



# News From AROUND THE BEND

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

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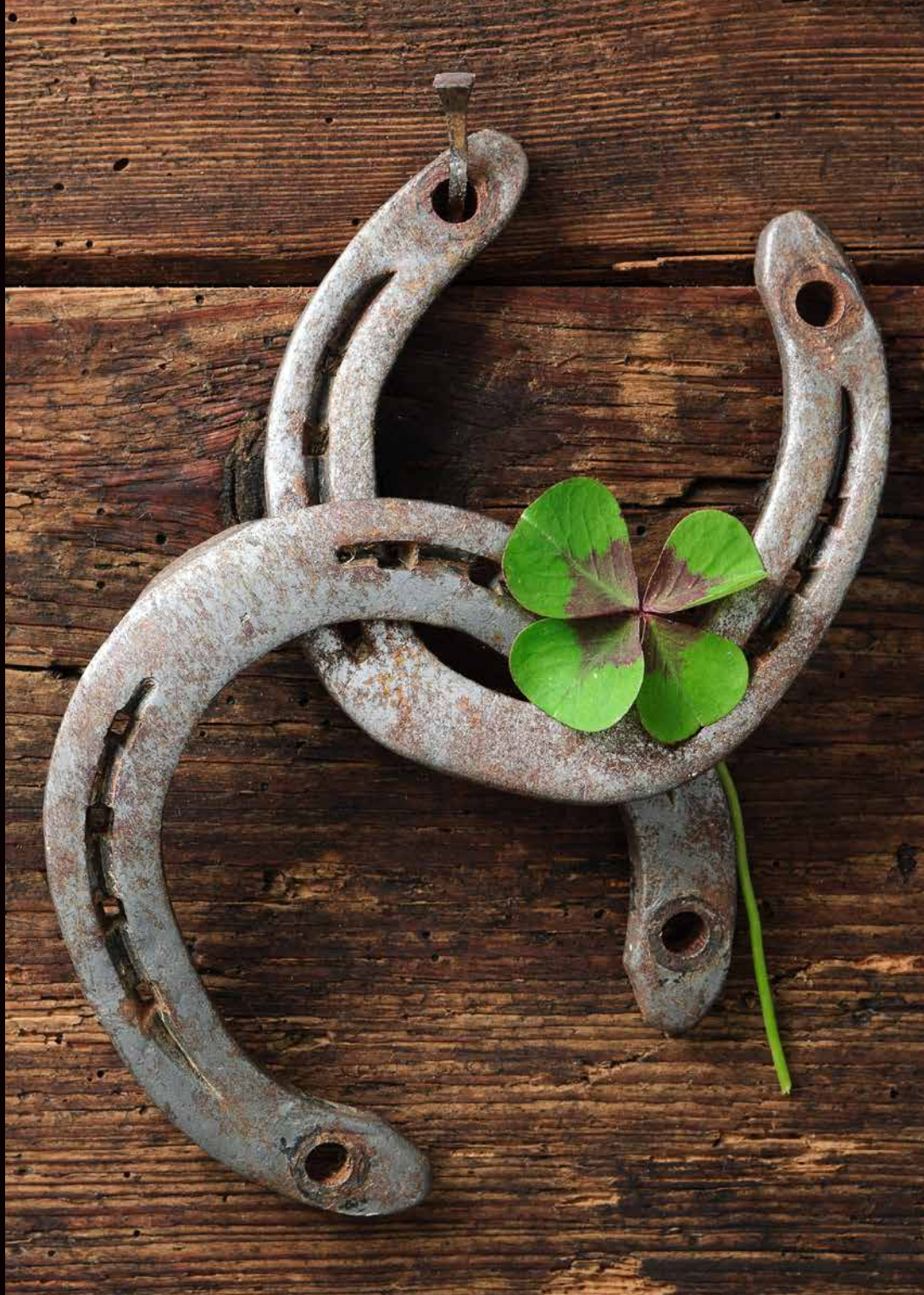
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Horseshoe Bend Community Assoc.

