



News From AROUND THE BEND

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

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NEW PLAYGROUND COMING SOON!

Horseshoe Bend Community Assoc.

11175 Cicero Drive | Ste 100
Alpharetta, GA 30022

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Real Estate Q&A: Ask the Expert



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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 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.

MARKET STATISTICS FOR HORSESHOE BEND JAN 1–Apr 30, 2022 vs 2023

(Source: FMLS MULTIPLE LISTING SYSTEM)

Jan 1– Apr30	Total # Sold	Avg List Price	Avg Sale Price	Avg Sale/ List Price	Avg Days on Mkt
2022	18	\$707,594	\$722,278	101.7%	10 days
2023	15	\$786,940	\$774,227	98.2%	32 days
Change	-3	+\$79,346	+\$51,949		+22 days

Observations and Analysis:

First, **prices continue to climb**. Our average sales price has surpassed \$750k.

Second, **inventory remains tight**. Only 15 homes sold in the first 4 months of 2023, although as of this writing there are currently 8 homes under contract in Horseshoe Bend.

Third, **the blistering pace of homes selling for over asking price after only a few days on the market appears to have slowed a bit**. But this year's sales price to list price ratio of 98.2% is still fantastic; and averaging 32 days on the market is not too shabby (and as it turns out, there were 2 homes that took 130 and 170 days to sell, and their numbers inflated the average).

Fourth, **if you are thinking about selling, call me!** Clearly this is a great time to be a Seller, and it's always a great idea to work with a seasoned professional when buying or selling a home. Give me a call, then...
"Move with Mitch!"



SOLD

150 Cartier Court





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

www.HSBroswell.com



WELCOME TO HORSESHOE BEND!

NEIGHBORHOOD DIRECTORY

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



COVENANTS / BYLAWS

You can access the covenants and bylaws by going to the website at www.myhsb.org and looking under the Documents tab.

IMPORTANT PHONE NUMBERS

HSB Security:
678-447-6100

Roswell Police:
770-640-4100

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

Financial Dept
770-641-3759

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

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

**Fulton County
Waterline Customers:**

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

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

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

Toilet Rebate Program:
404-463-8645

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

CONTACT US TODAY - 770-623-6220 - info@frontporchatlanta.com

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NEW COMMUNITY PLAYGROUND COMING TO HORSESHOE BEND

The Horseshoe Bend Community Association is excited to announce plans for a new community playground to be installed in the Tom Harris Meadow.

Construction of this new state-of-the-art, commercial-grade playground is expected to begin in the coming months with a completion target before the end of summer.

Before deciding on the playground, the association solicited feedback from numerous families who attended the Fall Festival with their young children. Support from these families was very positive. Their suggestions and feedback during this process was instrumental in the association's

decision to move forward with this long-awaited project.

Additionally, to ensure that the best decision was made regarding the quality, durability and safety of the playground equipment chosen, the association consulted with Roswell Park Service Manager Taylor Smith for guidance and recommendations on questions to vet potential vendors.

As part of the project, three new benches will also be added to the area. The playground will have a neutral color scheme so as not to detract with the natural beauty of the Tom Harris Meadow and surrounding area.

(PHOTOS SHOWN FOR EXAMPLE PURPOSES ONLY. NOT ACTUAL PLAYGROUND DESIGN.)



NEW ROSWELL365 COMMUNITY CALENDAR IS ONE-STOP SITE FOR EVENTS AND INFO

The City of Roswell is excited to launch Roswell365, a new website that will serve as a one-stop site for events and activities throughout Roswell. This City-sponsored community calendar is a resource for events hosted not only by the City, but also by local non-profits, businesses, civic groups, or anyone organizing a community event in Roswell.

Located at Roswell365.com, this free, comprehensive community resource allows residents and visitors to search events by keywords or categories and customize their entertainment experience by selecting events that pique their interests.

“This is a wonderful tool that highlights all the activities occurring in our vibrant City,” said Mayor Kurt Wilson. “Everyone wins—the community knows what’s happening in our City, and organizations have a place to call home for listing their events. We are excited to offer this free resource and encourage everyone to take advantage of this site.”

