



News From AROUND THE BEND

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

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Horseshoe Bend Community Assoc.

11175 Cicero Drive | Ste 100
Alpharetta, GA 30022

ADVERTISE IN LOCAL COMMUNITY NEWSLETTERS!

(770) 623-6220 | info@frontporchatlanta.com

Moving With Mitch!



Real Estate Q&A: Ask the Expert

Question of the Month:

We really enjoyed working with you, and I gave you an excellent review. Where can I find that review and any others you have?" – *Suzi Julius, Bridle Trail Court*

Suzi, thanks so much for the positive review! I try not to "toot my own horn" too much, so client reviews are a great way for prospects to check me out and see what my past clients have to say about me. There are two places you can find reviews on Mitch Falkin, Realtor:

(1) On Zillow. Go to www.Zillow.com/profile/Mitch-Falkin/#reviews. Or just search on Zillow for Mitch Falkin in the Agents section, you can find me there and navigate to Reviews.

(2) On Nextdoor. Go on Nextdoor and at the top search bar, write "Mitch Falkin, Realtor" and you will be taken to my Nextdoor business page. I have been a Horseshoe Bend "Neighborhood Fave" for 2019, 2021, and again in 2023! Here's your review, & another nice one I received earlier this year:

"Mitch was absolutely amazing! He was instrumental in getting our contract accepted and closed with zero problems... and there were literally over 20 other competing offers on the house we wanted! His expertise and knowledge made our purchase easy and stress-free. We had complete confidence in him at all times. It was a real pleasure to work with him, from start to finish!" -Suzi Julius, 2023

"Mitch did an outstanding job of marketing my home in Horseshoe Bend. He became involved months ahead of time, providing advice about a survey that might be required and performed a general assessment of my house prior to the sales process. I have known Mitch for years, both as friend and tennis player. I never considered anyone else to list my house, although there are many excellent agents in our neighborhood. They all thought highly of Mitch as well. It seems my opinion about Mitch was correct. We listed our house at a tricky time in the sales cycle (in November, 2022) when interest rates were rising and the days of multiple offers over selling price had waned. The previous summer had been outlandish, but we were not ready to sell at that time. In fact, we wanted to stay in our house as long as possible since our new home was not yet completed. Mitch managed to meet our objectives by getting an excellent price for our house, arranging for an appropriate exit date, and guiding us through the entire sales to contract process. Aside from being a friendly person, Mitch is a very experienced real estate professional who knows all aspects of selling a home: from staging, to negotiation, to working with the client. He remained steady during the trying times of the process. In retrospect, we achieved all of our goals to make the sale of our home and our movement to the new house as efficient as possible. We thank Mitch for his help and guidance...we could not be happier with the outcome." -Don O'Donnell, 2023

Whether buying or selling, work with someone whose past clients want to spread the good word: Mitch Falkin. And before you know it, you too will be "Moving with Mitch!"



SOLD

2725 Misty Morning Ln



SOLD

3816 Baxley Village Trl



UNDER CONTRACT

465 Sassafraas Ln



UNDER CONTRACT

545 Wayt Road



Brought to you by
Mitch Falkin

Horseshoe Bend's Top Individual
Real Estate Agent in 2022

direct: 770-330-2374

office: 770-350-7373

Mitch@MoveWithMitch.com

www.MoveWithMitch.com

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.





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Horseshoe Bend Community Association

11175 Cicero Drive, Suite 100
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404-725-5281
404-393-0594 fax
hsbhome@aol.com

www.HSBroswell.com



WELCOME TO HORSESHOE BEND!

