uniform. The bottom right corner of the collage features the Roswell Georgia logo, which includes a wheel icon with '1874' and the text 'Roswell georgia'.



HSB GARDEN CLUB COLLECTS OVER 300 POUNDS OF CHRISTMAS LIGHTS

The Horseshoe Bend Garden Club would like to thank our fellow neighbors for helping us to be so successful with the holiday lights recycle efforts! We had three bins in various parts of the neighborhood and one at the East Roswell Library. We collected hundreds of lights weighing over 300 pounds and took them to our Roswell Recycle Center to have the wires extracted and recycled. This is a wonderful effort and a great way to help our environment! The recycle center has a special machine just for this purpose and you all helped to make it a worthwhile endeavor. We hope to make this an annual collection. In the meantime, we hope you will visit the recycle center for those items than cannot go into our recycle bins.

Dues are Due!

Annual Homeowners Assessment for 2023

Due now

\$520.00 (same as 2022)

Make payment to:



Horseshoe Bend Community Association, Inc.
11175 Cicero Drive, Suite 100
Alpharetta, GA 30022



WILLS PARK EQUESTRIAN FOUNDATION TO HOST GOLF TOURNAMENT AT HORSESHOE BEND

The Wills Park Equestrian Foundation (WPEF) will hold its 3rd Annual Charity Golf Classic on Monday, March 27, 2023 at Horseshoe Bend Country Club.

WPEF is a 501c3 non-profit raising funds to match a \$5 million City of Alpharetta bond earmarked for the revitalization of the Wills Park Equestrian Center, which sits in the heart of the Alpharetta community. Planning for this year's event is in full force. Each year, the success of our event is largely due to the generous contributions of our Sponsors, Silent Auction, Raffle Item donors, and our Players.

For more tournament information, visit with tournament website at: <https://bit.ly/WPEFgolf>. For questions regarding sponsorship, donations or registration, please contact the foundation at wpefgolftournament@gmail.com.



3RD ANNUAL CHARITY GOLF TOURNAMENT

HORSESHOE BEND COUNTRY CLUB

2100 Steeplechase Lane Roswell, Georgia 30076

Monday, March 27, 2023

8:30am Registration

10:00am Shotgun

Lunch & Beverages served during Play

Reception following Play

Raffles, Silent Auction, and Prizes

WILLS PARK EQUESTRIAN
FOUNDATION

www.willsparkfoundation.com

..... 3RD ANNUAL

WILLS PARK EQUESTRIAN FOUNDATION CHARITY GOLF CLASSIC

.....

HORSESHOE BEND COUNTRY CLUB

March 27, 2023

8:30 AM Check In | 10:00 AM Shotgun Start

PRESENTING SPONSOR - \$10,000

- Naming Rights
- 2 Foursomes Included
- Tournament Signage
- Welcome/Reception Recognition
- Website Presence Logo, Tagline, Link
- Social Media Promotion
- Hole Sponsor with Digital Recognition

GOLD LEVEL SPONSOR - \$7,500

- 1 Foursome Included
- Tournament Signage
- Social Media Promotion
- Welcome/Reception Recognition
- Website Presence Logo, Tagline, Link
- Hole Sponsor with Digital Recognition

SILVER LEVEL SPONSOR - \$5,000

- 1 Foursome Included
- Tournament Signage
- Social Media Promotion
- Welcome/ Reception Recognition
- Website Presence Logo and Link

BRONZE LEVEL SPONSOR - \$3,500

- 1 Foursome Included
- Tournament Signage
- Social Media Promotion
- Website Presence Logo



LUNCH SPONSOR
\$1,500

Welcome/
Reception
Recognition
Website
Presence Logo
Social Media
Promotion

RECEPTION SPONSOR
\$1,000

Welcome/
Reception
Recognition
Website
Presence Logo
Social Media
Promotion

HOLE SPONSOR
\$500

Hole Sponsor
with Digital
Recognition
Website
Presence Logo
Social Media
Promotion

LONGEST DRIVE SPONSOR
- \$500 -

CLOSEST TO PIN SPONSOR
- \$500 -

INDIVIDUAL REGISTRATION - \$250

TEAM REGISTRATION - \$1,000

(4 players)

[Register Here](#)

To register, please visit the website, scan the QR code or contact us at wpefgolftournament@gmail.com or Jacqueline Welch at 404-944-4638



**SPONSORSHIPS
DUE BY:
MARCH 13TH**





Annual Used Book Sale

TWO Weekends

Feb. 9-12 and Feb. 17-19

NEW LOCATION!

King's Market Shopping Center

(between Rasa Sayang and McAlister's Deli)

1425 Market Blvd., Suite 1380

Cash or Venmo only please!

Thank You 2023
Sponsors!



