



# News From AROUND THE BEND

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

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Horseshoe Bend Community Assoc.

11175 Cicero Drive | Ste 100  
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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, 2021, and 2023. 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 a Men's League Coordinator.



**Wishing you  
a fantastic  
Holiday Season  
and  
a Happy New Year!**

**- Mitch Falkin**



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



## WELCOME TO HORSESHOE BEND!

### NEIGHBORHOOD DIRECTORY

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



### COVENANTS / BYLAWS

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

### IMPORTANT PHONE NUMBERS

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

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

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

**Financial Dept**  
770-641-3759

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

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

**Fulton County  
Waterline Customers:**

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

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

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

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

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

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

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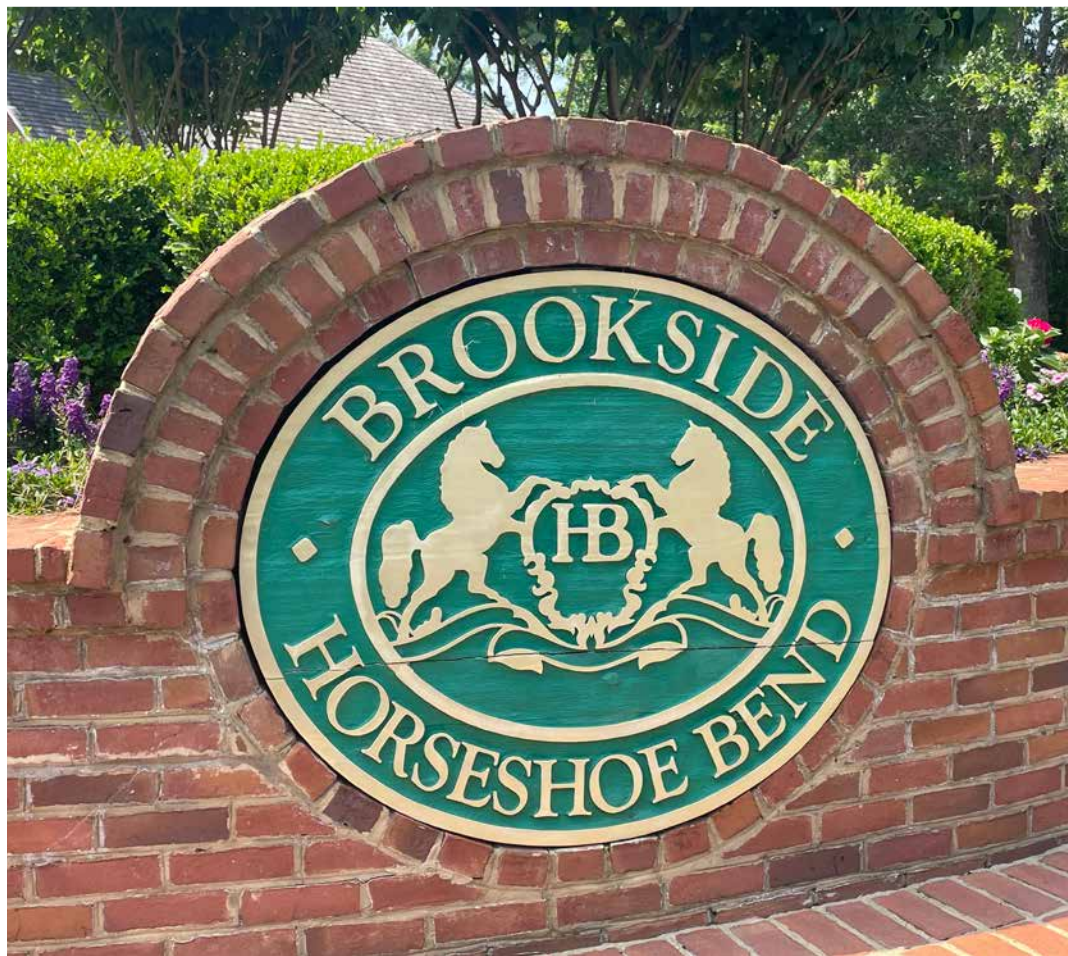