NEIGHBORHOOD DIRECTORY

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



COVENANTS / BYLAWS

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

IMPORTANT PHONE NUMBERS

HSB Security:
678-447-6100

Roswell Police:
770-640-4100

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

Financial Dept
770-641-3759

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

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

**Fulton County
Waterline Customers:**

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

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

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

Toilet Rebate Program:
404-463-8645

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

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

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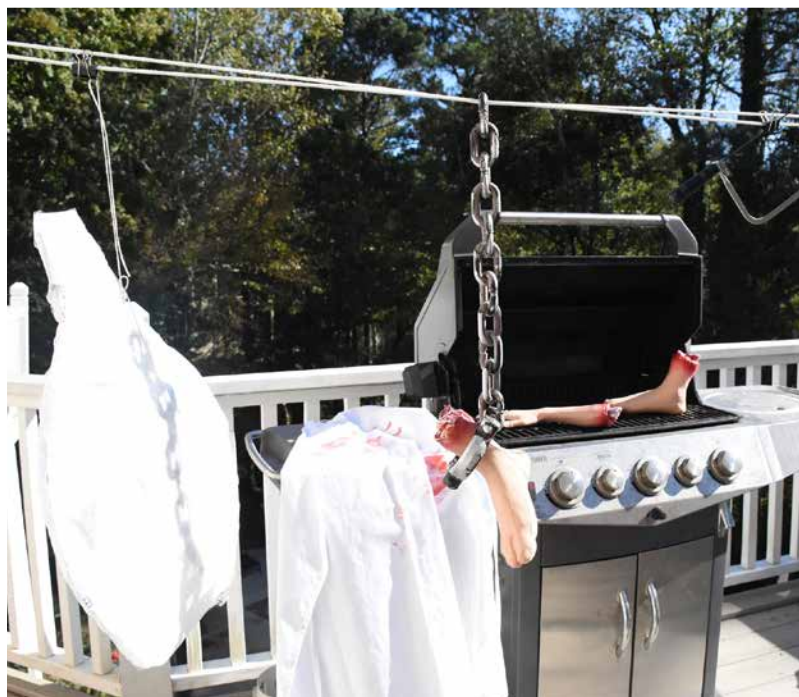
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HALLOWEEN HAUNTED HOUSE RETURNS

Horseshoe Bend's very own HAUNTED MANSION returns! Come by The Estates on Halloween night, Oct. 31, for this SPOOK-tacular event! Last year, over 500 visitors came by to enjoy a fright-filled evening. Come in the first hour to miss the lines. We're dying to see you!

8660 River Trace, Oct. 31, 7-9pm.



SANDWICH PROJECT SEEKS HSB VOLUNTEERS

The power of a simple sandwich to make a difference in someone's life is undeniable. The Sandwich Project reached an extraordinary milestone this summer by collecting and donating one million sandwiches to individuals and families living with food insecurity since a few friends in nearby Dunwoody organized the project.

Volunteers living in Horseshoe Bend made as many as 10,000 of those sandwiches. Rachel Herman and Chet Bell are Horseshoe Bend residents who share responsibility for being the collection site for our community. Approximately 20 other HSB residents are Sandwich Project volunteers. Some make sandwiches each week, others from time to time.

"Kate and I make 24 deli sandwiches each week," Chet Bell said. "It takes us about an hour to make them, but we get hours of satisfaction from knowing that we are making a sandwich that someone, somewhere in Atlanta, is going to need and appreciate."

It's important to note that The Sandwich Project is a totally grassroots organization. It is incorporated as a non-profit, so sandwich donations are tax deductible. Interestingly, although more than 7,000 sandwiches are now made each week, there are no paid staff; everyone is a volunteer.

To learn more, visit www.thesandwichproject.org or find them on Facebook and Instagram.



There are easy-to-follow rules about how to prepare deli or peanut butter and jelly sandwiches and how to ensure that prepared sandwiches are kept cold to ensure food safety. If you want more information about making sandwiches or how sandwiches are collected each Wednesday in Horseshoe Bend, contact Chet Bell at (386) 290-8930 or bell73@bellsouth.net.

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



22ND ANNUAL HSB FOOD DRIVE SET FOR NOV. 12

On Sunday, Nov. 12, members of the Horseshoe Bend community from various local 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!

Again, this year, 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. 12 so that they can be seen from the road. You can leave your bag/box by your front door, your garage or even your mailbox area. Any donation is greatly appreciated.

Thank you again 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 Sunday, Nov. 12, you can **drop off your donation any time at 320 Brayward Chase in the Estates section of HSB.** You can leave the items by the garage doors.

