



News From AROUND THE BEND

THE OFFICIAL NEWSLETTER OF THE HORSESHOE BEND HOMEOWNERS' ASSOCIATION | JULY 2022

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Horseshoe Bend Community Assoc.

11175 Cicero Drive | Ste 100
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Moving With Mitch!



Real Estate Q&A: Ask the Expert

Question of the Month: “What is the one most important thing most sellers can improve at their home when selling?” – *Floyd Bunting, Cabernet Court*

I love this question because I think about it a lot. Related to selling a house, the most important thing to improve: **CURB APPEAL!**

These days, most people rarely enter their own home through the front door. Furthermore, when most people drive up to their home, they are more focused on getting into the garage and then into the home than looking at the curb appeal of the home.

My advice to sellers: Go out for a drive, and when you approach your home, pretend you are a buyer getting ready to view your home. What does this process look like specifically? Drive to the house and really look at it as you approach. Park in the driveway and get out. Walk up to the front door and look around. Stand at the front door for another minute and **REALLY** look around... as if a Realtor is opening a lockbox on the front door while you are waiting. Then open the front door, enter, and check out what you can see right from the get-go.

This is exactly what buyers will experience when visiting your home. **At each step, improvements can always be made, and every one of them will contribute to making a more positive first impression on buyers.** Easy things: making sure the lawn is cut and edged; install fresh ground cover; add decorative plants & flowers at the front door; have the driveway and walkway pressure washed; have everything **CLEAN**; and focus on what the first view is when you enter the home. Other things you might consider: fresh paint at least on the front of the house and at the front door; clean gutters & roof; make sure your windows are presentable; check the downspouts and drainage; give your front door a makeover; and thin out the clutter anywhere that is visible when you first open the front door.

A positive first impression goes a long way towards getting a buyer engaged and interested in your home. It also shows pride of ownership and the level of care you have put into the house, two factors that are surprisingly important to buyers when they are making their final buying decisions.

*If you are thinking about buying or selling, choose your neighborhood Realtor who knows how important first impressions can be: **Mitch Falkin**. And very soon, you too will be “**Moving with Mitch!**”*



JUST LISTED

410 Tapestry Trail



UNDER CONTRACT

3060 Cabernet Court



UNDER CONTRACT

259 Quail Run



SOLD

10275 Rillridge Court



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About the Expert: Mitch Falkin was voted Horseshoe Bend's favorite Realtor on www.Nextdoor.com for 2017, 2019, & 2021, and is a neighborhood sponsor. He has been a resident of HSB since 1993, and has been a Realtor since 1986. Mitch has served on the HSBCA Board of Directors, and created/manages the HSB Annual Spring Garage Sale. In addition, Mitch is an avid tennis player, winning the HSBC Men's Doubles Championship in 2015 and 2017, and is an active player/volunteer in the ALTA tennis league where he is now the 2022 Men's League Vice President.





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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

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THIRD ANNUAL PADDLE BATTLE CREATES BIG SPLASH!

The third and latest edition of the Willow Lake Paddle Battle took place on Saturday, June 11 and featured two crews of canoes, plus five paddle boarders and eight kayakers navigating their way around a marked course.

The canoe division kicked off the event, with HSB residents Jim and Joselyn Schutz prevailing over Matt and Holly Kin. In the paddle board division, last year's champ, David Strauss, was no match for the paddle board rocket ship of Kyla Cummins Zollitsch. The kayak division featured the most spirited finish with the 17-year phenom Anthony Schtz finishing just four seconds ahead of Justin Rosenbleeth.

Many thanks to event organizer George Stalle of Keller Williams North Atlanta, plus all the other event sponsors, including Thomas Lawn Care, O'Kelley and Sorohan Attorneys, Shelter Mortgage, The Pet Resorts, and Aqua-Nomics Exterior Cleaning. Special kudos to the HSB Community Association for its much-appreciated sponsorship of the Lisa's Creperie food truck, which was a big hit with both paddlers and spectators.