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O: 770-640-6800
KIM THOMPSON, REALTOR®
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O: 770-640-6800

klhometeam@c21connectrealty.com
KLHOMETEAM.COM

Dana Kauffman, Lead Realtor
O: 678-578-2700
C: 404-519-0151

SUSAN JANKOWSKI
678-428-1232
Susan.Jankowski@HarryNorman.com



Thursday, February 9: 5pm-8pm FERL Members Night
Join and/or Renew at the door; Book scanners not permitted

Friday, February 10: 10am-6pm

Saturday, February 11: 10am-6pm

Sunday, February 12: 12pm-4pm

Friday, February 17: 10am-6pm

Saturday, February 18: 10am-6pm

Sunday, February 19: 12pm-4pm \$5 Books by the Bag*
and Free Books for Teachers* (* Sunday, Feb. 19 only)

The Used Book Sale funds after school and summer programming for kids, book purchases, and a variety of classes and programming for all ages and interests. All sale proceeds are donated to the East Roswell Library.

Thank you for your support!

Scan here to join now or renew your membership. You can also visit us online at www.friendsoferl.org





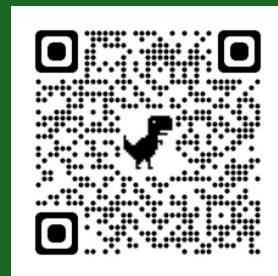
HORSESHOE
BEND CC

THE 1ST ANNUAL GRENEE DOBBS FOUNDATION

SCHOLARSHIP SCRAMBLE GOLF
TOURNAMENT



REGISTRATION & SPONSORSHIP
OPTIONS HERE



MON, MARCH 20TH 2023

SHOTGUN START: 10:00 AM



The Grenee Dobbs
FOUNDATION

EVENT INFORMATION

100% of event proceeds will be donated to local nonprofits, including The Grenee Dobbs Foundation, Family Promise of North Fulton/Dekalb, Fore Hadley Foundation and North Fulton Community Charities.

Get More Info :

GOLF@TGDF.ORG

www.tgdf.org/golf/

Address :

2100 Steeplechase Ln. Roswell, GA,
30076



COUNCILMEMBER CHRISTINE HALL ELECTED ROSWELL MAYOR PRO TEM

At the Jan. 10, 2023 Roswell City Council meeting, Councilmember Christine Hall was unanimously elected to be Mayor Pro Tem of the Council by her fellow councilmembers.

The Mayor Pro Tem is a position held by a councilmember to act as a stand in for the mayor in his absence. The role lasts one year.

“It is an honor to be chosen as Mayor Pro Tem by my peers on the Roswell City Council to serve the residents of this great city,” said Hall. “I would also like to thank Councilmember Michael Palermo for the high standard of service he set as Mayor Pro Tem in 2022.”

Hall was first elected to Roswell City Council Post 3 in 2020. She comes from a background of financial planning and development. She and her husband, George, have lived in Roswell for 30 years and have two children who have grown up in the city. She currently serves as the Council liaison to the Finance Department.

Outgoing Mayor Pro Tem Michael Palermo nominated Hall. The nomination was seconded by Councilmember Lee Hills. Council voted unanimously to approve Hall.



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 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 – 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 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

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.

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

Hi! Our names are Caitlin and Victoria and we are twins! We've lived in Horseshoe Bend for over 12 years and are available as Mother's Helpers or Babysitters on nights and weekends. We have graduated from Babysitter Boot Camp and are certified in the following:

* First Aid * CPR * AED * Emergency Training *

We are trustworthy, reliable, responsible and fun! We are a two-for-one deal! If interested, please contact Mom at (404) 431-1900 or s_tigert@bellsouth.net

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Green & Growing



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/greenandgrowingwsb](https://www.facebook.com/greenandgrowingwsb)



Welcome to 2023! Yes, January is traditionally one of the coldest months here in Georgia, but a little chill shouldn't stop you from getting things done in the landscape.

December saw unusually warm temperatures, so maybe the first month of the new year will surprise us too!

The colder months are the best time to plant new trees and shrubs, so get to digging! Most plants' growth is halted by cooler temperatures, meaning they are less demanding for nutrients, so this time of year the focus is on root establishment and growth. When installing something new, it's always best to surround the base of the plant with mulch, but never up against the trunk or main stem.

Light pruning can be done on trees now. Do corrective and 'clean up' pruning on trees while you can see the branch structure, before they leaf back out. Start by pruning dead or diseased limbs, then ones that are crossing. And while some vegetative growth on the ground has died back, now is a good time to chop bamboo, English ivy and kudzu back while you can get to the main stems of the plant.

Plant things with winter blooms, like pansies and hellebores! Pop them in garden beds, sprinkle a little Osmocote fertilizer around each one, and then cover each with a handful of mulch before watering them in. And there's still time to plant bulbs, like daffodils and irises.

This is the month we're likely to see our first "hard freeze" of the year. But what's the difference between a frost and a freeze? Frost is visible on plants, windshields, etc. and can occur when temps are ABOVE freezing, and it all depends on dew point as well. If the dew point is below freezing, a frost is more likely. Freezing is when the air temperature is literally below 32 degrees. And a freeze can come without a frost. A "hard freeze" is when the temperature drops further, below 28 degrees, for a longer time. It will kill the top growth of most perennials and root crops, BUT a hard frost doesn't mean plants are dead though. Even after your plants have died back to the ground, the soil may be warm enough, so the roots are still growing.