HSB GARDEN CLUB KICKOFF EVENT ATTRACTS NEW MEMBERS

The Horseshoe Bend Garden Club had a record 54 attendees come out for its Fall kickoff luncheon, including 17 new members! This is the highest number the club has seen in many years. At the kickoff meeting, the club discussed its new schedule as well as agricultural community events throughout Roswell. If you are interested in joining the garden club, please contact Heather Hare at 470.485.7745 or Heathermhare@gmail.com



Many Horseshoe Bend residents enjoy walking around our beautiful neighborhood. While walking is a healthy activity, you need to know the rules of thumb for pedestrian safety. This is especially true if you are walking in an area where there aren't sidewalks or paths separated from the road. You should always observe traffic safety rules as well as additional guidelines that will help you stay safe when you are walking in public areas.

To stay safe while walking, follow these rules of the road.

Do...

- ▶ Pay attention to traffic
- ▶ Walk on the sidewalk whenever possible
- ▶ Walk single file
- ▶ Remember that motorists might not see you

Don't...

- ▶ Walk with your back to oncoming traffic
- ▶ Forget to watch for other pedestrians and cyclists
- ▶ Wear dark colors, especially at night
- ▶ Listen to loud music or look at your phone

Walk Facing Traffic

Because there are no sidewalks in Horseshoe Bend, you must walk on the side of the road. Choose the side where you are facing oncoming traffic. Walking opposite traffic gives you the best chance to see vehicles approaching closest to you and take evasive action when needed.

This may be confusing because the opposite rule is true for cyclists. They should cycle in the same direction as the traffic flow.

Cross Safely

Your mother was right—you should look both ways before crossing any street. At controlled intersections, it is wise to cross only when you have the pedestrian crossing light. Even then, drivers and cyclists may have a green light to turn (or be legally turning right on red) and won't be expecting you to be in the crosswalk.

Make eye contact with any drivers who may be turning. Give them a wave. Make sure they see you. In an interaction between a vehicle and a walker, the walker can only lose. It can be tempting to simply jaywalk, but that is not only a safety hazard; it can also result in getting a ticket.

Even if you are obeying traffic signs and signals, remember that motorists and cyclists might not notice you. Always stay aware of your surroundings whenever you cross any street.

Walk on Roads Single File

This is especially important on a road with lots of curves, like Steeplechase Drive, and where traffic has only a split second chance of seeing you before hitting you.

Walking abreast can also cause you to become distracted by conversations so that you are not paying proper attention to traffic or road signs.

While it can be enjoyable to walk down the road two to three abreast, chatting merrily, drivers don't expect it, and you may lose your best walking buddies.

Stay Aware of Bikes and Runners

Share the road and path with bikes and runners. Bike riders should alert you when approaching from behind with a bike bell or a "passing on the left/right." Listen for them and move to walk single file, allowing them to pass safely. Runners should also call out for passing. Bike-walker collisions can result in broken bones or head injury for either, and you aren't wearing a helmet.

Be Visible

Wear bright colors when walking in the daytime. When walking at night, wear light-colored clothing and reflective clothing or a reflective vest to be visible. Drivers are often not expecting walkers to be out after dark, and you need to give them every chance to see you, even at street crossings that have crossing signals.

Be just as cautious at dawn or twilight, as drivers still have limited visibility or may even have the setting or rising sun directly in their eyes.

Be Predictable

Make a practice of staying on one side of the path while walking rather than weaving randomly from side to side. Watch your arm motions, or you may end up giving a black eye to a passing walker, runner, or cyclist.

Keep the Volume Down

Don't drown out your environment when listening to music with your earbuds or headphones. Keep the volume at a level where you can still hear bike bells and warnings from other walkers and runners. If you're using ear buds, wear only one so you can hear your surroundings. Your audiologist will also thank you.

Hang Up and Eyes Up

Distracted walking due to chatting, texting, or playing games on a mobile device while you walk is as dangerous as doing those things while driving. You are distracted and not as aware of your environment. You are less likely to recognize traffic danger, tripping hazards, or passing joggers and bikers. Potential criminals see you as an easy target.

Adopt habits that can keep your phone in your pocket, or at least make it a practice to stop in a safe place to complete your phone tasks before moving on.

