



News From AROUND THE BEND

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

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Horseshoe Bend Community Assoc.

11175 Cicero Drive | Ste 100
Alpharetta, GA 30022



HAPPY
Thanksgiving

INTRODUCING YOUR FAVORITE PERSONALITIES!

95.5WSB
ATLANTA'S NEWS & TALK



Green and Growing with Ashley
Frasca and The Home FIX IT
page by Dave Baker

LOOK ON PAGE 14 FOR MORE!

Moving With Mitch!



Real Estate Q&A: Ask the Expert



**Brought to you by
Mitch Falkin**

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About the Expert: Mitch Falkin was voted Horseshoe Bend's favorite Realtor on www.

Nextdoor.com for 2017, 2019, & 2021, and is a neighborhood sponsor. He has been a resident of HSB since 1993, and has been a Realtor since 1986.

Mitch has served on the HSBCA Board of Directors, and created/manages the HSB Annual Spring Garage Sale. In addition, Mitch is an avid tennis player, winning the HSBC Men's Doubles Championship in 2015 and 2017, and is an active player/volunteer in the ALTA tennis league where he is now the 2022 Men's League Vice President.



Question of the Month:

“My homeowners insurance keeps going up – got any suggestions?” – My own question

I recently noticed that **both my home and car insurance premiums had crept up over the past few years**, so decided this month to check it out with the goal of saving money. After reviewing my coverage, shopping companies, and bundling my policies, I ended up saving significant \$\$ while increasing homeowners coverage! Here are a few suggestions I have that may be helpful for you as well:

1. **The next time you get your premium renewal statement for car & auto insurance, compare them to the previous premium renewal statements** to see if you are paying more.
2. **Shop at least 3 different companies** using the same coverage numbers. It's interesting how much premiums vary from company to company.
3. As the commercials tell us: **“bundling” (getting your home and car insurance from the same company) can save you money.** Most companies give discounts for multiple policies.
4. **Raise your deductibles to as high as you are comfortable with.** I consider my homeowner's insurance “catastrophic only” insurance with a relatively high deductible... I know I will pay for the little things myself, and only submit a claim on something very costly.
5. **Take advantage of discounts** for paying annually or bi-annually. Why not?
6. **Make sure you have enough coverage on your homeowner's policy.** By raising the coverage limits you may raise your premium a bit, but it beats not having enough coverage if/when a catastrophe strikes.
7. **Take current photos of the exterior and interior of your house and store them off premises.** If a catastrophe strikes and your home is substantially destroyed, it will be very helpful to have recent documentation of what you need to replace at what level of quality.

I ended up shopping my policies, switching insurance companies, bundled my policies, and **reduced my car premium 20% and my homeowners premium 15% (while increasing the coverage on my home)**—not bad for a few hours of research and a little hassle switching things around.

Regarding real estate: Please contact me if you are interested in buying or selling a home. I know the ins and outs of real estate sales, and before you know it you too will be “Moving with Mitch!”



JUST LISTED

8865 Steeple Chase Dr



UNDER CONTRACT

110 Foal Drive



SOLD

1601 Liberty Lane



SOLD

1752 Evenstad Way



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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 • sales@kda-communications.com

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HALLOWEEN FUN AROUND THE BEND

It was a night of family fun, costumes and candy, as children and families enjoyed the annual Halloween activities around the bend. It was great to see so much fun being had by all!





ROSWELL FRIENDS GOLF CLASSIC RAISES ALMOST \$40K FOR CHARITY

Roswell Friends, supporting Children's Healthcare of Atlanta has had another successful golf tournament! On Monday, Sept. 26, we hosted our 4th Annual Roswell Friends Charity Classic.

This year, we raised almost \$40,000 making the total contribution over the last four years in excess of \$100,000!

The tournament is full of great raffle & silent auction items as well as great contests and prizes. We wanted to thank each of the volunteers very much for coming out and supporting the event as well as your contribution of raffle items and silent auction items. A very special thank you to Monica Berndt, Sarah Simmons and Liza Duncan. They spend countless hours coordinating this event as well as continuing to lever our amazing donors and sponsors that really allow us to continue to take the event to the next level while contributing to such an amazing cause.

We had returning Title Sponsors this year: TempaturePro of North Atlanta, owned and

operated by The Berndt Family, residents in Horseshoe Bend & The Trusted Toolbox, owned and operated by Chris Lalomia. Finally, thank you so much to our event and foursome sponsors as well as Dick's Sporting Good (Prize Sponsor), PGA Tour Superstore (Hole-in-One Sponsor) and Hendrick Automotive (Hole-in-One Sponsor).

