



News From AROUND THE BEND

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

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Horseshoe Bend Community Assoc.

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Moving With Mitch!



Real Estate Q&A: Ask the Expert

Question of the Month:

“There seems to have been an increase in cons and frauds these days – what do you do to protect yourself?” – *Irwin Macey, Wayt Rd*

I'm no expert on the subject, but it seems to me with the advent of the internet, social media, and our always connected electronic world, there are two main types of scenarios that fraudsters use: **identity theft**, and **schemes to con you out of money**.

Identity theft occurs when a criminal gets enough of your personal information to take over your financial identity and get new credit using your bogus identity. The best way to stop identity theft is to “freeze your credit” at all 3 credit bureaus (Equifax, Experian, and Transunion). Clark Howard has excellent instructions on how to do this: go to Clark.com, then under the “Your Credit” tab select “How to Freeze Your Credit.” It's free on all 3 credit bureaus and doesn't take long. I have had my credit frozen since 2015, and it allows me to sleep better at night knowing it is frozen.

Another way to thwart identity credit is to **not let the bad people get your personal info in the first place.** Weak passwords and using the same password on many different web sites is a big problem, so I use a “Password Manager” app (Dashlane) and create a random and strange password for every online account I have. I have given up on trying to remember my passwords in exchange for making my online accounts safer from hackers.

Schemes to con you out of money come in all kinds of varieties. The most basic is when **someone steals your mail (either incoming or outgoing) looking for checks to cash or credit cards to use.** I don't write many checks anymore, as online banking is a much safer option. And I only use credit cards, not debit cards. ...if a debit card falls into the wrong hands, the money in your account can be drained; with a credit card, all that happens is your balance increases.

Telephone, text, and internet schemes to con you out of money are extremely varied. Here are some good rules to live by: (1) Don't click on ANY links in email messages from people you don't know; (2) Don't ever get gift cards to pay for things; (3) Don't ever give out any personal information on the phone; and (4) Don't believe it when someone calls you and says (a) they have your grandson/granddaughter and you need to send money, or (b) you didn't show up for jury duty; or (3) any of a million weird stories that put you under pressure. **On phone calls: Hang up! On emails: Delete! On the web: Close your browser!**

One thing that I am SURE is legitimate: **Whether buying or selling, Mitch Falkin will help you get the most out of the market.** And before you know it, you too will be **“Moving with Mitch!”**

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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.



UNDER CONTRACT

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Horseshoe Bend



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Horseshoe Bend



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North Roswell





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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

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

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

**Community Waste
Services (CWS) for Yard
Waste and Curbside
Request Questions or to
Request a Recycling Bin:**
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CONTACT US TODAY - 770-623-6220 - info@frontporchatlanta.com

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RIVERBOAT JAZZ BAND RETURNING TO HORSESHOE BEND FOR FREE 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.



SUNDAYS IN THE PARK

with the
Roswell New Horizons Bands



SUNDAYS at 2:30 - 4:00 PM



The "Red Hot" Jazz Band Concert

A Blast From the Past-

The hit songs of the big bands with special guests:
The Stayin' Alive Dance Crew



The New Horizons Pops Band Concert

Broadway in the Park-

The best of the "Great White Way"



The "Cool Blue" Jazz Band Concert

Latin Rhythms in the Park-

Cha Cha, Tango, Samba, and Bossa
with special guests: The Stayin' Alive Dance Crew



The New Horizons Pops Band

Americana-

A salute to American composers, artists, and bands

Roswell Riverside Park

575 Riverside Rd.

Roswell, GA 30075

HORSESHOE BEND HOSTS GEORGIA WOMEN'S AMATEUR GOLF TOURNAMENT

For the first time in the illustrious history of the Georgia Women's Amateur, the best female amateur players in the Peach State competed for the Eleanor M. Keeler Memorial Trophy at Horseshoe Bend Country Club.

The club, which most recently hosted the 2022 Georgia Junior Championship, provided a great test for players over three days from June 30 – July 2.

Several club members and Horseshoe Bend residents were among the field of competitors who battled high temperatures and difficult course conditions.

Reagan Southerland of Atlanta, who will attend the University of North Carolina in the fall, shot 5-under-par 67 in the final round Sunday to win the 54-hole event. Southerland carded scores of 73-70-67 for a 6-under 207 total, three strokes better than Loralie Cowart and GaEun Athena Yoo. Southerland shot 30 over the final nine holes to win.





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 July 22 with **Tami Neilson**, a Blues, Rock-n-Roll, American roots 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 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, 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.



CITY OF ROSWELL TO PAVE 38 ROADS OVER THE SUMMER

Roswell residents can expect 38 city roads to be resurfaced this summer.

Mayor and City Council approved a contract with Allied Paving Contractors for \$3,734,013.95, which will repave 38 roads within the City of Roswell, totaling 11.54 miles. Some of the key roads to be resurfaced are Shallowford Road, Etris Road, and Elkins Road.