And finally, what to do with that live Christmas tree? I am fortunate to be able to throw ours in the woods behind our house, and I am delighted to see birds and deer nesting by it. Some local parks and usually Home Depot stores offer to chip your tree, producing usable mulch.

Cheers to many new garden opportunities in the coming year!



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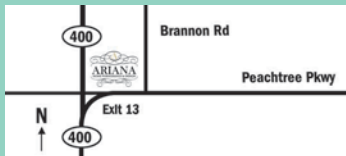
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Sunday 12pm to 5pm

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Falling in love with Atlanta's weather? Beware of wide temperature swings!

Behind January, February is the second coldest month on average for Metro Atlanta.

In fact, the coldest temperature ever recorded in Atlanta occurred on February 13, 1899 when the thermometer dropped to -9 degrees Fahrenheit!

But February's icy heart has thawed in recent years. Looking at the climatological data, thermometers climbed to 80 degrees in 2019, 79 degrees in 2018 and 2021, and 78 degrees in 2022.

The average rainfall for the month of February is 4.55 inches. The record highest

rainfall occurred in 1961, when 12.77 inches of rain fell within 28 days!

Recently, a total of 10.58 inches of rainfall fell in February 2020.

Snow lovers, rejoice! It does snow in February in Metro Atlanta. The last time measurable snowfall occurred in the city took place in February 2014, when 2 inches of snow blanketed the area.

But the record highest snowfall for Atlanta occurred in 1979, followed by 1934, when over 4 inches of snow fell across the region.

February marks the halfway mark between winter and spring, and for those searching for brighter days, take heart.

Between sunrise and sunset on February 1, the Atlanta area enjoys approximately 10 hours and 34 seconds of daylight.

By February 28, the amount of daylight between sunrise and sunset is approximately 11 hours and 25 seconds.



Connect with me!

Facebook: Christina Edwards WSB
Twitter: @ChristinaWSBwx



February in Atlanta

DATA: NWS ATLANTA, 1991-2020

- Monthly Avg High: 58°
- Monthly Avg Low: 39°
- Feb 1 Sunrise: 7:34 am ET
Feb 1 Sunset: 6:08 pm ET
- Feb 28 Sunrise: 7:07 am ET
Feb 28 Sunset: 6:33 pm ET
- Feb Avg Rain: 4.55"



ROSWELL HOME VALUES ARE UP 19%

FMLS: 2022 vs 2021, median home values

THERE ARE MULTIPLE WAYS TO... SELL A HOUSE!

- FLEX COMMISSIONS Program
- BUY BEFORE YOU SELL
- Instant CASH OFFER ZERO HASSLE sale on your terms
- RENOVATE NOW for higher profit but PAY AT CLOSING



CHOOSE YOUR OPTION

VERONIKA HAS SOLD OVER 170 HOMES
IN ROSWELL

118 ★★★★★ ZILLOW REVIEWS

If your home is currently listed, this is not a solicitation for that listing.

YOUR HOME VALUE HAS CHANGED !

SCAN THE CODE TO
SEE YOUR CURRENT
HOME VALUE



OR

Call Today!

📞 678.578.7309



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Meet Heather Hare

Your friendly, neighborhood Realtor® with Northeastern tenacity and Southern Charm.


Reared in the Boroughs of New York and polished in the South, Heather possesses an effective combination of both. A resident of Horseshoe Bend since 2016, and enthralled with our community Heather currently serves on the award winning Board of the HSB Garden Club, as Secretary. Having worked as a Real Estate professional for over 26 years, armed with back-end knowledge of the business, a passion for homes, and a deep-rooted love for people, Heather's sharp knowledge of the local market has enabled her to help over 100 families in the North Atlanta area find their dream home — and she is confident she can help you find yours too! Heather's business is built on communication, dedication, and transparency, a recipe that has helped her gain the trust of clients turned friends.

"I like to win for my clients, but do so with a calm demeanor and a smile, providing a best-in-class customer experience in the journey for their forever home."

Whether you're looking to buy or sell contact Heather for a complimentary market analysis.



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Horseshoe Bend Sales Activity Jan. 1st, 2023 to Jan. 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)	2	\$582,450	\$504,750	\$1,000	\$182	157	(\$78,700)
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	1	\$639,900	\$612,500	\$2,000	\$222	84	(\$29,400)
Estates / River Highlands / Heritage	0	n/a	n/a	n/a	n/a	n/a	n/a
Clubsides / Brookside / Fairways	0	n/a	n/a	n/a	n/a	n/a	n/a
Brentwood	0	n/a	n/a	n/a	n/a	n/a	n/a
Riverlinks / Village on the Green	0	n/a	n/a	n/a	n/a	n/a	n/a
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

As we start tracking for the new year, the basis for the # of homes sold is only 2, reflecting averages that are well below those of 2022. Keep in mind, the stats are cumulative of the year and will become more market reflective with each publication throughout 2023.



David Cooke

Direct: 770.652.6270 | Office: 678.287.4800

www.martinlakegroup.com | dcooke@martinlakegroup.com

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SOLD %-TO-LIST	100%
DAYS ON MARKET	17

SOURCE: FMLS, % TO LIST AND DOM = AVERAGE

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