Event, Food & Beverage and Foursome Sponsors: CareSource, HODINKEE, Inc, Discover OTP Living with Sarah Simmons, System4 Georgia, Fox Collections, Impiricus, Insight Wealth Advisors, Heavy Duty Manufacturing, Nikki McCauley State Farm, Co-Op Solutions, Esthetic Dental Solutions, Uncle Shucks Corn Maze, Specialty Car Company, Flagship Healthcare Properties, Simply Organized, Pinnacle, ep+g, Simply Organized and Platinum Beer Wine Spirits.

Congratulations to our winners:

- ▶ Putting Contest- Chris Lalomia
- ▶ Men's Longest Drive: Ivan Gregory
- ▶ Ladies Longest Drive: Monica Berndt

Special Congratulations to Andy Cantrell on his hole in one on #11 the Take your Best Shot sponsored by Platinum Beer & Wine!

Lastly, Congratulations to this year's winning team: Matt Berndt, Monica Berndt, Morgan Campbell & Mike Elmore

Roswell Friends is a group of amazing women in Horseshoe Bend who conduct 4-6 charity events with all proceeds going to CHOA as well as 4-6 social events per year. If you are interested in getting involved, please reach out to Sarah Simmons: sarah@discoverotpliving.com . or Call: 678-773-8732

We are looking forward to our two upcoming socials: Our Favorite Things Social: A special date night hosted by the Anderson family on Nov. 17 and our Ladies Holiday Shopping Party on Dec. 15!

Thank you, Horseshoe Bend neighbors, for your continued support of our organization. We look forward to having another successful tournament next year and hope to see you there!





ANNUAL FOOD DRIVE SCHEDULED FOR NOV. 13

On Sunday, Nov. 13, members of the Horseshoe Bend community from various high schools will be collecting non-perishable food for North Fulton Community Charities.

Last year, our community donated countless food and personal items to NFCC, and we hope that you will help make this event as successful as in the past! As we've done in recent years, in an effort to be more ecofriendly, we are asking that you recycle and reuse plastic bags and cardboard boxes instead of having us provide them. **Please leave your bags or boxes in a clearly visible location by NOON on Sunday, Nov. 13** so they can be seen from the road. You can leave your bag/box by your front door, garage or even your mailbox area. Any donation is greatly appreciated.

Thank you for your continued support. If you have any questions, please contact Amy Roberts at 678-571-1577 or Klarysa Riepe 704-900-9817

In addition, if you would like to donate prior to Nov. 13, you can drop off your donation any time at 320 Brayward Chase in the Estates section of HSB. Please leave items by the garage doors.



ANNUAL MEETING SET FOR NOV. 17

We will host our Horseshoe Bend Community Association Annual Meeting on Thursday, Nov. 17.

The in-person meeting will be held in the Community Room at East Roswell Park. We look forward to seeing you there.

DATE: Tuesday, Nov. 17, 2022

TIME: 6 p.m. - 7:30 p.m.

The Agenda shall be as follows:

- ▶ CALL TO ORDER - Establish a quorum
- ▶ PRESIDENT'S WELCOME/COMMENTS
- ▶ FINANCIAL REPORT
- ▶ CANDIDATES FOR BOARD OF DIRECTORS POSITIONS
- ▶ INPUT AND QUESTIONS FROM HOMEOWNERS
- ▶ ADJOURNMENT

The Association needs your attendance and participation to have a meaningful Annual Meeting. We are required to have this meeting, and a quorum of 33% representation is necessary for it to be an official meeting. If we don't have a quorum, we have to adjourn and assemble again at a later time, costing you more time and money.



ORDER YOUR HOLIDAY MAILBOX DECORATIONS TODAY!

It's November and Roswell Friends Holiday Mailbox Sales are LIVE!

Roswell Friends, a volunteer group benefiting Children's Healthcare of Atlanta, is continuing a holiday tradition of fundraising to help children in need and decorating mailboxes. As a token of our appreciation and gratitude for your support and generous donation to Children's Healthcare of Atlanta, your mailbox will be beautifully adorned with fresh holiday greenery and a festive bow by your neighborhood Roswell Friends Group volunteers. Please donate online or return the completed form by **Nov. 16**.