Community groups, businesses, or anyone organizing a community event can sign-up for their free account at Roswell365.com and input details and information on events and attractions they are hosting in the City of Roswell.

Look for City staff at the upcoming events like Alive in Roswell and the Riverside Sounds concert series, where members of the public can get more information about Roswell365, as well as some fantastic giveaways.

Questions can be emailed to the Roswell365 team at events@roswell365.com. Stay connected by following @Roswell.365 on Facebook and Instagram.





CITY APPROVES FIRST BONDS ISSUANCE FOR NEW COMMUNITY PROJECTS

The City of Roswell has authorized the first significant issuance of bond funds to get started on projects that are part of its Bond Program, which was overwhelmingly approved by voters in November 2022. During the Mayor and City Council Meeting on Monday, April 24, the City’s elected officials approved a resolution to declare the City’s intent to move forward with the first issuance of \$86.2 million (out of a total \$179.6 million approved by voters).

“We’re excited to get these transformational Bond projects rolling. Your Mayor, City Council, and staff have been working diligently to set the wheels in motion—a process that not only includes issuing the bond funds, but also setting up our project management team, considering site selection and land acquisition for several projects, and coordinating with contractors, among other important tasks,” said Mayor Kurt Wilson.

Sale of the bonds will take place on Monday, May 22, with City Council taking a formal vote to adopt the bond sale resolution during their regularly scheduled meeting that evening. Closing will take place on June 8. Of the \$86.2 million that will be issued, \$53.1 million will be used toward Recreation, Parks, bicycle and pedestrian paths and sidewalks; \$13.1 million will be used towards Public Safety (Police and Fire) projects; and \$20 million will be used towards a public parking deck in downtown Roswell. A second

issuance of additional bond funds is expected in spring/summer of 2025.

In March, the City of Roswell established a Capital Improvement Projects (CIP) Program Management Division, which will provide program management and oversight for the Roswell’s Bond Program projects. In addition, the City Council approved funding to initiate preliminary project work such as surveying, site selection, and fieldwork on several of the bond projects.

In November 2022, Roswell voters approved all three Bond Referendum questions on the ballot by large margins: \$107.6 million for Recreation, Parks, Bicycle and Pedestrian Paths, and Sidewalks (74% in favor); \$52 million for Public Safety (Police & Fire) Capital Projects (73% in favor); and \$20 million for a Downtown Public Parking Deck (57% in favor). Bond funds will pay for a wide variety of park improvements, trail and connectivity projects, bike and pedestrian paths and sidewalks, a new Public Safety Headquarters, replacement and/or construction of several fire stations, and a new public parking deck in downtown Roswell.

The City of Roswell is currently recruiting candidates for the CIP team. Learn more and apply at www.RoswellGov.com/Jobs. For more information about Roswell’s bond program, visit www.RoswellGov.com/Bond. The City will provide updates to the public as work on each project progresses.

ROSWELL RIVERSIDE SOUNDS CONCERTS CONTINUE

The City of Roswell will continue 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 May 27 with Early James, a roots rock, Americana, and blues music 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, May 27, 7:00 PM – Early James – Roots Rock, Americana, Blues
- ▶ 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.





HSB ARCHITECTURAL CONTROL COMMITTEE TREE REMOVAL AND LANDSCAPE GUIDELINES REMINDER

Horseshoe Bend is a proud community of mixed-use areas, including many natural wooded areas, walking trails, community landscaped areas, our freshwater lakes, a private golf course, and much more, all complemented by each homeowner's landscaped homes.

One of the most common applications the **HSB Architectural Control Committee** receives on a monthly basis is for **Tree Removal** and **Landscape Changes**.

Many ask, “**Why do we require HSB Architectural Application for Modification, to remove Trees, or to make changes to your property landscape?**”

The HSB Community through the HSB Community Association utilizes the Architectural Control Committee to oversee and ensure compliance to the HSB ACC Guidelines. By overseeing and processing these requests for changes on behalf of the entire community we can collectively protect the beauty and value of what we have today. Additionally, the process provides input and recommendations as we work with homeowners and the council to maintain an environment that reflects our HSB neighborhood values.

