



News From AROUND THE BEND

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

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Horseshoe Bend Community Assoc.

11175 Cicero Drive | Ste 100
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Moving With Mitch!



Real Estate Q&A: Ask the Expert

Question of the Month:

“Should I have my home inspected before I list it for sale?” – *Julie Delappi, Sassafras Lane*

Although the buyer will typically want to get their own inspection, I think it’s an excellent idea to have your home inspected before putting it up for sale:

1. If something **really** bad is discovered, you can get several bids to repair/replace that item using your own preferred contractors **BEFORE** you put your house on the market.
2. It’s good to know what the Buyer of your house will discover once they do their own inspection...you won’t get blindsided during the due diligence period.
3. If the Buyer asks you to repair items that were not revealed on your own inspection, you have documentation from a legitimate source to potentially dispute what the Buyer is asking you to do.

These days, you should be aware of **several other types of inspections** that Buyers may choose to do at your house:

- A. A termite inspection.
- B. A radon test.
- C. A sewer scope (checks the main sewer lines for blockages).
- D. A mold inspection.
- E. A roof inspection.
- F. A heating and cooling inspection.
- G. A septic tank inspection.

You probably don’t need to do any of those inspections prior to putting your home for sale, unless you suspect there may be a problem with a specific area. For example, if you don’t have a termite bond on your house, and you happen to see a termite swarm near your house, just before putting it up for sale...it would be a good idea to have a termite inspection to check that out.

Whether buying or selling, you will be best served by working with a Realtor who knows what to expect, and knows how you should prepare: **Mitch Falkin of RE/MAX Around Atlanta Realty**. And before you know it, you too will be **“Moving with Mitch!”**

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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 HSBCCA 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.



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465 Sassafras Ln



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590 Fourth Fairway Dr





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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
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Report leaks:
770-640-3040
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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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HSB FAMILIES ENJOY FUN AT FALL FESTIVAL

The 2023 Horseshoe Bend Fall Festival returned on Saturday, Oct. 28. This family-friendly day was attended by dozens of Horseshoe Bend families!

The event featured inflatables, food trucks, and other fun family activities!

We're already looking forward to our next big event, the 2024 Spring Fling!







MODEL TRAIN OPEN HOUSE SET FOR NOV. 19

Chris and Gill White will again be holding an Open House of their two model railroads and all residents of Horseshoe Bend are invited to attend. We have not had an open house since 2019 because of the Covid pandemic.

The Open House will be held on Sunday, Nov. 19, from 11 a.m. through 3 p.m. at their residence in the Estates at 290 Chason Wood Way.

Open House Details:

DATE: Sunday, Nov. 19

TIME: 11 a.m. - 3 p.m.

LOCATION: 290 Chason Wood Way (The Estates)

You will have the opportunity to see two operating model railroads. The first is an essentially completed model of British Railways operating in Southern England from Waterloo Station in London through towns and villages in Surrey and then to places in southwest England. You will see passenger and freight trains operating through English countryside with gardens, canals, farms, and open country with churches, pubs, houses, and shops. The period is May 1960.

The second layout is a freelance Union Pacific railroad operating between Green River and Yellowstone National Park in Wyoming. You will see fully operational passenger and freight trains. Approximately 95% of the scenery has now been completed. The railroad traverses through the very sparse country in southern Wyoming and finishes very near to the Teton Mountain Range just south of Yellowstone.

If you have children or grandchildren who love model trains or if you just want to see it any way please join us on Sunday, Nov. 19. We look forward to seeing you.

HOMEOWNERS ASSOCIATION SEEKING VOLUNTEERS

The Horseshoe Bend Community Association HOA Board is made up of a volunteer group of homeowners dedicated to caring for and maintaining the common property in Horseshoe Bend.

We meet once a month to discuss how best to allocate funds for ongoing maintenance and new proposals to enhance the community, with the goal of maximizing the enjoyment and value of the community.

Depending on your area of interest and expertise, there are a variety of ways to serve. This is a volunteer position. Please consider joining us.

A one page "board bio" outlining your connection to the community and any previous volunteer experience is requested by November 1st .

Candidates will be submitted for vote at the annual meeting November 18th and begin serving in January of 2024.

For questions - please call/text Bill Konstadinidis at 678-477-3781 or Mary Kay Taylor at 205-999-5612

Email: kostas.bill@gmail.com or marykay.taylor@gmail.com



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

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ANNUAL MEETING

ANNUAL MEETING NOV. 16

The Horseshoe Bend Community Association annual meeting has been scheduled for November 16. The in-person meeting will be held in the Community Room at East Roswell Park. We look forward to seeing you there.

