



News From AROUND THE BEND

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

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Horseshoe Bend Community Assoc.

11175 Cicero Drive | Ste 100
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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

MARKET STATISTICS FOR HORSESHOE BEND 2021 – 2022 FIRST 9 MONTHS

(Source: FMLS MULTIPLE LISTING SYSTEM)

Jan 1- Sep 30	Total # Sold	Avg List Price	Avg Sale Price	Avg Sale/ List Price	Avg Days on Mkt	Avg Seller Pd Closing \$
2021	72	\$708,676	\$691,069	99.6%	29 days	\$2,831
2022	50	\$717,156	\$729,870	101.5%	12 days	\$2,034
Change	-22	+\$8,480	+\$38,801	+1.9%	-17 days	-\$797

First, **total # of homes sold 1/1 – 9/30 has dropped significantly from 2021 to 2022.** 22 fewer homes were sold, to be exact. Let's face it: 2021 was a boom year, and we probably won't see anything like that for many years to come.

Second and more interesting: **the average sales price from 1/1 to 9/30 went up (from \$691,069 in 2021 to \$729,870 in 2022), the average sales price/list price from 1/1 to 9/30 went up (from 99.6% to 101.5%), the average days on market went down, and the amount of seller-paid closing costs went down.** Clearly, our market 1/1/2022 – 9/30/2022 has been very, very strong.

But of course, everyone wants to know: **what's happening in the market RIGHT NOW?** My take on things: The main factor affecting home sales right now is rising mortgage rates. 30-year fixed rates are in the 6.75% - 7.0% range, quite a bit higher than we've seen in years. I expect this to "put the brakes" on rising prices, but I don't see it stopping home sales here in Horseshoe Bend... sellers will just need to be a little less aggressive on their asking prices and will need to be responsive to market signals. Bottom line: Horseshoe Bend continues to be viewed as a beautiful, established neighborhood with a wide variety of home styles/sizes/prices and a very nice golf/tennis/swim country club smack dab in the middle of it.

If you are thinking of buying or selling, please contact someone who has weathered all the ups and downs in the local market for over 36 years: me! And as the saying goes: "Move with Mitch!"

Brought to you by
Mitch Falkin

Horseshoe Bend's Top
Real Estate Agent in 2021

direct: 770-330-2374

office: 770-350-7373

Mitch@

MoveWithMitch.com

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.



NEW LISTING

110 Foal Drive



UNDER CONTRACT

700 Tala Drive



SOLD

2670 Links End



SOLD

410 Tapestry Trail





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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
Recycling Questions or to
Request a Recycling Bin:**
678-240-9137

CONTACT US TODAY! 770-623-6220 - sales@kda-communications.com

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ANNUAL FALL FESTIVAL ENJOYED BY ALL

The annual Horseshoe Bend Fall Festival was held Saturday, Oct. 1 in the Tom Harris Meadow off of Wayt Rd.

Thank you to everyone who volunteered to help make this fun gathering such a success. We truly loved seeing some many families and children enjoying the event and are looking forward to holding more gatherings in the Meadow as well as expanding our outdoor amenities.





ROSWELL RIVERS ALIVE VOLUNTEERS COLLECT OVER 4,000 POUNDS OF TRASH

Volunteers at Rivers Alive, Roswell's annual waterways cleanup, collected over 4,000 pounds of trash on Sept. 17.

Nearly 200 volunteers of all ages gave their time to collect the trash – ranging from bottles and tires to a washing machine and dog house.

In all, 184 volunteers collected 4,455 pounds of trash from throughout Roswell. Sixty-five percent of it was garbage, totaling 2,880 pounds. Metals amounted to 820 pounds, and tires were 755 pounds. Both the tires and metals were taken away to be recycled.

Among the volunteers were City Councilmembers Lee Hills, Christine Hall, Peter Vanstrom, Will Morthland, and City Administrator Randy Knighton. Civic groups such as the Kiwanis Club of Historic Roswell and the Gardenia Chapter of the National Charity League also helped.

“Roswell is a beautiful city,” said Councilmember Hills. “If we don’t do this kind of work, it won’t remain beautiful.”

The event, co-hosted by Keep Roswell Beautiful and the City of Roswell, is part of a statewide campaign to clean and preserve Georgia’s 70,100 miles of rivers and streams.