# RECENT NEIGHBORHOOD IMPROVEMENT PROJECTS COMPLETED

## HSB Brick Repair

We're happy to share that the HSB Board has recently worked with the Brookside HOA to help completely repair aged and damaged bricks at the Brookside Entrance monument. We worked directly with Phil Cote, the Brookside HOA Landscape Director, to closely review the damage and cracks that existed on the Brookside monument. With Phil's support, a master mason was enlisted to address the existing damage and help ensure this monument was fully repaired with new bricks and mortar as required.

This project took about a week to complete due to the variety of steps included in repair of these brick monuments. The result was a Brookside monument that has been restored to a fully repaired condition. The feedback from the Brookside residents was very favorable and many of our neighbors who live in the Brookside area went on to enlist the master mason we secured for additional smaller projects at their own homes.



# RECENT NEIGHBORHOOD IMPROVEMENT PROJECTS COMPLETED

## HSB Pump Replacement and Well Repair Project

Another significant project that had been in process in Horseshoe Bend over that past several months was recently completed. That project is a full replacement of the two main pumps owned by HSB that help draw water from our two major lakes, Willow Lake and Carriage Lake. As part of this project, the well that provides irrigation for our main entrance also went through major repairs and parts replacement to ensure that well is also functioning like new. This was a major upgrade of all the pumps and wells that provide irrigation for the majority of the HSB community.

Horseshoe Bend is very fortunate that we are able to support the majority of our irrigation needs to common areas by leveraging our own community water from these lakes and the main entrance well. In working with our landscapers, NatureScapes, and their Irrigation Consultant, it is estimated that HSB saves between \$1,500-\$2,000 per month by accessing water from our community lakes and main entrance well. This provides HSB with upwards of \$18,000 to \$24,000 in annual savings by using community water rather than procuring water from Fulton County.

Unfortunately, the two main pumps that reside by Willow Lake and Carriage Lake reached end of life this year and both needed a full replacement to ensure they could support the irrigation needs of the community moving forward and avoid costly repairs now and in the future. The cost for the two new main pumps by our lakes and the major repairs for the front irrigation well was about \$23,000 in 2023. While a very costly year for HSB to support our community irrigation needs, HSB has about a 12-18 month ROI to recoup the cost of these new pumps through avoidance of procuring Fulton County water. With the new pumps having an expected life of around 20 years, our community is likely to save nearly \$20,000/year for the next 15-20 years by making all these major replacements and upgrades in the same calendar year.



## RECYCLE YOUR HOLIDAY LIGHTS

### Don't throw away those old Holiday lights!

They can be recycled and here is a simple way to do it.

The HSB Garden Club toured the Roswell Recycle Center and we learned that those old and worn-out holiday lights on a string can be broken down and the metal recycled. We have several Garden Club members that have offered to collect and take them to the recycle 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. 24 through Dec. 31.

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 or old holiday lights at:

Fudurich - 2720 Satinwood Drive

Hare - 8425 Edwarton Drive

Hutto - 2250 River Cliff Drive

East Roswell Library - 2301 Holcomb Bridge Road

## KEEP THE WREATH GREEN

The Roswell Fire Department is proud to announce the return of the “Keep the Wreath Green” campaign, an initiative to raise awareness and reduce holiday-related fires in our community. As we enter the festive season, it’s crucial to remember that while it’s a time for joy and celebration, it’s also when the risk of home fires significantly increases.

Throughout December, a wreath decorated with green light bulbs will be displayed at the Roswell Fire Department Headquarters at 1810 Hembree Road and other key locations in the city. This symbol serves as a visual reminder of our collective responsibility. For every structure fire occurring in Roswell, one green bulb will be replaced with a red one, reflecting the impact of fire in our community.