11175 Cicero Drive | Ste 100  
Alpharetta, GA 30022



**ADVERTISE IN LOCAL COMMUNITY NEWSLETTERS!**

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





# Moving With Mitch!



## Real Estate Q&A: Ask the Expert

### Question of the Month:

**“Has anything new and exciting come on the market in Horseshoe Bend?” – Many Neighbors**

I’m so glad you asked! I just listed a fantastic home in

The Estates section at 150 Cartier Court. Check out the listing verbiage:

**Big, Bold, & Beautiful** 2-story traditional on 1.4 wooded acres of privacy at the end of a cul-de-sac in The Estates section of Horseshoe Bend! Meticulous owners have gotten this house in great condition. Very open floor plan, featuring: a spacious 2-story entry foyer w/slate flooring; gleaming refinished hardwood floors throughout rest of the main level; updated center-of-the home kitchen + breakfast room open directly to an impressive 2-story family room w/vaulted ceilings, fireplace, & back stairs; an oversized master suite upstairs w/sitting room & amazing 2-shower bathroom (it’s a show-stopper!); and a versatile finished terrace level w/huge screened porch & hot tub. The main level guest bedroom was at one time a playroom for little ones, & includes chalk paint below the chair rail...neat pantry created by Custom Closets has several convenient pull-out drawers...both upstairs secondary bathrooms have been tastefully updated... terrace level has TV viewing area, full wet bar, kitchenette, full bath, workout room, & additional interior room that could be a 6th BR... outside level area for playing, & steps down to private deck & in the woods, perfect for a fire pit... the roof and all HVAC systems have been replaced...the list goes on and on, you get the picture! Priced at \$1,050,000.

**Brought to you by  
Mitch Falkin**

**Horseshoe Bend’s Top Individual  
Real Estate Agent in 2022**

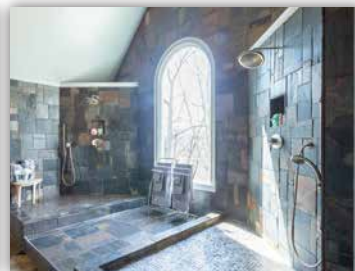
**direct: 770-330-2374**

**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.



*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!”*



## BOARD OF DIRECTORS

### GEORGE DILWORTH

*President, Lakes & Dams*

### JOE VOLLERO

*Vice President, Covenants*

### MARY KAY TAYLOR

*Treasurer*

### DAN MCDONOUGH

*Secretary, Maintenance*

### REEF TANAGHO

*Irrigation and Special Projects*

### JOE VOLLERO

*Architectural Control Committee*

### JAMIE DERUE

*Security, Signs, Community Relations*

### MIKE BUTEAU

*Communications*

### BILL KONSTANDINIDIS

*Lakes and Dams, Lighting*

### LAUREL MIZELL

*Administrative Assistant*

### Horseshoe Bend Community Association

11175 Cicero Drive, Suite 100  
Alpharetta, GA 30022

404-725-5281  
404-393-0594 fax  
hsbhome@aol.com

[www.HSBroswell.com](http://www.HSBroswell.com)



## WELCOME TO HORSESHOE BEND!

### NEIGHBORHOOD DIRECTORY

Access HSB Neighborhood Resident Directory online at: [bit.ly/HSBdirectory](http://bit.ly/HSBdirectory)



### COVENANTS / BYLAWS

You can access the covenants and bylaws by going to the website at [www.myhsb.org](http://www.myhsb.org) and looking under the Documents tab.

### IMPORTANT PHONE NUMBERS

**HSB Security:**  
678-447-6100

**Roswell Police:**  
770-640-4100

**Tax/Billing Questions  
or Start/Stop Service:**

**Financial Dept**  
770-641-3759

**Sanitation  
Help Line  
and Customer Service:**  
770-641-3961  
770-641-3807

**City of Roswell  
Waterline Customers:**  
770-641-3715

**Fulton County  
Waterline Customers:**

**Report leaks:**  
770-640-3040  
**Report water violations:**  
770-641-3040

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

**Roswell  
Recycling Center:**  
770-442-8822

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

**Community Waste  
Services (CWS) for Yard  
Waste and Curbside  
Request Questions or to  
Request a Recycling Bin:**  
678-240-9137



### CONTACT US TODAY - 770-623-6220 - [info@frontporchatlanta.com](mailto:info@frontporchatlanta.com)

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# FAREWELL TO FISHING IN THE 'HIDDEN WATERS'

By Don J. O'Donnell

It has been my absolute pleasure to live in Horseshoe Bend for reasons many would not realize. We all know about the beauty of the neighborhood, and the great facilities related to golf and tennis at the club, but my experiences involve fishing, either in the lakes in our neighborhood, or the river behind the golf course in our community. It's hard in our modern world to appreciate nature, but there is a myriad of opportunities right here in HSB to enjoy unexpected - or hidden - surprises. My purpose is to highlight how outstanding these possibilities are and to inspire others to take advantage of them whenever they can.