Rivers Alive has been an annual tradition in Roswell for 31 years and sparks renewed pride in our unique riverside city. This yearly cleanup is essential in maintaining the Chattahoochee River and its tributaries that flow through Roswell.

This year, project sites included Riverside Park, Waller Park, Don White Memorial Park, Seven Branches, sections of Big Creek, Foe Killer Creek,

Rivers Alive 2022

- Volunteers: 184 total volunteers
- Volunteer hours: 712 hours
- Total trash collected: 4455 lbs
- Trash - 2,880lbs 65%
- Metals - (recycled) 820 lbs 18%
- Tires - (recycled) 755 lbs 17%
- Storm Drain Marking: 212 total marked storm drains
- Invasive Species Pull: 37 cubic yards
- City of Roswell: 17 Staff, 5 City Councilmembers



and Hog Waller Creek, and others. Activities included litter pickup, storm drain marking, and non-native, invasive plant removal projects. Participants came together after their hard work for refreshments, T-shirts, and awards at Riverside Park.

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.



HOUSEHOLD HAZARDOUS WASTE COLLECTION SET FOR NOV. 5

The City of Roswell's Public Works/ Environmental Department will host its Household Hazardous Waste Collection event on Saturday, Nov. 5. This event is for Roswell residents only (proof required); no commercial entities may participate.

The event will be held from 8:30-11:30 a.m. at 1810 Hembree Road (Public Works/ Transportation/Fire Facilities). Please note this event is not at the Roswell Recycling Center.

Items accepted:

- ▶ Paint thinner/turpentine
- ▶ Pesticides including: fertilizers, herbicides, flea and tick products, fungicides, insecticides, rodenticides
- ▶ Undiluted pool chemicals

- ▶ Household cleaners
- ▶ Propane gas cylinders
- ▶ Mercury thermometers/thermostats
- ▶ Household batteries (non-rechargeable)
- ▶ Aerosols including aerosol paint (spray paint)
- ▶ Gasoline
- ▶ Fire extinguishers
- ▶ Automotive brake fluid/used motor oil filters (no other automotive fluids)

Note: No latex paint or oil-based paint will be accepted at this event.

Roswell residents may bring a maximum of two 5-gallon buckets or 10 cans per household, per day, of liquid latex and/or oil-based paint (not dried out or mixed with cat box filler) in the original can with the original readable label on it for a fee. No leaking cans will be accepted.

For more information, please call the Roswell Recycling Center at 770-442-8822 during business hours.

To properly dispose of oil-based or latex paints that do not qualify for recycling, add kitty litter or saw dust to them before placing the cans—lid off—on the garbage contain, not inside. Only empty paint cans or cans with solidified paint can be put on your garbage container for normal curbside garbage collection.

Empty spray paint cans can also be put in your garbage container for normal curbside garbage collection. Spray paint cans are not accepted at the Roswell Recycling Center. Spray paint cans with contents—paint and/or aerosol—are accepted at the Household Hazardous Waste Collection event.



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BACK PORCH CONCERT SERIES

FROM THE EARTH BREWING BACK PORCH CONCERT SERIES

East Roswell now has its own concert venue. Many Horseshoe Bend Residents are already involved and attending, but the more the merrier. Concerts are typically every Friday and Saturday night in the PGA Superstore Parking lot off Holcomb Bridge Road. Come on out and enjoy the show!

UPCOMING CONCERT SCHEDULE

OCT. 15 - "84" Van Halen Tribute Band

CENTENNIAL KNIGHTS HOME FOOTBALL SCHEDULE

Support our local Centennial Knights High School Football team this fall on the gridiron.

HOME GAMES

OCT. 21 - North Springs

OCT. 28 - Northview

NOV. 4 - Greater Atlanta Christian School

2022 CENTENNIAL KNIGHTS FOOTBALL

*DENOTES 6-AAAAA REGION GAME

HEAD COACH SEAN O'SULLIVAN

DATE	LOCATION
AUG 12	AWAY
AUG 19	HOME
AUG 26	AWAY
SEP 09	HOME
SEP 16	AWAY
SEP 23	HOME*
SEP 30	AWAY*
OCT 07	AWAY*
OCT 21	AWAY*
OCT 28	HOME*
NOV 04	HOME*



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 contact us. 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 contact us. Email your contact information to HSBhome@aol.com.

ANNUAL MEETING

Horseshoe Bend Community Association Annual Meeting

Date: Thursday, Nov. 17, 2022

Time: 6 p.m. - 9 p.m.