During the 2023 holiday season, the Roswell Fire Department’s wreath saw five red bulbs, symbolizing the homes and families affected by fires. Though there were no injuries, these incidents remind us of the constant need for vigilance and safety.

Roswell Fire Chief Joe Pennino emphasizes, “Fire safety is a year-round commitment, and the holiday season requires extra precautions. By being mindful and proactive, we can significantly

reduce the risk of fires and keep our wreaths green. Let’s work together to make this season safe and joyous for everyone in Roswell.”

### Key Safety Tips for This Holiday Season:

- ▶ Ensure decorations are flame-resistant or non-combustible.
- ▶ Maintain a safe distance of at least three feet between heat sources and combustibles.
- ▶ Supervise candles and open flames, keeping them away from children, pets, and flammable materials.
- ▶ Regularly inspect holiday lights and electrical decorations for damage and follow manufacturers’ guidelines for usage.
- ▶ Never leave cooking unattended, and be mindful of kitchen safety.
- ▶ Ensure that decorations do not block emergency exits.
- ▶ Test your smoke alarms regularly and have a clear fire escape plan.

The Roswell Fire Department thanks Home Depot for their continued support and donation of supplies for this vital campaign.



Together, let’s “Keep the Wreath Green” and ensure a fire-safe holiday season for all.

For more information on fire safety and the “Keep the Wreath Green” campaign, follow @RoswellGAFire on Facebook, Twitter, and Instagram.

## ROSWELL JUNCTION FOOD HALL COMING TO ROSWELL IN JUNE

Roswell Junction, a unique Food Hall concept featuring a diverse mix of amenities and experiences will soon be coming to Roswell.

Slated for completion in June, Roswell Junction is located on the site of the former Atlanta Street Baptist Church, which sold the property and moved to Woodstock as part of the Historic Gateway Project. By incorporating Roswell Junction’s design into the historic facility’s campus, the venue gives new purpose to a local landmark. Offering a variety of concepts under one roof, Roswell Junction will appeal to a large audience base and bring a fresh twist to an area already well-known for single-themed food, beverage and entertainment venues.

Recently featured in the Oct. 23 Wall Street Journal, Roswell Junction is transforming a crowded and aging streetscape into a vibrant, open dining and entertainment experience, while maintaining its historic charm.

Roswell’s historic redevelopment has already elevated the community’s profile to become one of region’s most popular dining and entertainment destinations. Roswell Junction backers plan to capitalize on Roswell’s popular social scene while tapping into the growing popularity of food hall concepts like Atlanta’s Ponce Market and Austin’s Faregrounds.

Roswell Junction will house eight unique food concepts, three separate bars including an indoor/outdoor bar, a large patio and music bandstand and even a fenced in dog park to this unique entertainment destination located just south of the historic Roswell Square at the gateway to the Roswell Atlanta Street redevelopment project.

“Exciting times are coming to Roswell’s thriving social scene,” said developer Will Colley. “Roswell Junction honors Roswell’s historic roots



while infusing modern touches with industrial design elements to deliver an inviting indoor/social outdoor space and an array of tastes, entertainment and experiences.” Colley has already completed several projects in the district and is partnering with renowned food and beverage experts Colicchio Consulting and Cushman/Wakefield to deliver on the Roswell Junction initiative as part of the Atlanta Street redevelopment.

“We are excited to welcome Roswell Junction to the City of Roswell—it will add a unique dining experience for our residents and visitors to enjoy,” said Roswell Mayor Kurt Wilson. “I am looking forward to them opening this spring and experiencing a new way of dining here in Roswell. I know the food hall concept will be a great success in our community.”