Since the "Hooch" runs right behind our neighborhood and golf course, it could be reached easily from the tennis center. From 1986 to 2010 I could park at the tennis center, walk the golf cart trails, and get into the river with my belly boat behind the water treatment plant. I did this hundreds of times in those years and was never a bother to the golfers. I played regularly myself and understood the course well, knew many of the players and where they hit their tee shots and most importantly, stayed out of their way during my walk to the river.

I fished the river nearly 50 times each year, depending upon my work and travel schedule. Usually at least eight trout were caught on a trip, and many times I caught and released 20-30. On rare occasions 30-50 trout were netted and released during an outing. One year, I kept a journal, and caught and released over 1,000 trout, one being an eight-pound brown trout. Unfortunately, access to the river has been restricted in recent years, even for club members, so I stopped fishing this section of the Chattahoochee. But it was a spectacular fishery back then and has a place of honor in my picture gallery of World Class Rivers. Maybe it will be available to fish again sometime in the future.

We also have the treasures of our neighborhood ponds, and both Willow and Carriage lakes provide ample opportunities to catch many bass, crappie, and sunfish. My experiences fishing in them are as remarkable as my days spent in the Chattahoochee. There is always a chance to land a giant fish at any time. During more than 37 years of fishing both lakes, I have caught nearly 450 bass weighing six pounds or more - that equates to about 12 big fish per year. In August of 2015, I landed and released a female bass weighing 11.88 pounds, or nearly a 12-pound behemoth. *In the November/December 2022 edition of BASSMASTER magazine, there is a statement that... "The bucket list for many bass anglers includes catching a largemouth bass that weighs 10 pounds or more before heading up yonder. Relatively few anglers ever cross this off their wish list. Even a good number of Bassmaster Elite Series pros have yet to do so.* But our residents have a shot at this goal! What a privilege it is to be able to fish in our neighborhood and achieve a lifetime memory. So, the residents of HSB can be assured they are blessed with beautiful and bountiful waters, and it is our obligation to keep them healthy and vibrant for the foreseeable future.

My eulogy to the 'Hidden Waters' of the neighborhood is meant to provide an incentive to enjoy the pleasures our residents are afforded by living here in HSB. In early February, I fished in Willow Lake and had a respectable outing, landing 10 bass, with one weighing two and half pounds. But even more rewarding was talking to a kid on the dock who was new to fishing. He'd just purchased a rod and reel, as well as some lures and other gear, and was as excited any teenager with new toys. He asked a million questions as I helped him straighten out his equipment so it would work properly. He looked over all my gear and asked many more questions. I really enjoyed our conversation and plan on seeing him on the dock in the next month to discuss his developing fishing skills. It is wonderful to see a young person enjoy Willow Lake. I have had many people tell me over the years that they learned to fish in our ponds as children. Some are now residents here themselves. Like has been said many times, "The cycle of life continues."

Hopefully our resources in HSB will be maintained in the future and I will have the opportunity to fish in our lakes again when I return to visit friends. Until then, explore our 'Hidden Waters' as I learn to fish new places.





# END OF YEAR BUDGET UPDATE

The Horseshoe Bend Community Association finished 2022 ahead of plan, creating additional funding opportunities for future neighborhood enhancements. The table below summarizes our actual expense vs. budget across our major spending categories.