In an effort to support one of most popular ACC request, below are common questions we receive regarding the removal of Trees, Tree Pruning, and Landscape re-design/upgrades from Homeowners.

Question: Do I need to submit an HSB Architectural Application for Modification, to remove a tree from my property? Various reasons submitted:

- ▶ Tree is leaning toward the home and a danger to occupants
- ▶ Tree roots are destroying the driveway, sidewalk
- ▶ Tree roots are impacting the ability to maintain our lawn

Response: Architectural Applications for Modifications are required for any tree having a diameter of six inches or more measured from a point two feet above the ground level from any lot unless such removal is in conformity with approved landscaping plans and specifications submitted to ACC.

Question: Do I need to submit an HSB Architectural Application for Modification to do general pruning of trees on my property?

Response: Generally, pruning of low hanging limbs is considered general maintenance of your landscape. However if you begin taking significant limbs off a tree, then it would be best to submit an application for review.

Question: I am not sure if the tree identified for removal is on my property or my neighbor's property or HSB common property, or maybe the golf course?

Response: Before taking any tree down you need to be able to confirm with you application that the tree is on your property. If there should be any doubt based on the tree(s) location proof can be provided via a certified survey record of your property or a copy of your property lines from the county records. Or you may be able to get confirmation from your adjoining property owner that the tree is on your property.

Question: What if my neighbor is concerned about overgrowth of my tree onto their property - what options are there for consideration?

Response: Would suggest an initial discussion with your neighbor to work out a process that will resolve the issue. Then either party can submit an Architectural Application for Modification for review to resolve the issue. The party in receipt of an approved application is then responsible for the removal of the overgrowth identified in the application.



Question: In addition to completing the HSB Architectural Application for Modification to remove a tree on your property, note the City of Roswell can require a separate [Tree Removal Permit Application](#) if the tree(s) you're removing qualifies under the current city code. **How can I confirm if the tree identified for removal requires a permit?**

Response: Each homeowner is responsible to validate if a Tree Removal Permit is required based on the Tree they have chosen to remove.

The City of Roswell has a Tree Removal Permit Application which cost \$25.00 and can be obtained from City of Roswell Office or at the following web site: www.roswellgov.com/Home/ShowDocument?ID=1046 or you can contact the Roswell City Arborist office at 770-641-3780. **The Permit will provide you the specific qualification to determine if the Permit is required under City Code UDC Section 12.1.**

Question: Do I need to submit an HSB Architectural Applications for Modification to complete a re-design or make changes or upgrades to the current landscape on my property?

Response: HSB Architectural Applications for Modification for any property landscape re-design is required. The application is also required for upgrades of property landscape that require removal/replacement of landscape which could include shrubs, trees, perennial plantings, timber or stone walls, stone walkways, water features, lighting, etc.

Applications need to include a landscape and grading site plan showing location of all re-design, upgrades or changes to be made on the property. The plans need to be inclusive of the entire landscape project. (See ACC Design Standards for additional information)

Question: Do I need to make Neighbors/Residents who may be impacted or affected by the work project aware of our intent prior to submission of the HSB Architectural Application for Modification?

Response: Yes, prior to the HSB Application for Modification presented to the ACC, you shall give notice to Neighbors/Residents who may be impacted or affected by the work projected to be done.

Question: Does HSB have any recommendations regarding vendors working in HSB Community?

Response: HSB makes no recommendations for any vendors you may consider.

However, we do recommend that as a consumer looking to utilize a contractor to complete any work on your property you may want to consider the following:

- (a) Confirm contractor has a current License and current Insurance policy.
- (b) Contractor is aware of Roswell City Permit Requirements
- (c) You may consider using public trusted sites to review consumer feedback on Contractors you are considering.
- (d) Contractor may be familiar with HSB ACC guidelines

It's the intent of the **HSB Architectural Control Committee** to help all home owners with their projects. To do this and be proactive, all projects start with **YOU** taking the steps to submit your **HSB Architectural Application for Modification**. This will allow the ACC to engage early and support your ability to complete your project as efficiently as possible for all parties!