To learn more about Roswell Junction, please visit [roswelljunction.com](http://roswelljunction.com)

# GARDEN CLUB DECORATES BULLOCH HALL KITCHEN FOR CHRISTKINDLMARKET

The Horseshoe Bend Garden Club recently decorated the kitchen in Roswell's historic Bulloch Hall as part of the first annual Christkindlmarket. The Roswell Rotary Club, Friends of Bulloch and Munich Event Group are hosting the event from **Nov. 24 to Dec. 24** on the historic **Bulloch Hall grounds at 180 Bulloch Ave.**

Inspired by German Christmas markets, the family-friendly event features vendors offering a variety of seasonal crafts and food, including authentic German specialties and Gluhwein.

The beautifully decorated grounds span multiple sections, connected through accessible paths and lined with rows of wooden vendor stalls, event coordinators said.

Activities include a carousel, free photos with The Santa Bob of Roswell and the opportunity to leave letters for Santa.

"We are excited to bring our German traditions to the greater Roswell area," owner of Munich Event Group Marcel Radovanovic said.

Admission and parking are free, enabling everyone to visit and enjoy. All ages and friendly dogs on leashes are welcome at the event.

The market, open from Black Friday to Christmas Eve, will be open every afternoon, but some attractions are only available on weekends. Monday through Thursday, the market is open from 3 p.m. to 9 p.m. Friday and Saturday hours are from 12 p.m. to 10 p.m.

On Sundays, the market will open 30 minutes later and conclude at 10 p.m. Munich Event Group is the evolution of a multi-generation hospitality and entertainment business with its roots in Germany. The owners

are experienced operators of many venues and attractions, including a 5,000-person tent and ride at the original Oktoberfest.

For announcements and more information, visit <https://roswell-christkindlmarket.com>

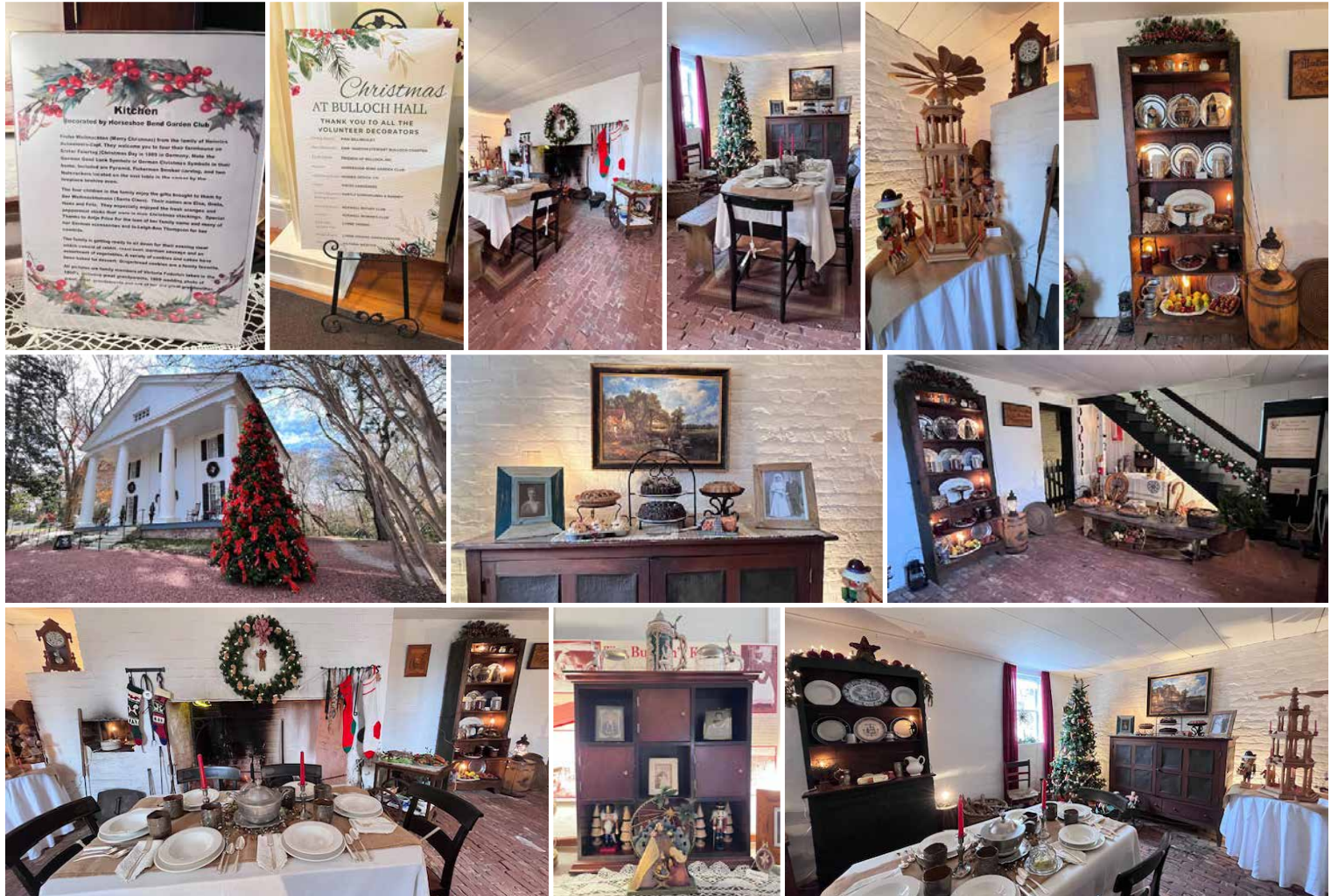
The Bulloch Hall kitchen was decorated by Horseshoe Bend Garden Club Frohe Weihnachten from the family of Heinrich Schneiders-Zapf.