Photo Credit: Paul Peterson









FOURTH OF JULY PARADE HELD IN BRENTWOOD

Horseshoe Bend residents were joined by members of the Roswell Fire Department to help celebrate the Fourth of July with a fun-filled, family-friendly parade in the Brentwood section of the neighborhood. Happy Birthday, America!





RIVERBOAT JAZZ BAND TO PLAY IN HSB MEMORIAL DAY WEEKEND

We are excited to welcome Roswell's Riverboat Jazz Band back to Horseshoe Bend to play a free concert over Labor Day weekend.

The concert will be held on Monday, Sept. 6 in the Gazebo on the lake off of Wayt Road, beginning at 2:30 – 4:30 p.m. ET. Come on out, bring a chair or your dancing shoes, and enjoy the show!

ABOUT

Roswell's Riverboat Jazz began in 1973 in the basement of Arthur O'Connor, when Arthur and John Lauer began to play Dixieland music together. Arthur played the trumpet and John played the clarinet. John had acquired a decent library of Dixieland music and the two of them quickly decided to form a band. In short order they had recruited a trombone player, a tuba player, a banjo player and a drummer. They called the band the "Dixie Kings." The group began regular rehearsals and soon were beginning to play for public audiences. When they began the public appearances, the Band purchased the typical "Dixieland" costumes, the "boater" straw hats, striped vests, and bowties.

Over the years, the membership of the Band changed as members dropped out for assorted reasons and were replaced by new, talented musicians, while John and Arthur continued to lead the group. Today, John, who is in his 90s, and the last surviving original member of the Band, no longer plays regularly with the Band, although he can still puff his way through a tune with them now and then. In 2021, the Band welcomed its first female member into the group, and the Band's name no longer quite fit. So, after numerous discussions and consideration of various choices, the Band became the Roswell Riverboat Jazz Band. The Band continues to rehearse regularly and frequently plays publicly, entertaining young and old with the best of Blues, Ragtime and Dixieland music, with tunes like "Basin Street Blues," "Tiger Rag," and "When the Saints Go Marching In." The Band's engagements include performances at retirement communities, civic events, promotional events, subdivision and community events, holiday festivals, and it is especially in demand around Mardi Gras time.



ROSWELL POLICE RECEIVE “BEST IN CLASS” PAY RAISE

Recently, Roswell Mayor Kurt Wilson and the Roswell City Council approved a “Best in Class” pay plan for the Roswell Police Department, increasing the pay across the department for sworn officers, including a 20 percent bump to starting salaries.



The increase was approved as part of the FY 2023 budget (<http://www.roswellgov.com/budget>), which was unanimously passed by the City Council on July 13. It was a goal of the Mayor and City Council as part of their 100-Day Plan – and initiative to achieve a variety of critical City objectives between January and May 2022 – to make the department more competitive with surrounding metro Atlanta cities.

“The Roswell Police Department has a long history of serving and protecting this community. Our police officers deserve Best in Class pay, benefits, and equipment, and we have done that,” Wilson said.

Roswell Police Chief James Conroy said the support from the Mayor and City Council will help his department.

“The raises passed by Mayor and Council are a clear demonstration of the support of this community for its first responders and will allow us to continue to recruit and retain the highest caliber police officers,” Conroy said.

Salaries for new recruits start at \$58,553, with increases for prior experience and education ranging from \$60,671-\$71,635. Signing bonuses are also offered.

Along with the increased pay for recruits, all sworn officers received a significant pay increase, up to 20 percent. Beyond the Best in Class pay plan, the new budget includes other benefits for the Police Department:

- ▶ An average 3% merit increase for professional staff and 911 Communications staff, effective Jan. 2023
- ▶ Behavioral mental health services for first responders
- ▶ Mobile field force equipment, tools and training
- ▶ One full-time Lieutenant for Support Services Division
- ▶ Two full-time ICAC Detectives
- ▶ Tactical vest and helmet replacements
- ▶ Digital forensic workstation
- ▶ Roswell Crime Center (ROCC) to include real-time crime center, cameras and license plate readers (LPRs)



CALLING ALL VOLUNTEERS

Calling all volunteers! the Horseshoe Bend Community Association wants you.