- ▶ All mailboxes will be \$55 (traditional or monument) if ordered by 11/15
- ▶ Additional bows will be \$10
- ▶ **Deadline to order online is Nov. 18**, price increases to \$65 between Nov. 16-18 and are not guaranteed
- ▶ Checks are payable to Children's Healthcare of Atlanta

Click to order: <https://choaholiday.org/mailboxes/roswell-horseshoe-bend/>

Please Contact Nicole Barron if you have any questions:
nikkibaron75@gmail.com



INTERESTED IN VOLUNTEERING AROUND THE BEND?

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

If you've ever thought you would be a great candidate to help the neighborhood Board, please go to this link and fill out the form - <https://bit.ly/HSBBoard>. We are an amazing not-for-profit organization that serves the Horseshoe Bend community. We work on a wide variety of projects all designed to enhance our neighborhood. If the above sounds like you're calling, please fill out the form or contact us at HSBhome@aol.com.



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.

RECYCLE YOUR HOLIDAY LIGHTS

Don't throw away those old Christmas lights. Recycle them! They can be recycled and here is a simple way to do it.

The HSB Garden Club toured the Roswell Recycling Center earlier this year and learned that those old and worn-out Christmas lights on a string can be broken down and recycled. We have several Garden Club members that have offered to collect and take them to the recycling center. We also have a bin at the East Roswell Library. Simply drop them in the bins provided at the addresses below and we will make sure they don't end up in our landfills and that the metal in them is reused. Drop off will be available from Nov. 21 – Dec. 31.

This adds up when you see how many homes throw away a strand or more a year. Help us make this planet a better place to live!

If you have not had a chance to visit the Recycle Center at 11570 Maxwell Road, we highly recommend it. You would be amazed at what they are doing there and all the things you can take yourself.

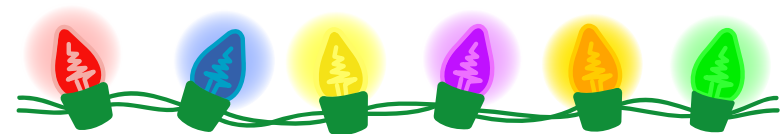
Drop your used/old/not working Christmas lights at:

Fudurich - 2720 Satinwood Drive

Hare - 8425 Edwarton Drive

Hutto - 2250 River Cliff Drive

East Roswell Library - 2301 Holcomb Bridge Road



**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



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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

HOUSE FOR SALE BY OWNER

Four bedroom, 2.5 bath. Beautiful traditional Horseshoe Bend home with granite, updated kitchen, new carpets, two-car basement parking, private and fenced backyard.
125 Foal Drive - \$575,000.00
Ralph Meyer Ph. 770-993-1012 Cell / Text 678-777-6184

WOMEN'S FITNESS CLASS

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

MOTHER'S HELPER / BABYSITTERS AVAILABLE. TWO FOR ONE DEAL!

Hi! Our names are Caitlin and Victoria and we are twins! We've lived in Horseshoe Bend for over 12 years and are available as Mother's Helpers or Babysitters on nights and weekends. We have graduated from Babysitter Boot Camp and are certified in the following:

* First Aid * CPR * AED * Emergency Training *

We are trustworthy, reliable, responsible and fun! We are a two-for-one deal! If interested, please contact Mom at (404) 431-1900 or s_tigert@bellsouth.net

SPANISH TUTOR: MIDDLE AND HIGH SCHOOL SPANISH TUTORING IN HSB

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

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Green & Growing

When spring fades, I think, “gee, I’m really going to miss this.” Then I get over it and move on to summer. When fall comes, I’m all like, “I can’t wait to see the new colors and blooms!” There is so much in the landscape to be thankful for this time of year.

How about things blooming now with a nice fragrance? Head to the nursery and scope out these great plants! And some of them will bloom in the spring as well!

TEA OLIVE AND SWEET OLIVE

Tea olive can get very large unless you score a dwarf variety. Either way, just make sure you give it the space it needs. Its delicate, tiny white flowers are unassuming, but their fragrance is definitely noticeable.

CAROLINA JESSAMINE

If happy, this vine will bloom again in the fall after it’s already displayed its small yellow flowers in the spring. Trellis it or tie it up in the direction you want it to go, and it’s a great flowering vine.

SWEET AUTUMN CLEMATIS

This vine can become invasive if not tended too, but boy does it smell great! And later in the year, those flowers turn to seed, which look like small red peppers.

SASANQUA CAMELLIA

This large shrub or medium tree bursts with scented flowers usually in late September through November. It’s evergreen too! Mine here has white flowers, but check out Yule Tide for beautiful red blooms. Japonica variety camellia blooms in late winter/early spring.

TRUMPET HONEYSUCKLE

Another great, but fast-growing, vine. Though the scented red, firecracker-like blooms aren’t seen until spring, this plant sports red berries in fall.