Category	2022 Budget	2022 Actual	Variance	Description
<b>Income (Dues)</b>	\$ 688,540	\$ 694,915	\$6,375	Includes annual HOA dues.
<b>Expense</b>				
Grounds Maintenance	\$ 250,500	\$ 228,575	\$21,925	Grounds maintenance is our highest recurring expense category and includes our weekly landscape maintenance contract with Brightview to maintain all common areas, seasonal flower plantings at all entrances, and multiple pinestraw applications. The grounds maintenance budget also includes water for common area irrigation, and electricity to power our 275 common area landscape lights, the irrigation systems, and security cameras. This also included \$28K to remove dead or dangerous trees on HBCA property. The budget accounted for a potential inflationary increase, which did not occur.
Security	\$ 172,000	\$ 175,229	(\$3,229)	Our security patrol service contract with Thorpe Enterprises is the majority of our security budget. Our patrol service acts as the HBCA Board's eyes and ears on a daily basis. In addition to investigating calls from residents reporting various issues or concerns, our security patrol also helps with covenants enforcement, removing unpermitted solicitors, alerting the appropriate people to water main leaks, landscape lighting outages, irrigation issues, fallen trees, and dead animal removal. The security budget also includes \$10,000 for our Flock security camera cloud recording service.
Administrative	\$ 84,200	\$ 90,432	(\$6,232)	Our administrative budget helps ensure continuity of all major services, including timely bill payments to all vendors and utilities, book-keeping, annual dues collection, 3rd party accounting audit services, community directory distribution, onboarding of new residents, insurance premiums, and miscellaneous legal fees.
Small Repairs	\$ 25,000	\$ 41,929	(\$16,929)	The small repairs budget is used to correct issues that undoubtedly come up throughout the year. In years past this has included repairs to our irrigation systems, landscape lighting systems, street sign and pole replacement, security camera replacement, and repairing / upgrading our electrical infrastructure at each of our 15 entrances throughout the neighborhood as needed. This also included monument / wall brick repairs.
Reserve Contribution	\$ 25,000	\$ -	\$25,000	This amount is usually set aside to help keep the reserve fund stable, but was not applicable in 2022 due to the planned lake dredging funded by the reserve.
Community Events	\$ 16,500	\$ 18,195	(\$1,695)	The community events budget includes allowances for the planned Spring Fling and Fall Festival that take place in The Meadow, the monthly news letter, and periodic email distributions. This also included \$10,000 towards this past season's holiday lights and decorations.
Lakes & Dams Maintenance	\$ 13,000	\$ 16,858	(\$3,858)	This line item accounts for the quarterly clean-out service provided by Georgia Stormwater Services for the gabion dams installed along the creek that flows into Carriage Lake near Willowbrae Lane and Whisper Wind Court. This creek is fed by storm water systems uphill, including those along Holcomb Bridge Road and is the main source of sediment entry into Carriage Lake. The gabion dams were installed to slow the flow of water and reduce the pace of erosion and sediment build-up at the mouth of the creek, and need to be cleaned and repaired regularly to remain effective.
Non-Reserve Projects	\$ 102,340	\$ 21,837	\$80,503	2022 projects included dock rebuilds, additional bench installations, the Wayt Road gazebo lighting, and installation of the Flock camera system.
<b>Total Operating Expense</b>	\$ 688,540	\$ 593,055	\$95,485	
<b>Operating Income</b>	\$0	\$101,860	\$101,860	
Cove Dredging Project	\$ 128,000	\$ 129,165	\$1,165	Full explanations of the cove dredging project were published in April and June newsletters.
<b>Change to Reserve Fund</b>		<b>-\$27,305</b>		The initial plan going into 2022 was to pay for the dredging project over and above the annual non-reserve projects budget, in which case the reserve fund would have decreased by \$129K. Due to the projects expense coming in well under budget, the impact to the reserve was mitigated at only \$27K reduction.

## 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





**NOW  
HIRING!**

## ROSWELL HIRING FOR SUMMER JOBS

Spend your summer helping kids make memories! The City of Roswell is now accepting applications for more than 150 summer positions with its Recreation, Parks, Historic & Cultural Affairs Department.

A summer job with the City of Roswell is the perfect way to not only obtain meaningful work experience and build your resume; it's also a great way to make new friends and give back to your community.

A wide variety of positions are available, including camp counselors, lifeguards and aquatics coaches, sprayground attendants, and athletics and arts instructors. Positions are open to applicants age 15 and up. These are perfect positions for high school students and college students, as well as teachers and retirees looking for summer work.