All roads are expected to be completed by the end of summer, and work is anticipated to begin the week of June 19, weather permitting.

“Our roadways in Roswell touch every person who lives in or visits our amazing city,” said Roswell Councilmember Lee Hills, the liaison to the Transportation Department. “We are delighted to continue to invest in resurfacing and maintaining our roadways, citywide.”

Roswell’s resurfacing list is based on an annual road rating program. Each year, Roswell takes a comprehensive look at all of its roadways, which are

evaluated and assigned a Pavement Condition Index (PCI) score based on national standards for street conditions. The lower the score, the worse the condition of the street. Roadways with the lowest PCI scores receive priority and are placed on the resurfacing list.

Funding for resurfacing comes from a variety of sources. Each year, the City of Roswell receives funds from the Georgia Department of Transportation called Local Maintenance and Improvement Grant (LMIG) funds for street resurfacing. The City also sets aside funds in its own annual budget for repaving.

For more on Roswell’s resurfacing program, including a list of roads expected to be repaved this year, visit <https://bit.ly/summerpaving>

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.

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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@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. 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 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:** _____

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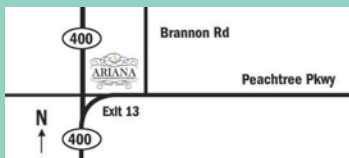
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Lime Chicken SOFT TACOS

Recipe by Marissa Wright via allrecipes.com
Prep: 20 m | Ready In: 50 m | 10 servings

INGREDIENTS

1 ½ pounds boneless chicken breast, cubed	2 cloves garlic, minced
¼ cup red wine vinegar	2 tablespoons cilantro, chopped
½ lime, juiced	10 (6 inch) flour tortillas
1 teaspoon white sugar	1 tomato, diced
½ teaspoon salt	¼ cup shredded lettuce
½ teaspoon ground black pepper	¼ cup shredded Monterey Jack cheese
2 green onions, chopped	¼ cup salsa

DIRECTIONS

Sauté chicken in a medium saucepan over medium high heat for about 20 minutes. Add vinegar, lime juice, sugar, salt, pepper, green onion, garlic and cilantro. Simmer for an extra 10 minutes. Heat an iron skillet over medium heat. Place a tortilla in the pan, warm, and turn over to heat the other side. Repeat with remaining tortillas. Serve lime chicken mixture in warm tortillas topped with tomato, lettuce, cheese and salsa.



Brazilian LEMONADE

Recipe by Ann Page via allrecipes.com
Prep: 10 m | Ready In: 10 m | 10 servings

INGREDIENTS

2 limes	3 cups water
3 tablespoons sweetened condensed milk	ice
½ cup sugar	

DIRECTIONS

Wash limes thoroughly. Cut off the ends and slice into eight wedges. Place limes in a blender with the sugar, sweetened condensed milk, water, and ice.

Blend in an electric blender, pulsing 5 times. Strain through a fine mesh strainer to remove rinds. Serve over ice.

Lemon ICE

Recipe by Jem via allrecipes.com
Prep: 15 m | Ready In: 2 h 15 m | 6 servings

INGREDIENTS

1 lemon, zested & juiced	2 cups cold milk, chilled
1 lemon, juiced	1 (14 oz) can nonfat sweetened condensed milk, chilled

DIRECTIONS

In the freezer canister of an ice cream maker, combine lemon zest, lemon juice, milk and sweetened condensed milk. Freeze according to manufacturers' directions.

Note: I churned my mixture in my machine for about 15 to 20 minutes, and while still slushy, poured it into individual containers and placed in the freezer for approximately 2 hours. They came out brilliantly, with no ice crystals, not too soft, not too hard! Enjoy!



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and associates **NORTH ATLANTA**

HORSESHOE BEND

2023 RESULTS

HOMES SOLD	22
AVG PRICE	\$816,666
DAYS ON MARKET	40
SOLD \$/ LIST	98%

FMLS: JUNE 17, 2023, DOM = TOTAL DOM



2680 ROXBURGH DR | COUNTRY CLUB OF ROSWELL
ASKING \$1,299,000



340 NEWCASTLE DR | HARRINGTON FALLS
SOLD \$1,240,001

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ASKING \$850,000

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Delivering superior results for Horseshoe Bend and Roswell has been our #1 priority for over a decade. Your continued support has allowed us to complete 250+ transactions in Roswell and become the #1 Agent in this area every year since 2015!

Our goal is more than just how many homes we sell, but delivering results! For 2023, we continue to show our listings outperform the rest, going Under Contract in 9 days vs. the Horseshoe Bend average at 40 days, and our Sold to List Price at 102% vs. 98%.

If you're looking to get your home SOLD and for more when it comes time for your next move, call 678-665-0202!

-Robin Martin

FMLS: JUNE 17, 2023, RMA 2023 TOTAL
TRANSACTIONS YTD

5780 WINDWARD PARKWAY, ALPHARETTA GA 30022
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