Though mums, pansies and violas don’t have much of a fragrance, they are dependable, low-maintenance flowers for this time of year. Also, cyclamen is an annual flower that is great for containers, and it can tolerate a little bit of cold. To me, its flowers appear to be upside down, and the heart-shaped, variegated leaves are fun! One more - Autumn Joy sedum is different in the landscape with succulent-like leaves and tons of texture. They are perennial, and insects love them. Before the blooms fade, you can cut the stem, and hang them upside down to dry.



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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Our Goal is your Referral!



The Home **FIX IT**

Since that time of year is quickly sneaking up on us and we all want to have fun, festive lights outside, here is a guide to help you -

PAY ATTENTION!

1. Make sure all outdoor receptacles are protected by a GFCI (Ground Fault Circuit interrupter). The National Electrical Code requires GFCI protection of receptacles located outdoors, and it's for life safety purposes.
2. Make sure that you have smoke detectors in your home and that they are working, as well as at least one fire extinguisher. One fire extinguisher per floor is better. One per floor plus one in your mechanical room and one in your laundry room is even better.
3. Never use indoor lights outside, and don't use indoor extension cords outside.
4. Each year examine your old lights to make sure they are in good working order, and be sure to discard strands that are worn.
5. Drop cords are the number one reason for electrical fires in homes. Never run a drop cord under a rug, especially if there is foot traffic in the area, and never overload a drop cord. Never run drop cords out windows or doors.
6. Don't over load the circuit, which the lights are on. Read the labels on the box of lights for the total wattage. Most outdoor circuits should only be loaded to roughly 1500 watts.
7. The newer mini- lights burn much cooler and therefore are much safer.
8. If small children are in the home consider 12 or 24-volt lights.
9. As a general rule only three strands of lights should be linked together.
10. Keep outdoor electrical connections above ground – out of puddles of water.
11. Unplug strands of lights before replacing bulbs.
12. Only use UL approved lights.
13. When reaching high places be sure and use the correct equipment.
14. Last but not least, never burn an artificial tree in the fireplace. If you do, please see item number two above.

Purchasing & Installation Tips

THIS IS VERY IMPORTANT ESPECIALLY FROM A SPOUSE'S PERSPECTIVE.

Lights are always on sale somewhere, just ask. The best thing to do is to let your significant other go and buy the lights or even better let them know you need their help and shopping expertise and ask them if they would please go with you and help you buy some decorations. After all there is no point in getting the season off to a bad start.

Adhere to all the safety items mentioned.

Don't screw hooks into your home to hold up the lights, they will eventually rust and begin to look bad. Use the new plastic gutter hangers from the store.

Don't drive nails into your roof to mount lights to. Use the new clips that mount under your shingles. However if your roof is old and brittle, don't use the shingle mounts either. In the case of an old brittle roof perhaps you should not put lights on your roof. And maybe get a new roof for Christmas.

APPROXIMATE NUMBER OF LIGHTS NEEDED TO DECORATE YOUR TREE:

3' Tree: 50 – 100 Lights

4' Tree: 100 – 150 Lights

5' Tree: 150 – 200 Lights

6' Tree: 200 – 250 Lights

7' Tree: 300 – 350 Lights

35 – 40 Lights for each foot over 7'

If you need to figure the amperage you are using add up the total wattage of the lighting and divide by 120 (volts). Check the overcurrent device on the circuit you are using and as a rule multiply that number by .8. So a 15-amp circuit should only be loaded to 12 amps and a 20-amp circuit only 16 amps.

Put your lights on a timer so that they go on and off by themselves, making your home beautiful whether you're home or not. Maybe stagger the times each day either on the outdoor and/or on the indoor lights.

As you take down your lights at the end of the season, keep next year in mind. Don't damage the lights as you take them down and repair them as you go so that next year you don't have to repair them as you're putting them up.

End of the holiday season is another great time to buy ahead for next year.

MOST IMPORTANTLY - HAVE A HAPPY HOLIDAY SEASON!



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)



Nature's Golden Brew: A Guide to Brewing Apple Cider at Home

By Rachel Kerven

There is no better way to start your day than a crisp cup of apple cider. Whether your drink is hot or cold, apple cider is sure to bring the tastes of autumn. But, did you know that the favorite fall drink is actually thousands of years old? The first recorded documentation of the drink was in 55 BCE when the Romans visited the British Isles. It is said they liked the drink so much that they took it with them wherever they went spreading the sweet apple drink to all the lands they encountered.