On behalf of the HSB Architectural Control Committee **“THANK YOU”** in advance for your continued support to the ACC and to our HSB community!

Sincerely,

Your Architectural Control Committee

CLASSIFIEDS

BABYSITTER, DOG SITTER, HOUSE SITTER AVAILABLE. YOU NAME IT, I'LL SIT IT!

Hi! My name is Ella Parker. I've lived in Horseshoe Bend for 15 years and I am currently a senior at the Mount Vernon School. I am available for any of your house sitting, babysitting or pet sitting needs. References available. If interested, please contact me by phone or text 678-620-5638 or eparker2023@mountvernonsschool.org

WOMEN'S FITNESS CLASS

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

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

PING GOLF CLUBS FOR SALE

Ping SR regular graphite shaft golf clubs. 410 irons. 7 irons. 4 woods-driver, 3, 5, & 7. One rescue club. Like new. \$900
770-833-5286.



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

Green & Growing



This bare spot in Lori's yard became a mini vegetable garden, now home to 3 cherry tomato plants.

All good things must come to an end, right? Or, is the best yet to come with summer gardening?? Many of the pops of color on display during the bleak winter months, and even the short-lived, but much welcomed, spring blooms have now faded. After spending a week out of town recently, I was beyond grateful to return home to what had to be the height of spring color. Irises, rhododendrons and peonies were the brightest they've been in years! And with many days topping out around 80 degrees, long-lasting pansies and violas are starting to look leggy. So what's a gardener in transition to do?

Make any sized outdoor space a retreat! Hang birdhouses, add lawn ornaments or pathway lights, fill birdfeeders and birdbaths, and spruce up that old patio furniture! Take a mental health break from work and chores, and prioritize time to spend an afternoon browsing at the nursery. I've done a garden consult for my friend, WSB-TV news anchor Lori Wilson, and we had so much fun together, talking about ALL the possibilities for her newfound space! Gardener or not, who doesn't light up at the vision of beautifying an enjoyable and usable space?!

Don't let a bare space, with all its potential, become overwhelming. Instead, get excited about the ways it can be designed and planted to reflect personalized styles and tastes. Don't hesitate to ask friends and neighbors for a fresh perspective. And, sit in on a free garden class or workshop. Many times, these are offered throughout the year by county Extension agents and Master Gardeners. I keep an updated list of garden events around Atlanta at my website, www.wsbradio.com/greenandgrowing.

Take note of whether a potential garden space is mostly sun or is comfortably shaded. That will guide what plants thrive and how healthy they'll be. Here are some recommendations for plants that can be enjoyed throughout the summer!

Tolerates full sun

New Guinea impatiens and those labeled 'sunpatiens'	New Guinea impatiens appear to be tolerant or resistant to downy mildew
Celosia, a.k.a. Cockscomb	Deer rarely bother these
Petunias may be perennial given mild winter conditions	Mini version are Calibrachoa
Geraniums are great for hanging baskets	Deadhead by removing spent blooms at the base of the stem
Begonias like some light shade	Many varieties and sizes
Dianthus, a summer blooming perennial	Good bedding flower like pansies

Prefers partial to full shade

Coleus is known for colorful foliage more than flowers	Fills in a bed, grows 1 - 3 ft. tall and wide
Hostas come in various shades of greens and whites	Deer do love to browse
Elephant ears can overwinter in the ground	Make a good visual border
Astilbe, a summer blooming perennial	Are clump forming and spread easily
Heuchera, a.k.a. coral bells	Attractive foliage when blooms are gone



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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When Is The First 90 Degree Day in Atlanta?

- ✓ The month of May can bring wild temperature swings!
- ✓ Morning lows can dip as cool as the upper 30s to low 40s, while afternoon highs can vary between the mid 50s and the upper 80s.
- ✓ May is also the month when temperatures can soar into the 90s, and on average, Atlanta registers its first 90 degree day on May 31.
- ✓ However, the earliest 90 degree day on record for Atlanta was recorded on April 23, 1980. The latest first 90 degree day occurred on July 28, 1961.
- ✓ The hottest temperature recorded in the month of May is 97 degrees, which occurred on May 29, 1941.