To see a full list of current summer openings, visit [www.roswellgov.com/SummerJobs](http://www.roswellgov.com/SummerJobs)

## 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](mailto:wpefgolftournament@gmail.com).



WILLS PARK EQUESTRIAN  
FOUNDATION

## 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

[www.willsparkfoundation.com](http://www.willsparkfoundation.com)



..... 3<sup>RD</sup> 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)

SPONSORSHIPS  
DUE BY:  
MARCH 13<sup>TH</sup>



**Register Here**

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







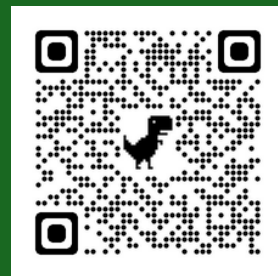
HORSESHOE  
BEND CC

# 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/](http://www.tgdf.org/golf/)

Address :

2100 Steeplechase Ln. Roswell, GA,  
30076







HORSESHOE BEND COUNTRY CLUB



# SUMMER CAMP



**May 30 - August 4**

**Weekdays**

**9 AM - 3 PM**

**Athletic Center**

### Theme weeks

**Week 1: (May 30- June 2)- Beach**

**Week 2: (June 5-9)- Wild West**

**Week 3: (June 12-16) - Pirates**

**Week 4: (June 19-23)- Harry Potter**

**Week 5: (June 26-30)- Star Wars**

**Week 6: (July 3-7)- Stars and Stripes (no camp July 4)**

**Week 7: (July 10-14)- Around the World**

**Week 8: (July 17-21)- Outer Space**

**Week 9: (July 24-28)- Christmas in July**

**Week 10: (July 31-4)- Fun with Fitness**



**Members: \$75/day or \$300/week**

**Registration available on Club Calendar**

**Non-Members: \$90/day or \$375/week**

**Registration available on HBCC  
website under "Athletic Center"**

# 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@mountvernon.school.org

## WOMEN'S FITNESS CLASS

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

## BABYSITTERS AVAILABLE - TWO FOR ONE DEAL!

Hi! Our names are Caitlin and Victoria. We've lived in Horseshoe Bend for over 13 years and are 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 our mom at (404) 431-1900 or s\_tigert@bellsouth.net



## IMPORTANT REMINDER TO OUR HOMEOWNERS!

If you have a project to change something on your house or property, please submit an Application for Modification Review to HSB Administrator, Laurel Mizell, either by email at [hsbhome@aol.com](mailto:hsbhome@aol.com) or by FAX to (404)393-0594. (Email is preferred).

A copy of the Application for Modification form can be found in this newsletter, in the HSB Community Directory or online at the HSB website at [HSBroswell.com](http://HSBroswell.com) - under the Governance Forms.

**To allow your home project to have the best chance of success upon review by the architectural control committee.**

1. Applications must be submitted in writing, using the standard Application for Modification Review process. **Applications must be received BEFORE any project can be started!**
2. If you should have any questions before you fill out your Application for Modification, please call our HSB Administrator Laurel Mizell and request to speak with one of the Architectural Control Committee members.
3. Please include as much detail about your project as you can inclusive of drawings and diagrams are encouraged. (Utilize your contractor as appropriate for your project as needed).
4. Please mark the relevant areas of your property so we understand what you are proposing. (i.e. trees marked for removal, landscape locations, fencing locations, etc.)
5. Please note, no work on any project should be started until you have received approval from the Architectural Control Committee.
6. Our objective is to work with homeowners in support of their projects with a viewpoint that improvements are generally good for everyone, but we do need to adhere to the Design Guidelines to keep HSB the beautiful community we all enjoy and appreciate today and for the future.
7. Thank you in advance for your support for future new projects in following these processes, which have been established for the welfare and desirability of our community.

Also please keep in mind that we are a team of committed volunteers and do the very best in processing your applications in a timely manner upon receipt of your application.

Finally, we welcome your input and voice into ways we can improve the quality of our HSB community. If you should have any questions or concerns upon review of the Design Guidelines, Applications process, or any of the information provided above please feel free to contact our HSB administrator Laurel Mizell.