Location: East Roswell Park, Community Room



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.

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**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

Though we are still sweating out this summer heat, fall is certainly on its way! I've noticed that the colorful crape myrtle blooms and sunflowers have started to fade, so without even looking at the calendar, I know cooler temperatures and a whole new set of colors are not far off. And September ushers in the start of college football! So what does football have to do with gardening?

For my radio show just a couple of months ago, I interviewed a plant expert with the Southern Living Plant Collection. We had a great discussion about charcuterie boards and ways you can provide some of your own ingredients! Step up your tailgate game and impress your friends with homegrown food! Kip McConnell, the business development director for Southern Living Plant Collection, had me excited about using figs from an easy to grow, dwarf fig bush aptly named 'Little Miss Figgy'. Kip says to also consider including herbs like winter-hardy rosemary and lavender, which "add that look and fragrance that makes the experience that much better." All of these can be grown in pots on the patio or balcony, for easy access and noticeable fragrance. When planting herbs, make sure they get lots of sun, and be sure to use a well-draining potting soil that doesn't stay too soggy.

Don't forget blueberries, raspberries and blackberries. Though these were likely harvested from June through August, they

store well in a container in the freezer. Toss them on the charcuterie board, or drop them in a drink to add sweetener naturally.

If football and growing your own foods aren't your thing, how about these autumn activities? Fall is a spectacular time of year to visit local vineyards! With the gradual change in climate, many have started up even closer to metro Atlanta. But traveling out to the reaches of North Georgia to towns like Ellijay, Jasper and Dahlonega still make for a great weekend road trip! While sipping that glass of vino, venture out to the vineyards, learn about the growing habits of the vines, the grapes and how they're harvested! Most winery owners are happy to share their stories.

Apple picking season is upon us! Families again flock to North Georgia to load up on this favorite fall fruit. For a list of fantastic Georgia farms to visit, stop over at the Georgia Agritourism website, complete with an interactive map to help plan the trip.

To compliment those trips to North Georgia wineries and orchards, the guys may want to stop by any number of breweries that have established themselves all around metro Atlanta! Many hobbyist brewers have struck gold starting businesses where people flock to enjoy different beer flavors and each other's company outdoors, often with pets and children in tow! The best climate to grow hops is typically considered



to be the Pacific Northwest, however, Georgia Gardener Walter Reeves hears from gardeners all across Atlanta who grow their own hops. They all recommend growing them trellised because they'll quickly scale 8-10 feet high and in an area that receives six plus hours of sunlight a day. One grower says they'll perform well planted in a raised bed or mounded, which provides "cool roots and hot leaves".

If you're planning a trip to North Georgia this fall, be sure to listen to Green and Growing every Saturday morning in October! It's my favorite month, and each week, the Georgia Forestry Commission shares their weekly Leaf Report. These updates are from foresters reporting their observations of the gradual fall color show and where best to view it! Happy Fall y'all!



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/greengrowingwsb](https://www.facebook.com/greengrowingwsb)

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The Home **FIX IT**

Here are 5 Things that are commonly wrong when your Heating and Air system goes on the fritz:

A note – these are 5 major offenders when your a/c or furnace quits working. As we are headed into the change of season, your system may need a tune-up and you may hear these phrases tossed about.

It is not an end-all beat-all list, but these are likely culprits. Listen for your HVAC company to use these words and here is what they mean...



“IT’S TURNED OFF.”

Hopefully you won’t actually have a service tech out to your house to tell you this.

Your hvac system has an on/off switch by the unit. It looks like a light switch. In a weak moment you might mindlessly walk out and flip it off thinking it is a light. It happens more than you think. Simply flip it back on and the system will re-start.

“IT’S YOUR THERMOSTAT.”

Hopefully you won’t actually have a service tech out to your house to tell you this either.

Often a programmable thermostat, which runs on batteries, will shut down your system when the batteries for the thermostat are dead. Been there. Seen that. More than once.

Pop the thermostat off the wall and replace batteries. Probably AA sized. Probably needs 3. You can probably only find two.

Pop the thermostat back on and all should start back up and be right with the world.

“IT’S A CAPACITOR.”

Not a flux-capacitor, but your outside unit has a capacitor in it the size of a Coke can’ish. When it goes, your air conditioner is done until repaired. You will still feel air out your vents, although it will be room temperature air, but

your outside unit will not be running (and thus the motor will be getting warm). I repeat, your outside unit will NOT be running at all.

