



News From AROUND THE BEND

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

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Horseshoe Bend Community Assoc.

11175 Cicero Drive | Ste 100
Alpharetta, GA 30022

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Moving With Mitch!



Real Estate Q&A: Ask the Expert

Question of the Month:

“I’m looking for a brick house on a cul-de-sac in Horseshoe Bend. I’m a golfer and would love to join the Country Club. Got anything good?” – Recent Open House visitor

**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.

Perfect timing: I just listed a fantastic brick home, on a cul-de-sac in the Riverlinks section at 205 Willow Brook Drive, and the owners will be resigning their full Golf membership at Horseshoe Bend Country Club when they close, *which allows the Buyers of this house to jump to the front of the full Golf membership wait list and apply for a full Golf membership right away!*

There are approximately 35 potential members on the wait list, so buying this house could save you **YEARS** of waiting. Check out some of the listing verbiage:

This **5 bedroom, 3.5 bath, 3-sided brick** beauty is located on a wonderfully landscaped cul-de-sac lot that allows for great privacy. Double doors w/glass inserts welcome you as you enter the two-story foyer... sellers have recently completed many modern updates, including replacement double-pane windows, plantation shutters on the front, new light fixtures, and a remodeled master bath down to the studs! The open concept kitchen has been updated and now includes double ovens, a Bosch dishwasher, an island, and a new wine chiller. A screened porch w/vaulted ceilings & skylight is off the kitchen, adjacent to the freshly stained, oversized back deck w/custom metal spindles. The 2-story family room adjoining the kitchen also has French doors out to the deck, back stairs, vaulted ceilings, & lovely fireplace with gas logs. **A knock-out finished terrace level is the perfect area to entertain, complete with projection TV, pool table/ping pong, wet bar, a large bedroom, updated full bathroom, & several storage rooms.** This home is truly the full package and with a list price of \$849,000, these types of properties don’t come along very often!

Please contact me if you are interested in this fantastic home – I’d be happy to show it to you at your convenience. Whether buying or selling, I will help you get the most out of the market. And before you know it you too will be “Moving with Mitch!”



205 Willow Brook Drive in Riverlinks





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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

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 - info@frontporchatlanta.com

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CONGRATULATIONS, GRADUATES | CLASS OF 2023

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 June 24 with The **Deslondes**, a Big Easy, Eclectic Americana, Psychedelic band.

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

For more information, please visit www.RoswellRiversideSounds.com.



KANINE KARNIVAL IN THE MEADOW - FURRY FRIENDS, FUN COSTUMES, AND FANTASTIC TRICKS

The inaugural Kanine Karnival in the Tom Harris Meadow held on May 13 was an event to remember. Attendees came out to a fun-filled morning and enjoyed the company of furry friends. The meadow was filled with wagging tails, wet noses, and playful energy. Dogs of all breeds and sizes mingled happily, forging new friendships as their owners socialized.

One special highlight was the presence of Roswell Police K9 Goose and Officer Dixon, who added an extra touch to the occasion.

The spirit of creativity was on full display as both humans and dogs embraced the opportunity to don eye-catching costumes.

Bow Wow-worthy Tricks: The highlight of the day was undoubtedly the impressive display of tricks performed by talented dogs. Other dogs showed their talents by finding a hidden treat.

The Kanine Karnival was not only a fun-filled event but also an opportunity to raise awareness and support for our furry companions. Thanks

to the enthusiastic participation of the attendees and vendors, the event served as a platform to promote responsible pet ownership and the importance of animal welfare. Attendees left with a bag full of goodies and a greater understanding of the immeasurable love, joy and happiness our pets bring into our lives.

This event was sponsored by Kim Thompson and Liz Dilworth - K&L Home Team of Century 21



more photos on the next page ►





NEW TURF FIELDS INSTALLED AT EAST ROSWELL PARK

The City of Roswell recently marked the completion of one of its first Bond Program projects—the new turf fields at East Roswell Park. On Friday, May 19, Mayor Kurt Wilson, members of the City Council, and City staff celebrated with a ribbon-cutting ceremony at the new turf fields, followed by the inaugural “Battle of the Badges” Kickball Game between Roswell’s Police Department and Fire Department.

“The opening of the new East Roswell turf fields is an exciting milestone for Roswell,” said Mayor Kurt Wilson. “This marks the first of many Bond-related project completions that we will celebrate with our community over the next several years. We thank Roswell voters for their strong support of the Bond Program and their investment in Roswell’s future.”

The East Roswell Park turf project involved the replacement of two artificial turf fields, which were originally converted from grass to turf in 2013 but had reached the end of their useful life. The new turf has 100% slit-film fibers, a 3-layer infill system, and is topped with CoolPlay, which helps provide cooler surface temperatures from traditional infill materials.