In more recent history, apple cider is known as a fall and winter delicacy. Many families pass down their apple cider recipes from generation to generation, making the drink a cultural icon. You can drink it hot or cold, alcoholic or not alcoholic. There are no limits to how you can enjoy your apple cider. Many people even add a cinnamon stick or peppermint to their drinks to get a burst of festive flavor.

There are many ways you can obtain your apple cider. During this time of year it is relatively easy to find apple cider at your local grocery store, but many people like to

make their own brew. And the first thing to know before making a brew is the difference between apple cider and apple juice.

The main difference between these two drinks is the processes used to make them. Apple cider is made from crushed apples that are then squeezed, which results in fresh juice. Apple juice, however, is made through a filtration process, which as a result makes a drink that stays longer but does not taste quite as fresh.

There are multiple ways you can brew your apple cider from home:

The first method involves a large soup pot. In that pot you bring your choice of apples, with spices to a boil over medium heat. Then reduce the heat and cover for 2 hours. Next use a spoon or a potato masher to crush your apples and then let your mashed apples simmer for one hour. Lastly, strain the liquid while pressing the solids with a spoon to get all of the liquid. Which leaves you with warmed apple cider that can be either drunk hot or cooled to a preferred temperature.

Another method to brew apple cider is using

a Crockpot or an Instant Pot. To make apple cider in a Crockpot or Instant Pot you would first need to cut up your chosen apple and possibly other fruits as desired, fill with water and spices, and then set your Crockpot to cook for 8 to 12 hours. If you are using an Instant Pot you should set the cook time to 15 minutes on high pressure. Next mash the fruit and strain for warm apple cider.

The last method involves brewing an alcoholic apple cider, so kids should not partake in this particular drink and a background in chemistry is highly recommended. In this method you need to do is either buy an apple juice, apple cider, or follow the above steps to make your own apple concoction. Pour your apple cider into a clean fermenter with a yeast and let your cider ferment for 1 to 2 weeks. Then your alcoholic apple cider is ready for consumption.

Enjoy your apple cider!



Article written by Rachel Kerven, a graduate from Georgia Gwinnett College, where she received her B.A. degree in English Writing & Rhetoric. She is currently pursuing an Associates degree in Veterinary

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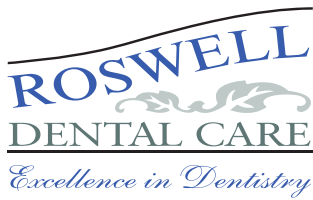


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Horseshoe Bend Sales Activity Jan. 1st, 2022 to Oct. 31st, 2022	# Sold	Avg. List Price	Avg. Sale Price	Avg. Seller Paid Cost	Avg. \$/SF	Avg. Days (List to Sale)	Avg. Net (+/- List)
Horseshoe Bend (All)	54	\$718,820	\$726,162	\$2,440	\$208	49	\$4,902
Willow Lake	4	\$583,750	\$580,750	\$4,375	\$224	34	(\$7,375)
Carriage Lake	8	\$615,125	\$636,313	\$4,006	\$223	62	\$17,181
Highlands / Villas	4	\$661,225	\$674,250	\$625	\$260	36	\$12,400
Estates / River Highlands / Heritage	8	\$1,004,250	\$1,013,125	\$1,863	\$191	48	\$7,013
Clubside / Brookside / Fairways	4	\$800,000	\$840,500	\$0	\$197	41	\$40,500
Brentwood	9	\$718,167	\$726,444	\$2,726	\$190	48	\$5,552
Riverlinks / Village on the Green	13	\$645,608	\$633,250	\$2,751	\$209	51	(\$15,108)
The Glens / Belmont Place	4	\$706,250	\$716,250	\$1,125	\$197	54.25	\$8,875

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Sincerely,
David Cooke



I hope that you are finding my custom HSB Sales Activity Breakdown to be of interest, provided to you each month, relevant to your specific HSB sub-neighborhood. Did you know that our HSB sales average is up 13% YTD, down from a YTD high of 17% in June? Let's see where we end the year!



David Cooke
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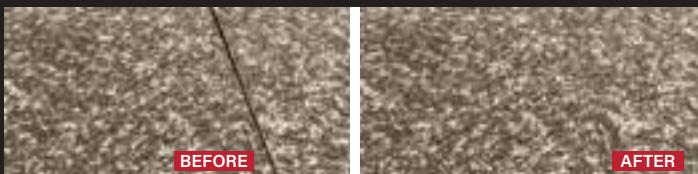


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