Walk Dogs on Short Leashes

It is terrifying and tragic to witness dogs running out into traffic or getting into a fatal dog fight, whether on a leash or off-leash. But when walking your dog on a long leash there is also a danger that you will trip other walkers or bikers. You will keep your dog safer as well as those who pass by you if you use proper leash walking etiquette.

Know When to Stop Walking

Heat sickness, dehydration, heart attack, or stroke can strike walkers of any age. Learn the symptoms of these medical emergencies and carry a cell phone to dial 911. Even if you are a seasoned and well-trained walker, you may experience one of these problems and need to cut your walk short. Encourage your walking friends to stop when they show any concerning symptoms.

Be Aware of Stranger Danger

Street safety is a concern for many walkers. Choose a walking route frequented by other walkers, joggers, and cyclists. Acting alert and aware can dissuade dangerous people from making you a target.

If you see someone suspicious, be prepared to alter your course or go into a store or public building to avoid them.

Use these rules to enjoy safer walking workouts and avoid injuries and accidents.

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.

FALL FESTIVAL SET FOR OCT. 28

The 2023 Horseshoe Bend Fall Festival will return on Saturday, Oct. 28. Save the date for this family-friendly day!

As in years past, the event will be held in the Meadow off of Wayt Road. Come out and enjoy some food, fun, and fall temperatures!

We will have inflatables, food trucks, and other fun family activities! We recommend attendees bring a picnic setup (chairs/blanket/cooler / etc)

Rain date will be Sunday, Oct. 29.



COATS, HATS, AND GLOVES DRIVE

SUNDAY, NOVEMBER 5TH

2:00-4:00 PM

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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

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:** _____

Form Rev. 10-2014



Did you know that leaks through small cracks around your windows and doors are responsible for 30-40% of the heat that leaks out of your house?



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)

It's time to give your house that once over for cracks and areas where the cooler air will seep in and more importantly, your heat will leak out.

Begin outside by looking at places where two different building materials meet and around every opening in your siding i.e. around water spigots, dryer vents, and places where telephone and TV cables enter the house.

Fill all openings and cracks with caulk or expanding insulating foam.

Once inside your home, look at the following:

- Check around electrical outlets. You can get inexpensive foam gaskets to seal every outlet. Make sure your pull down attic stairs are sealed as well.
- Measure the temperature in different parts of the house. Differences of a couple of degrees or more indicate that the room is poorly sealed or that air movement inside the house is poor. If some rooms are cooler than others, your favorite HVAC company can help you zone your house properly to even out the air flow.
- It's time to weather strip windows, doors, and garage doors. It's simple and inexpensive.
- Get your caulk gun back out and seal between baseboards and floors. Remove the base molding and fill in the gap between baseboards and floor. This will not only stop air leaks, but will help seal out insects as well.

One last thing to check – if you have windows in unused parts of the house, think about sealing them for the window with a shrink wrap. Once installed, shrink wrap is virtually invisible and easy to remove.

The best part of all of this work is that when it gets warm out again, all of these steps will help keep your cool air in (and insects out).