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



Horseshoe Bend Sales Activity Jan. 1st, 2023 to Apr. 30th, 2023	# Sold	Avg. List Price	Avg. Sale Price	Avg. Seller Paid Cost	Avg. \$/SF	Avg. Days (List Date to Sale)	Avg. Net (+/- Original List Price)
Horseshoe Bend (All)	<p>Do you enjoy the HSB neighborhood specific home sales statistic, provided to you each month? Would you like to continue seeing the content? If yes, please text: ATB 👍 to 770.652.6270 along with any positive ideas or feedback. Your response is appreciated and will remain anonymous with no reply, unless requested.</p> <p>Thank you!</p>						
Willow Lake							
Carriage Lake							
Highlands / Villas							
Estates / River Highlands / Heritage							
Clubsides / Brookside / Fairways							
Brentwood							
Riverlinks / Village on the Green							
The Glens / Belmont Place							

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*



"David was fantastic to work with. His strategic approach brought top dollar to our sale with an outcome that exceeded our expectations."

**Chris & Alisha Niswonger ~ Martin's Landing
April 2023**



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

 SOLD	 SOLD	 SOLD	 SOLD
 SOLD Horseshoe Bend 3/6/23		 COMING SOON	
 SOLD	 SOLD	 SOLD	 SOLD

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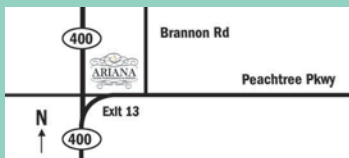
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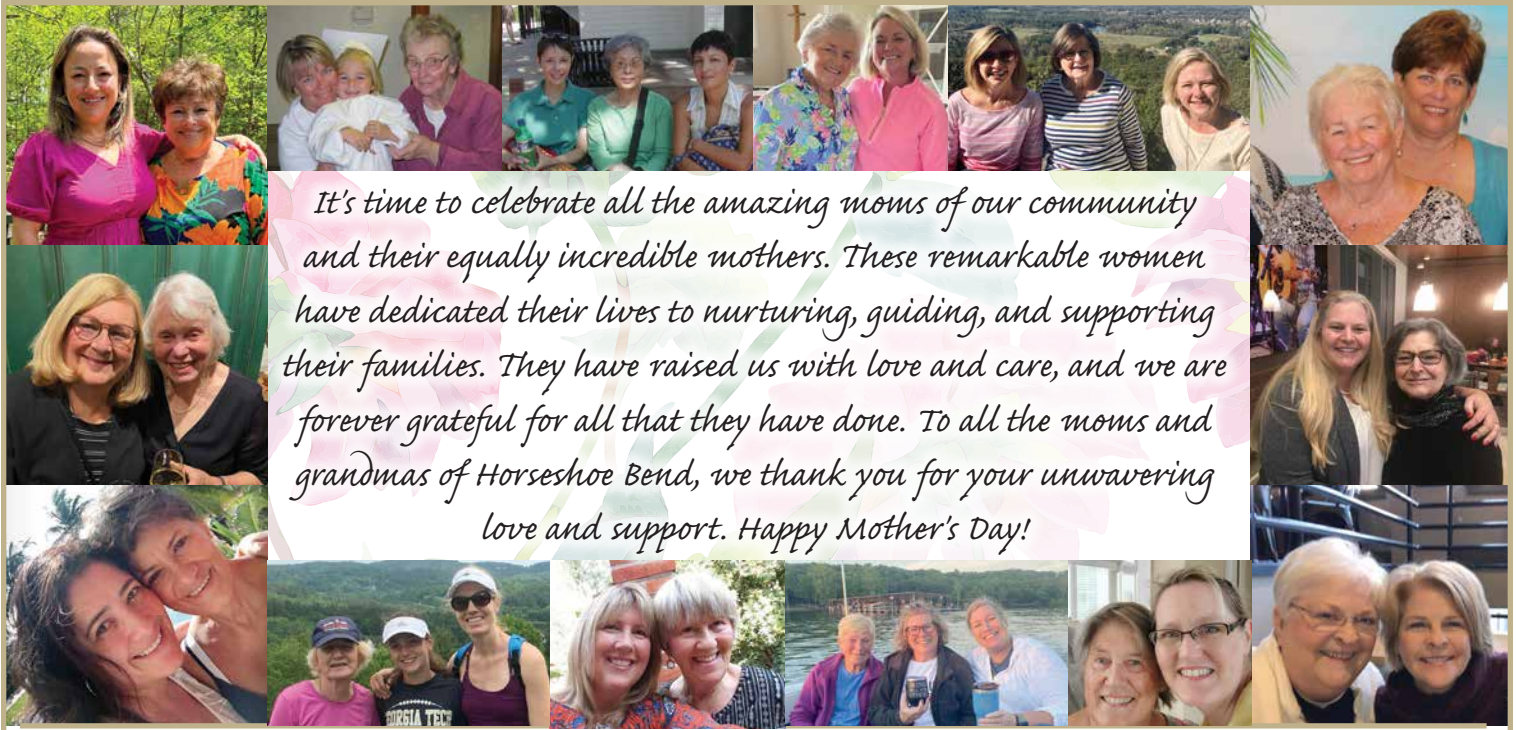
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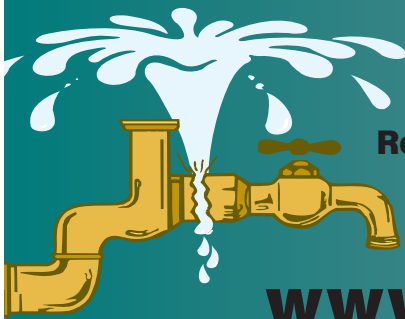
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Breathtaking BOTANICAL GARDENS in Georgia