If you’ve ever thought you would be a great candidate to help the neighborhood Board, please contact us. We are an amazing not-for-profit organization that serves the Horseshoe Bend community. We work on a wide variety of projects all designed to enhance our neighborhood.

If the above sounds like you’re calling, please contact us. Email your contact information to HSBhome@aol.com.



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**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



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.

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My name is Skyler, and I am a rising Sophomore 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 May until the end of August, when I return to college. I have several years of experience caring for infants and children of all ages 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.

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 junior 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.

CHILDCARE IN MY HSB HOME

Hi! Our names are Caitlin and Victoria. We've lived in Horseshoe Bend for over 12 years and available for Mother's Helpers on 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 a Mother's Helper 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

SPANISH TUTOR: MIDDLE AND HIGH SCHOOL SPANISH TUTORING IN HSB

Hola! My name is Kimberly Webb. I love Spain, as well as Latin America, have an MA in Spanish Linguistics from GSU, and would love the opportunity to help your student succeed in language learning! My focus is on middle and high school students and I have over 10 years of tutoring experience, including both private and public schools. Face-to-face sessions are preferred, though virtual are also available, and Venmo accepted. Feel free to text or call me anytime. Gracias. Kimberly Webb 404-565-7164

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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.



Heather Hare, REALTOR® | 470-485-7745
www.HeatherHare.com | HeatherHare@kw.com
695 Mansell Road, Ste 120 | Roswell, GA 30076



A Summer of *Love*

Summer Date Ideas For You and Your Partner

We all know winter is a cozy, intimate season that we associate with hot chocolate, the fireplace, and romance. However, summer can be a season of love too. The days are longer, there seem to be less responsibilities, you can get out those sandals and swimsuits, and the opportunities for fun are endless. At the end of the day, it doesn't matter what you're doing as long as you're together, so let's dive into some fun date ideas for you and your special someone this summer.

Catch an Outdoor Movie

Film buff or not, everyone likes to watch a movie once in a while, and what's a better way to see one than on a warm summer night? Many local parks and community centers play outdoor movies during the summer months, or you may even have a drive-in movie theater close by. Want to stick close to home? You can get a projector, connect it to your laptop, and watch a movie on the porch outside. It's a plus if you are seeing an action or scary movie – these films elevate your heart rate which increase feelings of attraction and love with your significant other. To see an outdoor movie in the Atlanta area, Georgia Movies in the Park hosts several free, outdoor movies in unique and historical locations around Atlanta, including Alpharetta, Cumming, Canton, Dawsonville, Lake Lanier, and Woodstock. Flicks on the Bricks is located in Duluth, and runs alongside Food Truck Friday with movies taking place the 1st Friday of the months of June, August, and September. Movies Under the Stars takes place at the Mall of Georgia in The Village. At 6 p.m., every other Saturday, there are live band performances and at 8 p.m. the movies will start. Movies by Moonlight in Sandy Springs presents movies on the lawn at Sandy Springs United Methodist Church. Lawrenceville will be hosting several Friday Feature events this summer at the Lawrenceville Lawn. No registration is required. Food trucks will be on site with convenient treats for sale and the movies begin at 7 p.m. And if you want to be in Atlanta proper, check out the Starlight Drive-in theater located on Moreland Avenue.

Take a Cooking Class

A cooking class is another way to bond with your partner. When we achieve something, dopamine is released, and we feel good as a result. So, when adding fresh garlic to your pasta or turning that ice cream, your brain associates your significant other with those good feelings of accomplishment. There are local restaurants and culinary schools that offer in-person lessons, and you can take advantage of the wide variety of online cooking classes too. Cozymeal offers cooking classes online and on-site – check out their website and see if they offer a class near you. Cooking hosts are offered by local, world-class chefs, mixologists, and food tour guides who come from a variety of culinary backgrounds. The Cook's Warehouse, located on Piedmont Road, is Atlanta's premier's cooking school with two locations: Midtown and Peachtree Station. All classes include menu recipes, samples of the food prepared, and complimentary beverages. Barrington Hall in Roswell offers European and American cooking classes on Tuesday evenings. Complimentary wine is served with dinner, and a free mini tour of Barrington Hall is included. The classes are recommended for adults usually in 8-person groups. You can also check out The Cooking School at Irwin Street, a boutique cooking school in the Old Fourth Ward, diagonal to Krog Street Market. They offer adult classes, kiddo classes, knife skills classes, and more. And there is the Williams Sonoma store at the Avenue in East Cobb where you will find gourmet food, all the cookware you can imagine, and cooking classes too. Class sizes are limited and are offered throughout the year.