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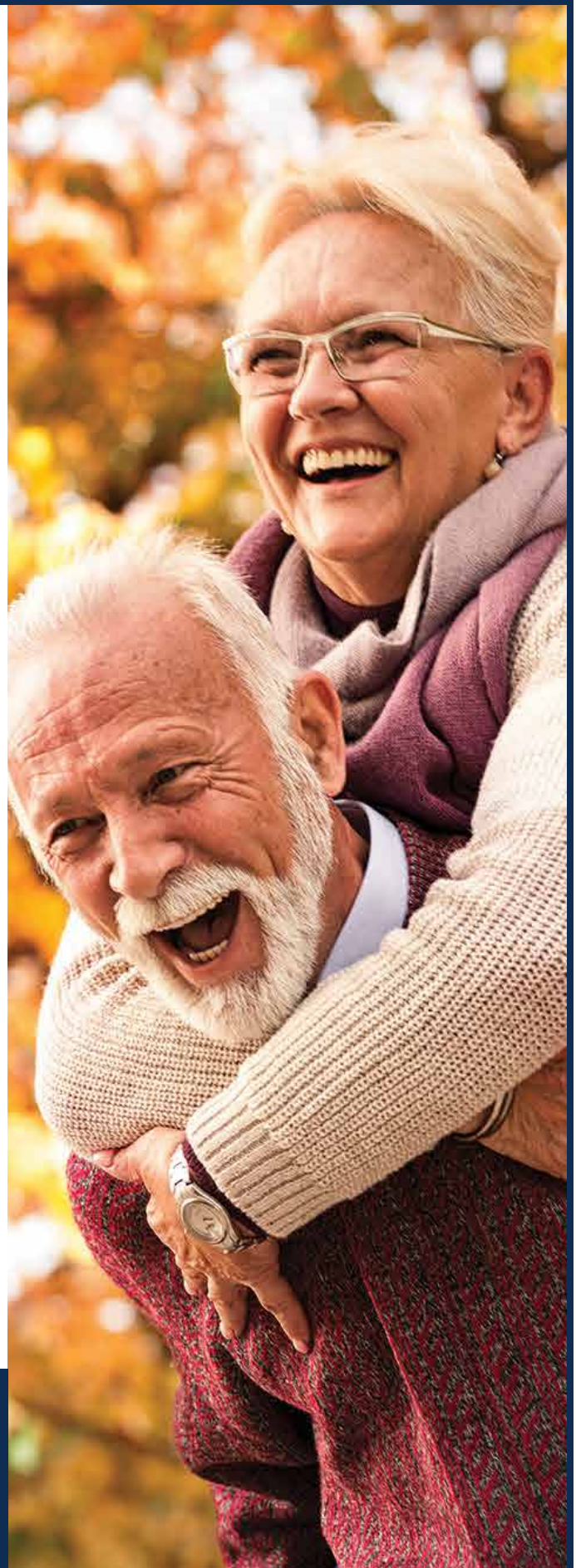
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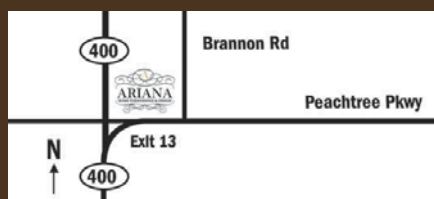


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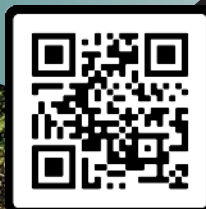
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- Jade

Jade's Priorities For Roswell

- ★ **Responsible Neighborhood Focus**
PROTECT against high-density
- ★ **Destination Places**
Recruit Family Friendly, FUN Live-Work-Shop Businesses to enjoy & drive Economic Benefits
- ★ **Wellness, Environment & SAFETY**
- for our Parks, our River, our Walkers, our Bikers, our Community - from Police and Fire, to Storm Water Erosion, to Connected Pedestrian Experiences

About Jade

Jade has been a long time resident of Roswell. Her passion for community service started many years ago by serving on numerous Homeowner's Association, Athletic, and Civic Organization Boards, most recently as HOA President for a large neighborhood in Roswell for the past 4 years. During this time, Jade also served as a community champion working to ensure Roswell's charm is protected while improving safety, security, and increasing value for hundreds of homeowners. Jade has managed and lead thousands of people across billion dollar businesses throughout her 22+ year career of accomplishments as an entrepreneur, leader, and corporate Executive.

Jade drives results through problem-solving, negotiating, collaborating, and uniting people, businesses and cultures. Her approach to success is achieved through listening, synthesizing, assimilating information and data, then converting that into solutions to create and execute on a strategic plan. Jade believes there is no replacement for time commitment and hard work.

Jade has one mission, one agenda, and one focus - to work for YOU - ALL of YOU, harder than anyone else to make Roswell an even better place to live! #FutureFocusRoswell

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HORSESHOE BEND 2023 YTD RESULTS

HOMES SOLD	39
AVG PRICE	\$817,688
AVG DAYS ON MARKET	34
SOLD \$ / LIST \$	98%

FMLS: 9/17/23 DOM = TOTAL DOM. SOLD / ORIGINAL BASED ON MEDIAN



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Did you know 1 out of 4 initial listings in Horseshoe Bend have failed to sell in 2023?