They welcome you to tour their farmhouse on Erster Feiertag (Christmas Day in 1889 in Germany.) Note the German Good Luck Symbols or German Christmas Symbols in their home. Included are Pyramid, Fisherman Smoker carving, and two Nutcrackers located on the oval table in the corner by the fireplace beehive oven.

The four children in the family enjoy the gifts brought to them by Der Weihnachtsmann (Santa Claus). Their names are Elsa, Greta, Hans and Fritz. They especially enjoyed the fresh oranges and peppermint sticks that were in their Christmas stockings.

Special Thanks to Antje Price for the loan of her family name and many of her German accessories and to Leigh-Ann Thompson for her cowhide. The family is getting ready to sit down for their evening meal which consist of rabbit, roast beef, German sausage and an assortment of vegetables. A variety of cookies and cakes have been baked for dessert. Gingerbread cookies are a family favorite.

All pictures are family members of Victoria Fudurich taken in the 1800's, including great grandparents, 1869 wedding photo of great-great grandparents and one of her 3rd great grandmother.



# Hi Neighbor,

Are you interested in becoming part of the Roswell Friends Group?

Join us for monthly social events and annual fundraisers, including a golf tournament, mailbox decorating and BOOS, benefitting Children's Healthcare of Atlanta.

It's a great way to meet other women in the neighborhood.

Scan the QR code and Fill out the form and we'll be in touch just after the holiday season.

## Questions?

Contact Sarah Simmons.  
Sarah@DiscoverOTPLiving.com | 678.773.8732

# Friends

Volunteering Because Every Child Needs a Friend

*Benefiting*



## Children's<sup>SM</sup> Healthcare of Atlanta



## THANK YOU FOR YOUR FOOD DRIVE DONATIONS

We would like to thank our generous neighborhood for participating in our 22nd annual Horseshoe Bend food drive. We appreciate all the many donations that you provided, helping us to fill the North Fulton Community Charities food truck. We are so grateful to have a neighborhood that shows so much kindness and support for others! The Director of Food Pantry Services at NFCC said the truck this year had the most donations of any year which is wonderful because the food pantry is in need of everything.