**Application for Modification Review  
Architectural Control Committee  
Horseshoe Bend Community Association, Inc.**

**Applicant/Homeowner:** \_\_\_\_\_

**Property Address:** \_\_\_\_\_

**Does your property touch:** Steeple Chase Drive? \_\_\_\_\_ Either of the Lakes? \_\_\_\_\_ Golf Course? \_\_\_\_\_

**Phone Numbers** (Cell): \_\_\_\_\_ (Other): \_\_\_\_\_ (Other): \_\_\_\_\_

**Email Addresses:** \_\_\_\_\_

Please note that it is the responsibility of the homeowner to verify their property lines prior to construction, and this application does not substitute as an approval of 'said' property lines. It is also the law and responsibility of the homeowner to apply for a 'Building Permit' with the city of Roswell before any home construction is started.

Modification Request: Enter a complete description of the nature and location of the requested work. If applicable, drawings, pictures, catalogue cuts, samples, etc., must be attached. Always include a site plan or lot plan showing the dimensions and location of any proposed construction or tree removal.

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PLEASE NOTIFY YOUR NEIGHBORS ABOUT YOUR PROPOSED PROJECT

**Estimated start date:** \_\_\_\_\_ **Estimated completion date\*:** \_\_\_\_\_

**REQUIRED: Permission is hereby granted for members of the Community Architectural Review Committee and appropriate Horseshoe Bend Community Association Board representatives to enter the property to make reasonable inspection of the proposed modifications on location.**

**Applicant's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Submit Request to:** Laurel Mizell, HBCA, 11175 Cicero Drive, Suite 100, Alpharetta GA 30022

**EMAIL PREFERRED:** [hsbhome@aol.com](mailto:hsbhome@aol.com) FAX: (404)393-0594 Phone: (404)725-5281

Approval: \_\_\_\_\_ Denial: \_\_\_\_\_ Date: \_\_\_\_\_ By: \_\_\_\_\_

\*Approval void after 90 days if not completed

**Date Application Received:** \_\_\_\_\_

Form Rev. 10-2014

# Working Inside and Out!



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)

This month may be cold... but it could be 70 degrees most days. Surely it won't be as rainy as the 17 out of 31 drenching days of January. In February, it seemed to rain almost every Sunday and Thursday (the days of my ALTA tennis matches and split shifts. Go figure!).

No matter the weather, a gardener always begins to catch Spring fever about this time. Some plants began budding out as early as the second week of February, and that was a breath of fresh air for anybody who had concerns after that

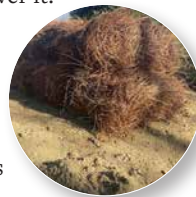
Christmas freeze. By now, cherry trees are flowering,



yellow daffodils have shown their bright faces, saucer or 'tulip' magnolias are displaying pastel flowers before they even leaf out, and yellow forsythia hedges wave 'hello' in the breeze.

The timing is right to prune woody shrubs that were bare all winter. This is easily done with sharp pruners and loppers in a matter of minutes. Things to tackle are lantana, butterfly bush, Knock Out roses, and most ornamental grasses, including liriop or 'monkey grass'. If maintaining a large area of monkey grass, raise the blade height on a mower and slowly mow over it.

Landscapes can quickly and easily be spruced up by adding fresh mulch or pine straw. Be cautious though of some scammers overinflating the number of bails of pine straw it took to cover an area. It is common practice to ask them to count the strings that came off the bails allegedly used.



Prevention is the best medicine when it comes to a healthy, lush lawn, whether it's preventing pests, diseases or weeds. Homeowners should always prioritize an application of a preemergence herbicide

at least twice per year. This granular application must be timed right so as to kill unwanted weed seeds right as they begin to germinate. Proper timing to prevent summer weeds is generally from mid-February to mid-March in our area. And to get ahead of annoying winter weeds like poa annua, an application of preemergence in late August to mid-September is just right.

So if even more rain is expected, no problem! Bring gardening efforts indoors and focus on houseplants. Just today, I breezed through the house and did three simple things for my houseplants in just 15 minutes.