As of the drafting of this message, 38% of the Active Listings in Horseshoe Bend have seen a price reduction and the Average Number of Days on Market is 41 days.

Our latest listing in Horseshoe Bend at 8210 Overview Court went Under Contract within the first week and received multiple offers well over list price!

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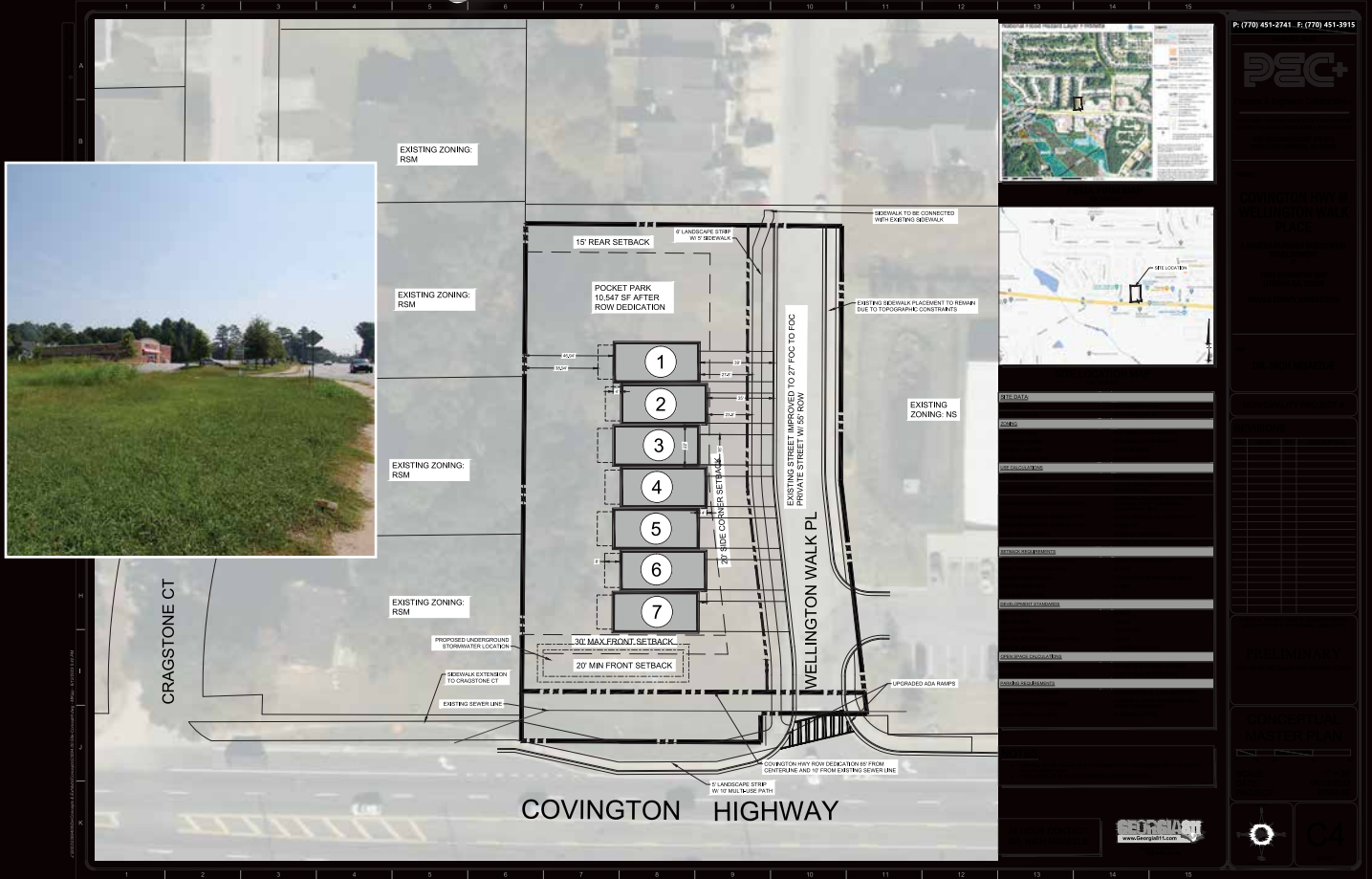
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