We also would like to thank the youth of Horseshoe Bend for delivering flyers and collecting food and making a huge difference in the community.



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## NURSING STUDENT AVAILABLE FOR WORK OVER WINTER BREAK

Hello, my name is Elizabeth, I am 19, and I am a nursing student who is looking for different ways to make a little bit of money over my winter break! I have an open availability and am willing to work whenever.

I have been babysitting since I was 13 and have lots of experience volunteering with kids at church! I am also CPR and First Aid certified. I also was a lifeguard all summer!

I also love animals and would be willing to walk your dogs or petsit during Christmas travels!

I can also do some light cleaning, (sweeping, dusting, vacuuming, mopping, etc.)

My winter break lasts from Dec. 9 to Jan. 15, so if there is any way I can help you out please feel free to reach out to me!

You can contact me at: 469-740-0816 or maxwell.elizabeth15@gmail.com

## BABYSITTERS AVAILABLE – TWO FOR ONE DEAL!

Hi! Our names are Caitlin and Victoria. We've lived in Horseshoe Bend for over 14 years and available to babysit 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! When schedules permit, we are a two for one deal! If interested, please contact Mom at (404) 431-1900 or s\_tigert@bellsouth.net

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

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



## IMPORTANT REMINDER TO OUR HOMEOWNERS!

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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PLEASE NOTIFY YOUR NEIGHBORS ABOUT YOUR PROPOSED PROJECT

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

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

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

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

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

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

\*Approval void after 90 days if not completed

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

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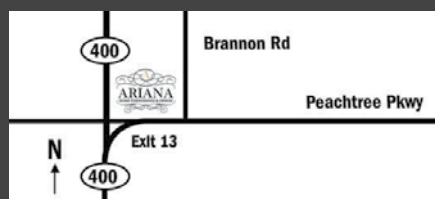


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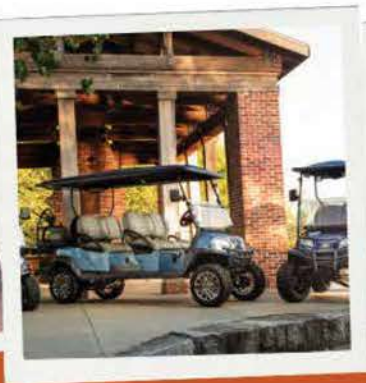
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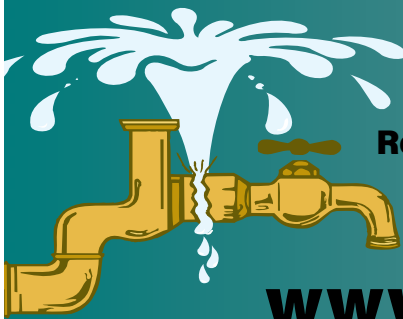
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49

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#1 ROSWELL AGENT SINCE 2015

## HORSESHOE BEND 2023 YTD RESULTS

HOMES SOLD	47
AVG PRICE	\$803,965
AVG DAYS ON MARKET	33
SOLD \$ / LIST \$	97.6%

FMLS: 11/22/23, DOM = TOTAL DOM. SOLD/ORIGINAL BASED ON MEDIAN



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ALL INFORMATION DEEMED ACCURATE BUT IS NOT WARRANTED. EQUAL HOUSING OPPORTUNITY!

## Hello HORSESHOE BEND NEIGHBORS!

Our latest local market update (located on our website blog), includes some great information about how our market is performing and highlights two very important trends, particularly when it comes working with agents or services who discount their commissions:

- 1 Discount listings underperform the market average, on a sold/original list price, by 3% and 5% compared to Robin Martin and Associates' listings!
- 2 Discount listings take almost 2x longer to sell compared to the market average and almost 6x longer than listings by Robin Martin and Associates!

The numbers are clear! If you are thinking of selling and you want to earn top dollar, give us a call at 678-665-0202.

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