DATE: Thursday, Nov. 16, 2023

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

LOCATION: East Roswell Park Community Room

ADDITIONAL INFORMATION:

Pursuant to the By-Laws governing the Horseshoe Bend Community Association, Inc., Article II, Section 4, Page 2, you are hereby given notice of the Association's 2023 Annual Meeting to be held.

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.



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

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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@mountvernonsschool.org

WOMEN'S FITNESS CLASS

ALL WOMEN'S Group Fitness class @ Dance FX Studio (Rivermont Shopping Center). Horseshoe Bend Resident and NASM-certified personal trainer is now offering group fitness classes @ Dance FX. Mondays and Wednesday at 9am. This class is for ALL fitness levels and can be modified to fit your needs- whether it is an injury or just simple modifications. The class is largely weight training with some cardio/core mixed in. **FIRST CLASS IS FREE** if you want to try it out. 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. We've lived in Horseshoe Bend for over 13 years and 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 Mom at (404) 431-1900 or s_tigert@bellsouth.net



IMPORTANT REMINDER TO OUR HOMEOWNERS!

If you have a project to change something on your house or property, please submit an Application for Modification Review to HSB Administrator, Laurel Mizell, either by email at hsbhome@aol.com 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:** _____

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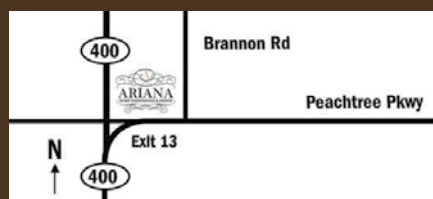
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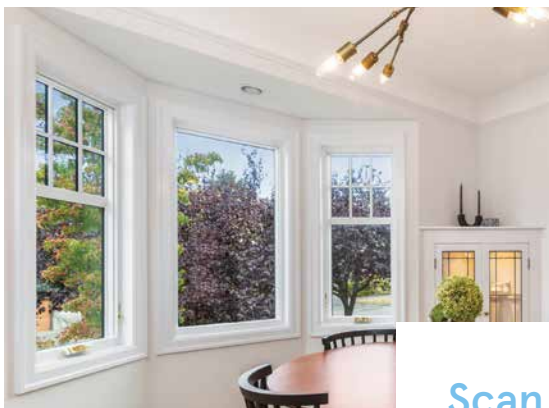
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Call Katy
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(404) 964-3450



katyweathers@seniorhealthsolutionsllc.com

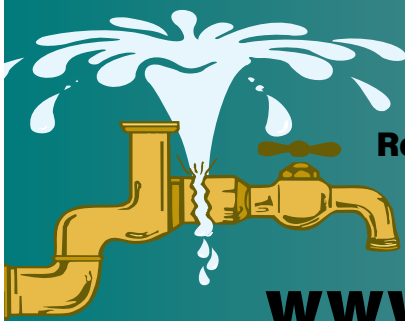
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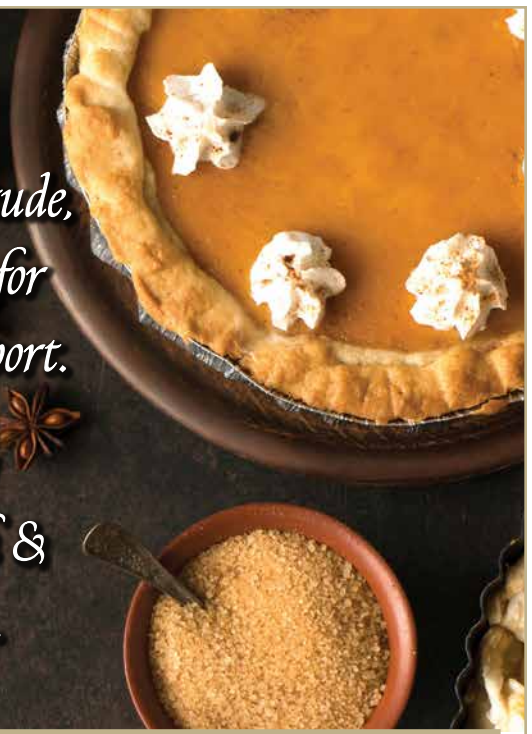