These fields will provide the best combination of durability and safety over the next decade. Both fields also received new fencing with bigger poles and stronger mesh, as well as the City logo at midfield. Field #2 was outfitted with a new lines package, allowing the Recreation and Parks Department to expand its capacity for games and practices at East Roswell Park.

Field #1, which was funded through FY2023 CIP East Roswell Park Improvements, cost \$527,900. Field #2, which was funded through the City of Roswell’s Bond Program, cost \$591,170.

After the ribbon-cutting ceremony, which was attended by many members of the public, Roswell Police Department and Roswell Fire Department took to the new turf to play a kickball game. The exciting 4-4 game went into overtime but resulted in a tie for Roswell’s public safety heroes.

The East Roswell Turf Field is the first of many Bond-funded projects that will be initiated and completed in the coming months. To learn more about the City of Roswell’s Bond Program, visit www.RoswellGov.com/Bond.



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

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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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@mountvernonsschool.org

WOMEN'S FITNESS CLASS

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

BABYSITTERS AVAILABLE - TWO FOR ONE DEAL!

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

Form Rev. 10-2014

Scouting for Summer Pests!

Warmer temperatures mean summer fun, but they also bring pests to the garden and landscape. Fortunately, gardeners and homeowners spend more time outside tending to things this time of year and are able to spot some of these common pests before they become a major issue! Here are just a few to defend against.

Nothing is more heart breaking than tending to summer vegetable plants and then having them ravaged in just a matter of days. While humidity in the South is inviting for many diseases, especially on tomato plants, one thing gardeners can control is the **tomato hornworm**. This fat, green worm looks like something out of Alice in Wonderland, and it is anything but cute. Just one or two per tomato plant can strip it of its leaves in a matter of days. Rather than using a chemical, these guys can be plucked right off the plant by hand and then left for the birds to enjoy. Other than humans, some natural enemies to tomato hornworm are wasps and praying mantis, so you can often depend on nature to take its course.

To prevent damage by tomato hornworm, gardeners must scout plants carefully every few days, as the pest's green color blends right in with leaves. A full sized tomato hornworm is typically an inch and a half to two inches long. If infestations are great, *Bacillus thuringiensis* (Bt) sprays are acceptable for organic control.



A favorite plant for **Japanese beetles** are roses, but this pest will feed on many ornamental plants and even trees throughout the summer. They're easily identified by their iridescent green color, and the damage they cause is hard to ignore. They eat leaves down to just the veins, leaving them looking skeletonized. The effectiveness of using the yellow Japanese beetle traps is debated because, while trapping some, it may also draw a large, unwanted population to the landscape. Place the traps away from susceptible plants, and remove the trap once it's got activity on it. Chemical control is possible to suppress them, but elimination is difficult. Read and follow pesticide labels for application amounts and timing to mitigate the risk to other, desirable insects.

Noticing yellow or browning in spots of the lawn, or perhaps soft, spongy spots? This can be damage by chipmunks, birds, and especially moles, which feed on earthworms underground. Most creatures dig up spots in the grass, but moles tunneling underneath certainly affect larger areas in the lawn by pushing soil up! Their tunnels can span an entire yard. Reducing watering and stomping the tunnels down to redirect moles are often effective methods, but are ones that need constant attention. Traps are available to stop them from tunneling, but caution must be used and the homeowner educated so as to not harm or injure the wrong animal.

April and May brought thousands of questions into county extension offices statewide about strange, toothpick-like growths coming out of the trunks of many trees- commonly figs, crape myrtles and maples. **Ambrosia beetle** bores into unhealthy, often weakened and thin-barked trees around the turn of spring, and what is seen along the trunk is the sawdust kicked out of the holes they've bored. Over the summer, a second generation will emerge from affected tree trunks to scout out more trees to continue their lifecycle. Once this damage is spotted, it is important to cut away the affected limbs or trunks and remove and either bag or burn them. Proper tree care, health, and maintenance are the best defenses against problems like this. Certified arborists can also be consulted about preventative sprays for vulnerable trees.

And finally, there's not a person on this planet who cares **formosquitoes** as they try and enjoy summer fun! Keys to reducing mosquitoes are eliminating standing water in common areas and in clogged gutters and using Mosquito Dunks in desired water, like ponds and birdbaths. They're deemed safe for birds and fish. Consider an oscillating fan while relaxing outdoors. And rather than treating your entire outdoor area, treat yourself with repellents like Off, Deet or Skin So Soft. Lastly, make some adjustments to how you get dressed! Avoid dark clothing and strongly scented soaps. Apparently that's what they're most attracted to. Who knew?!



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)

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WANT HELP STAYING COOL? GET OUT YOUR LAWN MOWER...

I recently received the following question.

Dave - In an effort to make our a/c unit less conspicuous in the backyard my wife has allowed plants to grow up around it. I tried to tell her that this is potentially bad for the unit but she doesn't agree.

We've agreed to let you decide. Help!

John in Lithia Springs

So, first of all – this is what I really love, the entire sanctity of a marriage hinging on my word.