1. Carefully wipe down (dust) the leaves of larger houseplants with a slightly damp rag. This allows those leaves to catch every bit of sunlight they can.
2. Water plants only if the top 1-2" of soil is dry sticking your finger in the pot. Remember to check those plastic trays beneath house plants. Don't let standing water remain there.
3. Rotate each pot. It's easy to tell when this hasn't been done because they develop a slight lean towards the sun. Usually just a half-turn of the pot will do.





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## David Cooke is your East Roswell home buying & selling expert!



Horseshoe Bend Sales Activity Jan. 1st, 2023 to Feb. 28th, 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)	5	\$632,980	\$580,300	\$6,750	\$185	115	(\$59,430)
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	2	\$602,450	\$554,750	\$1,000	\$237	125	(\$48,700)
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	2	\$717,500	\$697,500	\$15,875	\$153	49	(\$35,875)
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

*If ever buying or selling a home, I request the opportunity to earn your business, with the goal of exceeding your expectations in both service and sale.*

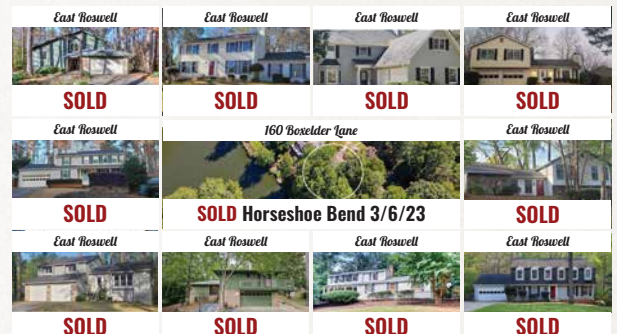
*Sincerely,  
David Cooke*



While the # of homes "For Sale" in metro Atlanta are nearly double that of a year ago, the # of East Roswell homes "For Sale" is at a historic low, with only one home "For Sale" in all of Horseshoe Bend and neighboring Martin's Landing to end the month of February.



David Cooke  
 Direct: 770.652.6270 | Office: 678.287.4800  
 martinlakegroup.com | dcooke@martinlakegroup.com  
 Keller Williams Realty Consultants





# SELLING OR PURCHASING A NEW HOME?

You hear people talk about 'termite letters' all the time. So what exactly are they talking about?

Well, a termite letter is a report that a pest control company will create after doing an inspection of a house. Some states have actual forms that this is supposed to follow by state law.

Georgia is a prime example - we have the "Official Georgia Wood Infestation Inspection Report" which is required for any home sale in the state. Without going all Georgia Tech on you, here is part of what it says.

*"The Official Georgia Wood Infestation Inspection Report shall be the written instrument for the purpose of certifying that a structure is apparently free from wood destroying organisms as a basis for transfer of real property and shall be issued only by a pest control operator certified in Wood Destroying Organisms. Such instrument shall carry a guarantee that, if an infestation of wood destroying organisms from which apparent freedom is certified, is found within ninety (90) days from date of issuance, the infested structure(s) shall be treated by the licensee, free of charge subject to the following:*

*Subterranean Termites  
Powder Post Beetles and Wood Boring Beetles  
Wood Decaying Fungi  
Dry Wood Termites..."*

If you want to read the entire rule, or get the official form, simply go to <https://rules.sos.ga.gov/> then look for **Rule 620-6-.03**. Happy reading. Write a report and have it on the teacher's desk before 2nd period on Tuesday. Or make a diorama. Be sure to use an old shoe box for the background and raisins to symbolize termites.

The termite inspection letter should disclose everything that was found by the inspector, whether the house is currently infested with termites or has been in the past, and will also usually note if any parts of the house were inaccessible for inspection.

If you are the buyer, your bank may require you to have a termite letter before you close on your house. There can be restrictions, and they may require it to have been within a certain time period before the loan closes (so they essentially "expire").

If I was the buyer I would make sure I saw that form and have any part of it that I don't understand explained to me by a third party pest control expert, just so I understand it.

One very important piece of advice: get your termite letter done in advance of the closing date.