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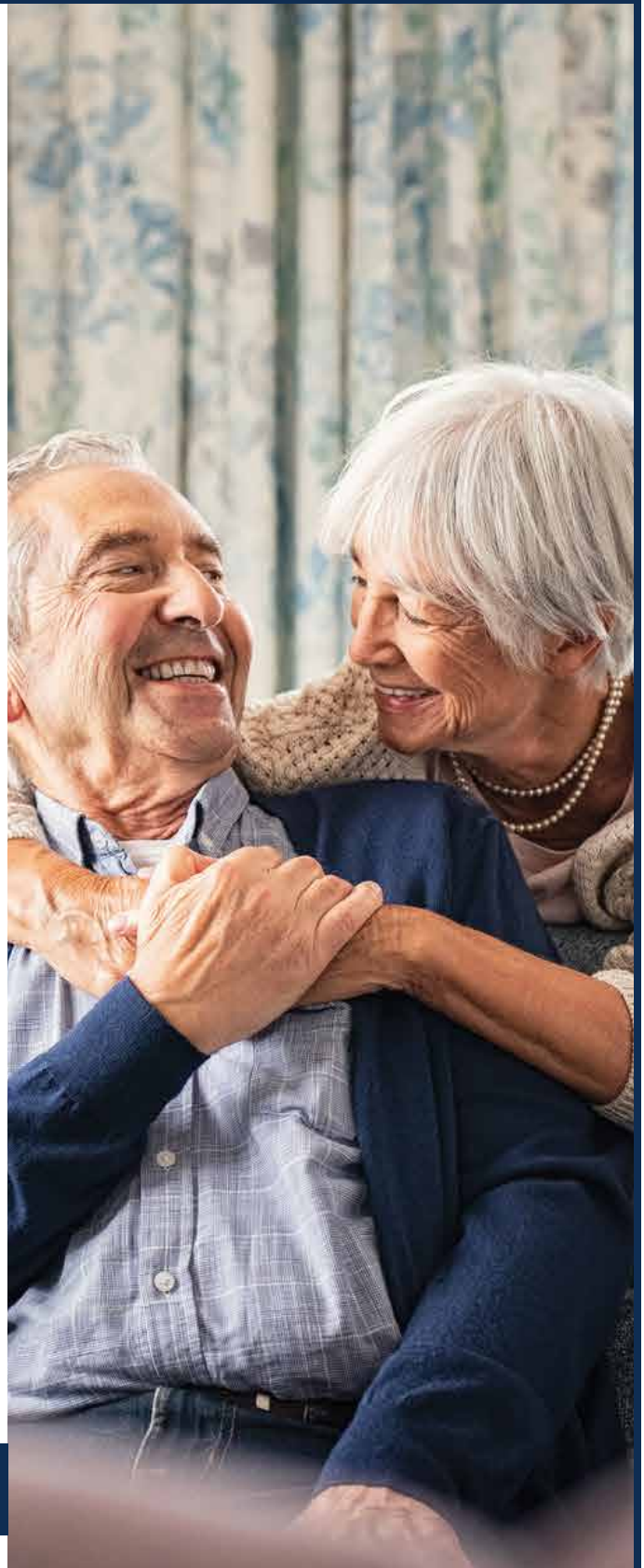
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Uptown Cheapskate-Johns Creek	770-495-1515
Dance Studio	
CK DanceWorks, Inc. & CK Yoga	770-975-7298
Dentist	
Acworth Dental	770-974-4146
BridgeMill Dentistry (Scott Merritt, DMD)	770-704-1812
Distinctive Dentistry	770-445-6606
Esthetic Dental Solutions	678-352-1333
Family Dentistry at Seven Hills	678-574-4837
Northpoint Dental	678-274-6987
Roswell Dental Care	470-288-1363
Swords & Phelps Dentistry	770-479-3713
Design & Build Services	
HammerSmith, Inc.	404-377-1021
Doors	
EntryPoint Doors & Windows	770-904-0094
Park Avenue Entries	770-622-0554
Electrical Service	
Arc Angel Electric Corp	470-239-5568
Mr. Electric of Atlanta-Mr. Rooter	770-285-5700
Mr. Electric of Canton	678-408-7174
Rocket Electric	770-288-5855
ServiceWise Electric, LLC	404-704-4903
Shumate Electrical Services	678-584-0880
Eye Care	
Georgia Eye Partners/OPAL Aesthetics	404-383-0956
Flooring	
All Floors Center	404-610-9344
Funeral Homes	
In Their Honor of Jasper Funerals &	706-253-5060
Garage Doors	
Platinum Overhead Door	678-329-3100
Garbage & Recycling Service	
The Bin Brigade	404-913-5033
Golf Equipment & Supplies	
Golf Cars of Canton	678-880-1156
Government	
DeKalb County Board of Commissioners-	404-371-2899
Handyman	
Happy Handyman LLC	770-685-8421
Shumate Handyman Services	678-584-0880
Home Builder	
Stoncrest Works	404-734-8881
Home Furnishings	
ARIANA Home Furnishings & Design	678-807-7422
Home Improvements	
GHIR Construction	404-922-7379
Hospital	
Northeast Georgia Medical Center	770-214-4492
Insurance	
Allstate Insurance Nancy Wells	404-452-5066
State Farm-Matt Cresap	770-982-0064
The Upton Agency	770-361-6570
Kitchen	
Housley Enterprises, Inc	678-546-2276
Medical Clinic	
Prestige Medical Group	706-692-9768
SOLUTIONS Pain & Spine Doctors	470-275-3626
Mortgages	
Movement Mortgage	404-394-6738
Nursery	
Autumn Hill Nursery	770-442-3901
Painting	
360 Painting	770-213-5071
Chris Brown Painting & Home Repair	770-323-3148
Earthly Matters Painting and Contracting	770-346-0203
Red Oak Painting	678-800-6533
Verge Painting and Siding	678-331-1102
Performing Arts	
Schwartz Center For Performing Arts	404-727-8769
Personal Trainers	
The Dog Wizard	678-748-3231
Pest Control	
Breda Pest Management	770-466-6700
Legacy Pest Control	770-423-0160
Plumbing	