ATLANTA BOTANICAL GARDEN

The Atlanta Botanical Garden is a 30-acre garden adjacent to Piedmont Park in Midtown Atlanta. When the garden was established in 1976, its mission was to develop and maintain plant collections for the purpose of display, education, conservation, research and enjoyment. The Botanical Garden is composed of a number of smaller themed gardens, including the Japanese Garden, the Rose Garden, the Children's Garden, and the Dorothy Chapman Fuqua Conservatory. For weekday daytime admission, adults are \$26.95 and children (ages 3-12) are \$23.95. Children under 3, as well as garden members, are free. Summer hours are Tuesday-Sunday, 9 a.m.-9 p.m. The garden is located at 1345 Piedmont Avenue, Atlanta, GA 30309. The Atlanta Botanical Gardens also have a location in Gainesville open Tuesday-Sunday, 9 a.m.-6 p.m. and located at 1911 Sweetbay Drive, Gainesville, GA 30501.

THE STATE BOTANICAL GARDEN OF GEORGIA

The State Botanical Garden of Georgia is a 313-acre botanical garden that offers a unique array of plants and flowers. It displays a vibrant flower collection and educates guests by containing eleven botanical and horticultural collections: The Children's Garden, Perennial Garden, Dahlia Garden, Groundcover Collection, Heritage Garden, International Garden, Native Azalea Garden, Rhododendron Collection, Flower Garden, Shade Garden and Trial Garden. Admission and parking at the garden are free, but it is advised that guests make a donation at the visitor's desk if they enjoyed the garden. The Display Gardens and Nature Trails are open Monday-Sunday 8 a.m.-7 p.m. (except UGA holidays). The garden is operated by the University of Georgia and is located at 2450 S. Milledge Avenue, Athens, GA 30605.