**One more important piece of advice to the home owner, get your home checked every year for termites and/or any termite damage. It makes getting and dealing with the termite letter a whole lot easier to do.**



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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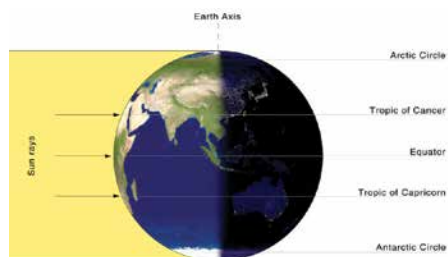


# The First Day of Spring 2023 takes place on Monday, March 20

## ARE YOU READY TO SHAKE OFF WINTER AND CELEBRATE SPRING?!

This year, the Vernal Equinox takes place at 5:24pm ET on Monday, March 20.

The Vernal Equinox occurs when the sun's light is equally shining on both the North and South Hemispheres. This means neither the North Pole nor the South Pole are pointed towards the sun, and the sun's rays are directly over the equator.



On the day of the equinox, the length of day and night anywhere in the world is roughly the same. However, the true date of "equal daylight -- equal nighttime" occurs on the equinox, which takes place a few days before the Spring Equinox.

## FIRST DAY OF SPRING IN ATLANTA: WHAT TO EXPECT

The Vernal Equinox lands on Monday, March 20 this year, and the average daytime high in Atlanta on this date is 67 degrees; the average morning low is 46 degrees.

The warmest daytime high on March 20 occurred in 1907, when thermometers reached 86 degrees. The coldest morning low occurred on this date in 1923, when thermometers dropped to 17 degrees.



The average last spring freeze date for Metro Atlanta is March 23, however the latest spring freeze on record is April 25, 1910.



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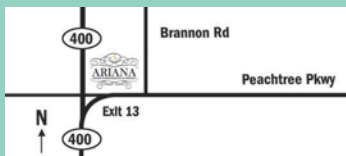


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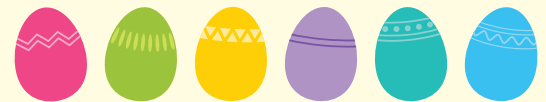
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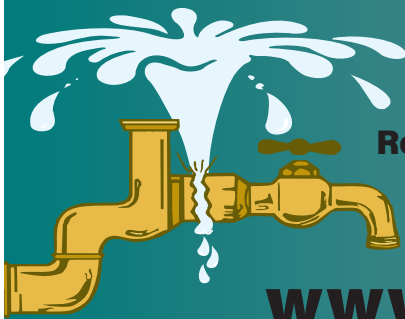
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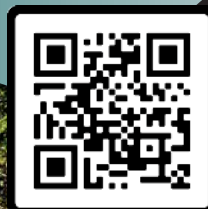
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<b>Remax Around Atlanta-Falkin</b> .....	770-330-2374
Remax-Heerema .....	770-238-6759
<b>Robin Martin and Associates</b> .....	678-665-0202
Shaston Homes LLC .....	678-525-5880
<b>Remodeling</b>	
Daniel's Home Services .....	770-598-1379
GCI Basements .....	404-569-8794
Serv'all Plumbing-Remodeling .....	770-917-1852
<b>Restaurants</b>	
Luna Maya .....	770-720-4999
Norsan Restaurant Group .....	678-878-2513
<b>Roofing</b>	
Earthly Matters Painting and Contracting .....	770-346-0203
<b>Schools-Private</b>	
<b>Atlanta Academy</b> .....	678-461-6102
McGinnis Woods Country Day School .....	770-664-7764
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Classic Entry Systems .....	678-330-1111
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The Beauty Barn .....	678-824-5466
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Gordon Pro Tree Service, LLC .....	770-282-1616
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Serv'all Plumbing-Water Heaters .....	770-917-1852
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Marietta Window Company .....	678-859-7481
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## #1 ROSWELL TEAM SINCE 2015



300 BRAYWARD CHASE | HORSESHOE BEND  
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- #1 We are a true local expert
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#### TOTAL HORSESHOE BEND YTD PERFORMANCE

AVERAGE SALES PRICE	\$544,125
SOLD \$ PSF	\$198
SOLD %-TO-LIST	95%
TOTAL DAYS ON MARKET	90
HOMES SOLD	4

SOURCE: FMLS, ALL DATA POINTS AVG



HEATHERTON | ROSWELL  
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ALL INFORMATION DEEMED ACCURATE BUT IS NOT WARRANTED.  
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