Bryan Plumbing Services	770-826-5277
Mr. Rooter of Atlanta	470-202-8178
Plumb 'N' Plumber	678-725-0042
Serv'all Plumbing & Rooter Service	770-917-1852
Shumate Plumbing Services	678-584-0880
Pre-Schools & Kindergarten	
Omega Learning Center-Acworth	770-792-7431
Primrose School of Acworth Bentwater	770-529-3925
Propane Service	
Gas Incorporated	770-720-1378
Real Estate	
Ansley Atlanta Real Estate-Jody Tirone	404-451-3125
Atlanta Communities-Carl Hawthorne	404-403-1789
Atlanta Communities-Elizabeth Martin	678-373-9342
Atlanta Communities-Jennifer and Associates ...	770-403-5639
Century 21-K & L Team Thompson &	770-235-4581
Coldwell Banker-Sherry Warner	404-784-8848
Compass Realty-Gipson and Co.	404-405-5363
Compass Realty-Natalie Gregory Team	404-373-0076
Cory & Co. Realty	404-564-5561
Georgia Real Estate Depot-Nix	770-401-4932
Harry Norman Realtors-Pam Hughes	404-626-3604
JW Collection Brokers LLC-Oslund	678-321-4211
Keller Williams Realty-Cynthia Baer	678-358-3369
Keller Williams Susan Stanford	678-677-3935
Keller Williams-Linda Jacobs	770-337-2006
Keller Williams-Williams	678-780-7556
Park Realty-John Morgan & Drew Jackson	877-249-8533
Remax Around Atlanta-Falkin	770-330-2374
Remax-Heerema	770-238-6759
Robin Martin and Associates	678-665-0202
Remodeling	
GCI Basements	404-569-8794
Serv'all Plumbing-Remodeling	770-917-1852
Restaurants	
Cactus Cantina	470-207-8341
Corridor Publishing (Taste of 575)	540-273-8809
Kaldi's Coffee	404-727-0405
Luna Maya	770-720-4999
Norsan Restaurant Group	678-878-2513
Roofing	
Atlanta Roofing Specialists	770-419-2222
Earthly Matters Painting and Contracting	770-346-0203
Schools-Private	
Atlanta Academy	678-461-6102
King's Ridge Christian School	770-754-5738
McGinnis Woods Country Day School	770-664-7764
The Friends School of Atlanta	404-373-8746
Woodward Academy	404-765-4001
Security Systems	
Classic Entry Systems	678-330-1111
Skin Care	
dermani MEDSPA - East Cobb (Marietta)	678-909-1735
The Beauty Barn	678-824-5466
Spa	
Reve Aesthetics Medspa	678-447-0801
Water Heaters	
Serv'all Plumbing-Water Heaters	770-917-1852
Window Replacement	
Davis Window & Door	770-279-0905
EntryPoint Doors & Windows	770-904-0094
North Georgia Replacement Windows, Inc. ...	770-888-1604
Visionaire Windows	404-543-9306
Window Traditions of Georgia	678-672-1963



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AVG DAYS ON MARKET	34
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