For this one I would call a pro. It’s a quick fix for them because there is a great chance that they carry this part on their truck. It’s worth it.

“IT’S YOUR COMPRESSOR.”

Often preceded by a high squealing sound. When your compressor goes bad you are through getting cool air until a pro can install a new one.

Once again you may still be feeling air blowing from your vents, but it will be room temperature, or outdoor temperature air.

If the compressor is malfunctioning, it won’t be able to turn the refrigerant gas into a liquid – a vital step towards allowing it to cool the air. (Or rather if you will, removing the hot air from your inside air.)

This is a much bigger job than the capacitor is. This is why there are HVAC companies. If you don’t have a good one, call me and I will hook you up with one.

It may also still under warranty, which would be nice.

“YOU ARE LOW ON REFRIGERANT.”

Ahhh, the dreaded refrigerant leak. This is often evidenced by the ice on your indoor unit.

Yes, it does sound backwards, but not enough refrigerant causes ice and no cool air.

This can be an absolute pain in the neck as refrigerant leaks can be difficult (\$\$) to find and to fix.

You cannot do this yourself as you need to be certified to buy it and trap the old refrigerant so it does not get released into the atmosphere.

Do NOT use the refrigerant for a car in your home system. Yes – I am looking at you Mr. Steve my next door neighbor.

ONE MORE THING...

If your unit stops running, the A-number one thing to do is to change your filter. An especially dirty filter could be a cause of everything. A clean filter in place will restart the system without a call to a pro.

Try it.



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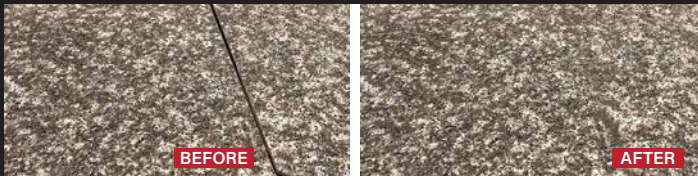
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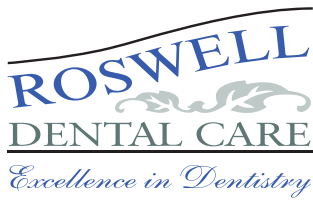
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Horseshoe Bend Sales Activity Jan. 1, 2022 to Sept. 30th, 2022	# Sold	Avg. List Price	Avg. Sale Price	Avg. Seller Paid Cost	Avg. \$/SF	Avg. Days List to Sale	Avg. Net +/- List
Horseshoe Bend (All)	47	\$718,123	\$733,676	\$2,184	\$206	46	\$13,368
Willow 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	2	\$695,000	\$723,500	\$0	\$248	37	\$28,500
Estates / River Highlands / Heritage	7	\$1,016,286	\$1,042,143	\$700	\$197	45	\$25,157
Clubside / Brookside / Fairways	4	\$800,000	\$840,500	\$0	\$197	41	\$40,500
Brentwood	7	\$712,686	\$736,857	\$2,990	\$187	41	\$21,181
Riverlinks / Village on the Green	12	\$639,833	\$630,604	\$2,147	\$204	49	(\$11,376)
The Glens / Belmont Place	3	\$708,333	\$746,667	\$500	\$201	36	\$37,833

*The basis for all data is derived from the First Multiple Listing Service, Inc. (FMLS) and excludes any "off-market" sales activity

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*Sincerely,
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Reared in the Boroughs of New York and polished in the South, Heather possesses an effective combination of both. A resident of Horseshoe Bend since 2016, and enthralled with our community Heather currently serves on the award winning Board of the HSB Garden Club, as Secretary. Having worked as a Real Estate professional for over 26 years, armed with back-end knowledge of the business, a passion for homes, and a deep-rooted love for people, Heather's sharp knowledge of the local market has enabled her to help over 100 families in the North Atlanta area find their dream home — and she is confident she can help you find yours too! Heather's business is built on communication, dedication, and transparency, a recipe that has helped her gain the trust of clients turned friends.

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SOLD %-TO-LIST
DAYS ON MARKET

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SOLD \$ PSF	\$209	\$173
SOLD %-TO-LIST	105%	100%
DAYS ON MARKET	6	24

SOURCE: FMLS, % TO LIST AND DOM = AVERAGE



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