Run in a Race

Sign up for a local 5k, 10k, half-marathon, or marathon with your partner. When training, you'll be running together weekly with the race in mind as your end goal. Your bond will strengthen, especially with the mutual challenge and the "we're in this together" mentality. There are many races going on in Atlanta this summer including the Memorial Day 5k/10k/15k held on May 30th which starts at 7:30 a.m. in Marietta. Be sure to register by May 18th to guarantee your shirt size. Join the Summer Sizzler on June 12th in Historic Fourth Ward Park. Whether you want to walk, run, or just enjoy the race swag, this race ensures a great time with your family and friends. The Peachtree Road Race, the largest 10k in the world topped at 60,000 participants, is held annually on the 4th of July. This race starts at Lenox Mall in Buckhead and ends in Piedmont Park in Midtown Atlanta.

Go to a Baseball Game

There is nothing like enjoying a hotdog and nachos at a baseball game, America's favorite pastime. If you have a shared love for a sports team, or if you just want to try something new, head to the ballpark this summer. Strong relationships have a sense of "us," "we," or "team" and cheering for a sports team together reinforces this feeling of unity. The season starts in April with the Cincinnati Reds against the Atlanta Braves and ends in October with the Miami Marlins. Snag a ticket online and enjoy a night singing Take Me Out to the Ballgame in Truist Park.

With summer right around the corner, it's time to maximize the nice weather and extra free time with your love. We only touched the tip of the iceberg with the ideas above – you can also go roller skating, stargazing, strawberry picking, volunteering, or do a number of other activities. Dates range from cheap to expensive, but they all ensure your romance is kept alive. So, keep the spark flaming this summer and don't forget that the most important thing is just being with each other.



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Article written by Michelle Manganiello. Michelle is a recent graduate from the University of Georgia, where she received two degrees in English and Romance Languages. Please contact manganiellomichelle@gmail.com for all other inquiries.



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COMMITTED TO HORSESHOE BEND

#1 ROSWELL TEAM SINCE 2015

UNDER CONTRACT

425 MILLBANK PL | ROSWELL
\$920,000 LIST PRICE

So far, Horseshoe Bend has seen 23 sales this year, per FMLS, and they have sold, on average, in 6 days! Six homes are currently for sale, and we note the average days on market is now 45 days vs. 32 days in our last update.

Trends we are seeing:

- Price Reductions for Listings are Increasing
- Buyer Showing Activity is Down 40%
- More Offers are Coming In with Contingencies

HORSESHOE BEND 2022 PERFORMANCE YTD



Homes Sold

Average Sales Price



Days on Market

We are scheduled to complete 9 transactions in June and our listings continue to set records in a number of communities in the Roswell and North Atlanta markets.

As the #1 team in Roswell since 2015, we are ready to help you when the time comes for your next move! We have a top-notch track record in Horseshoe Bend of delivering superior results for our clients and we provide a team of experts to help you every step of the way!

FMLS: June 19, 2022

Want Top-Dollar? Call 678-665-0202!

HORSESHOE BEND 2021 PERFORMANCE



AVERAGE SALES PRICE

\$796,125

\$635,389

SOLD \$ PSF

\$209

\$173

SOLD %-TO-LIST

105%

100%

DAYS ON MARKET

6

24

SOURCE: FMLS. % TO LIST AND DOM = AVERAGE

COMING SOON

LAKE CHATUGE | HIWASSEE, GA
6 BR + 8 BA | FULLY RENOVATED | \$2.3M EXPECTED

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