CALLAWAY GARDENS

Of course, a list of botanical gardens in Georgia is not complete without mentioning Callaway Gardens. Callaway Gardens draws over 750,000 visitors annually because of all of its attractions. The 6,500-acre resort complex, located in Pine

Mountain, has garden trails for walking and biking, Robin Lake Beach – the world's largest man-made, white sand beach, the Cecil B. Day Butterfly Center, golf courses, Treetop Adventure Zip Line and Obstacle Course, Callaway Brothers Azalea Bowl, Overlook Azalea Garden, Memorial Chapel, Mr. Cason's Vegetable Garden, and Horticultural Center. The gardens also host annual seasonal events, including the Masters Ski and Wakeboard Tournament, the Sky-High Hot Air Balloon Festival and their well-renowned, Fantasy in Lights Christmas Display. Currently, Callaway Gardens is open to the public, but the Cecil B. Day Butterfly Center, as well as playgrounds at the Discovery Center and Robin Lake Beach are all closed until further notice. The main gate is open for ticket sales 8 a.m.-8 p.m. You can also purchase tickets and book your stay online or over the phone. Advance online pricing is \$19.95 with in-person gate prices of \$24.95 Adult, \$21.95 Senior, and free of charge for children under 3. The main entrance is located at 17617 US Highway 27, Pine Mountain, GA 31822.

SMITH-GILBERT GARDENS

The Smith-Gilbert Gardens also offers an unparalleled experience because of its beautiful gardens and sculptures. These 16-acres of serene gardens are located in Kennesaw and are home to more than 3,000 species of plants and the historic Hiram Butler House, built in 1881. These gardens offer six-minute guided tours that take visitors around the grounds to view the Southern Living Pollinator Garden, the Japanese Maple Grove, the Knowlton Meadow, the Bonsai Exhibit, the Crevice Garden, the Conifer Garden, the Perennial Garden, the Cedar Field and Rose Garden and the Camellia Garden. The gardens are open Tuesday-Saturday, 9 a.m.-4 p.m. General admission is Adults: \$10, Seniors (65+): \$8, Active-Duty Military/Student (w/ID): \$5, Children 3-17: \$5, Children 2 & Under: Free, Members: Free. Located at 2382 Pine Mountain Road, Kennesaw, GA 30152.

GIBBS GARDENS

Gibbs Gardens is a world-class 292-acre garden, located in the mountains of North Georgia. Jim

Gibbs, founder of Gibbs Landscape, created his family's residence which contains twenty-two reflecting ponds, 19 waterfalls, 32 bridge crossings, a wildflower meadow, a sculpture garden (with Bronze statues of Gibb's grandchildren), seven terraces of animals and perennials, a fairy-tale-like fernery and a twelve-foot arbor that entwines New Dawn roses. The Gibbs' estate is a mixture of European architecture with a view that overlooks the gardens and the north Georgia Mountains. The address for GPS use is 1987 Gibbs Drive, Ball Ground, Georgia 30107. Hours of operation change on a seasonal basis. March 1-July 4: Tuesdays-Sundays 9 a.m.-4 p.m., July 5-October 1: Wednesdays-Sundays 9 a.m.-4 p.m., October 2-November 13: Tuesdays-Sundays 9 a.m.-4 p.m., November 14-December 3: Wednesdays-Sundays 9 a.m.-4 p.m. Adults (18 to 64 years old) are \$25, Seniors (65+) are \$18, Children (ages 3-17) are \$10. Children under 2 are free.

HAMILTON GARDENS AT LAKE CHATUGE

Georgia's Hamilton Gardens make up 33 acres of woodland gardens with one of the largest collections of native rhododendrons and native azaleas. It gets its diversity from the native wildflowers, plants and trees, including the trilliums, shooting stars, wild ginger, trout lilies, and Solomon's Seal. What truly makes the garden unique are the 1,500 rhododendrons, which bloom in all colors, shapes and sizes. Their bloom season is from mid-April to mid-May and is celebrated each year as "A Blooming Affair at Hamilton Gardens." These gardens are open year-round 8 a.m.-8 p.m. and garden admissions are on an honor system, which is \$2 per person and \$5 per family. Guided and Golf Cart Tours are temporarily unavailable. Use Google Maps to find Hamilton Gardens at Lake Chatuge, Inc. 96 Pavilion Road, Hiawassee, GA 30546.



Article written by Michelle Manganiello. Michelle is a graduate of 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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