Sorry wife, I'm on John's side on this one and here's why.

Your a/c unit needs to be able to breathe. It takes fresh air in on the sides and exhausts hot air out of the top. It also needs room to be serviced and washed.

Therefore your unit should be clear of any obstructions, from plants to more permanent structures like a fence or your house for at least 18" on every side.

Not only that, but in case someone thinks you should build a deck over the unit, there should be at least 5 ft. of clearance on the top of the unit as well.

So John, keep the area around your a/c unit clean and clear of debris. If you want to make your wife happy, feel free to plant and maintain some nice shrubbery about 3 ft. away from the unit.

Just make sure you leave room for the service man to get to your unit. Also leave room for your tent so that you will have a place to sleep.



Grab your hammer and join the show! In Atlanta, 404.872.0750 or 1.800.972.8255. Saturday mornings from 9:00 a.m. until 12:00 p.m., Dave Baker is WSB's resident

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



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Summer pop up storms can bring some of the worst weather of the year

Afternoon “pop up” thunderstorms are common this time of year, courtesy of our area’s warm and humid conditions. But sometimes, these pop up storms can be strong enough to produce wind damage -- including downed trees and powerlines. Some of the worst weather of the year can occur in the late spring and summer months as these storms produce torrential downpours as well as frequent lightning, and winds strong enough to topple trees.

But what makes a storm strong enough to be considered “severe”?

SEVERE STORM CRITERIA

A “bad storm” can be rather intense to drive through, and the thunder can be rather loud, but a thunderstorm is considered “severe” if it produces any of the following:

- ▶ Wind gusts 58 mph or greater (Why 58 mph? Because the traditional wind speed unit is knots, and 50 knots converts to 58 mph.)
- ▶ Hail that is 1 inch in diameter or greater (the size of a U.S. quarter)
- ▶ Tornado(es)

What are the main impacts from severe thunderstorms?

Lightning: While lightning is not a criterion for classifying a storm as severe, a “lightning jump” or large increase of lightning strikes in a short amount of time can signify a rapidly strengthening thunderstorm. These thunderstorms contain strong updrafts, or upward moving winds, that push water droplets and ice crystals higher in the atmosphere. Along the way, friction between the rain drops and ice crystals produce different static charges in the cloud, and lightning discharges the static electrical build up within the storm cloud. The more lightning strikes within a storm, the stronger the updrafts and more than likely the stronger the winds associated with the storm.

Wind Damage: High winds are the main impacts from severe thunderstorms. Wind gusts as high as 58 mph or greater have the potential to knock down and uproot trees, down power lines, and cause structural damage to homes and buildings.

Often, in the late spring and summer, damaging winds within a thunderstorm are due to downbursts, which are rapidly-moving downward columns of rain-cooled air.



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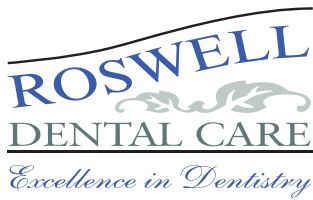


THANK YOU for voting us Best Dentist in North Atlanta for the 7th year in a row!



Dr. David Remaley
DDS, FACD, FICD

Dr. Destinee Hood
DMD, AEGD/GPR



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470.288.1363

1570 Old Alabama Road, Ste 102
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www.roswelldentalcare.com

To everyone who attended or helped with our Kanine Karnival, we want to extend a heartfelt thank you! We had a blast meeting so many furry new friends and their awesome companions.

We love celebrating the magical bond between people and their pets!



Kim Thompson • 770-235-4581 • Kimt@c21connectrealty.com
Liz Dilworth • 770-653-3856 • Lizd@C21connectrealty.com

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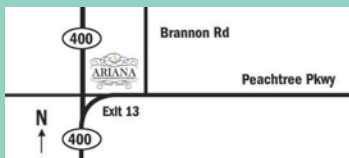
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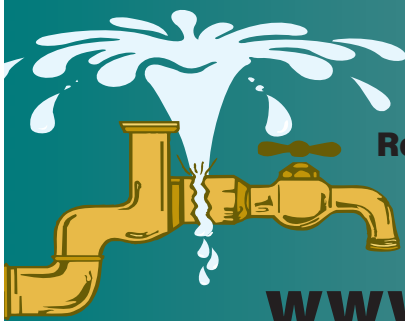
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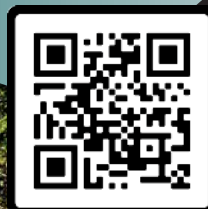
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The average sold-to-list price is 99% but a few have sold at or below 95%. This is a clear example of showing what happens with not having the right Agent and marketing plan! 5% on the average price is \$39,815!

We are seeing an increase in homeowners being approached to sell off-market! This along with those "Guaranteed" low offers is another way to lose a lot of money when it comes to selling your home. We recently published more information on this topic on our Facebook page - RobinMartinAssociates.

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