



News From AROUND THE BEND

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

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Horseshoe Bend Community Assoc.

11175 Cicero Drive | Ste 100
Alpharetta, GA 30022



NEW PLAYGROUND NOW OPEN!

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:

“Regarding home maintenance, if you had to pick one or two things to keep up with, what would those things be?” – *Maggie Bruno, Misty Morning Lane*

There are so many items to maintain and keep up with in residential structure, but I think the most basic two things are: **Keeping your gutters and downspouts clear; and keeping your drains and drainage pipes clear.**

OK, some of you may be thinking “What a snoozer this subject is!” But in reality: **Keeping water away from the base of your house is a big deal.** Just the other day we had one of those massive rainstorms, and I noticed water POURING over the corner of one of my gutters, pounding down on my patio. It was a helpless feeling just watching the destruction occur, and as a temporary measure I ran outside (getting soaking wet) and placed something on the patio to deflect the pounding water. The next day I got on my ladder and found the closest downspout was clogged where it joined the gutter. Fortunately, I was able to clear it myself in about 5 minutes – it was just some roof debris and leaves. When I originally bought my home, it had covers/guards on the gutters to keep the leaves out, but I noticed that in heavy “gully-washer” rains, the water would run right over the guards at the corners and pour down onto the sides of the house. After talking to several gutter people, **I removed the gutter covers and committed to have my gutters professionally cleaned twice a year: once in Fall after the leaves have fallen, and once in Spring before the big rains arrive.** This system has worked well, and I have no more water running over my gutters (except for the occasional clog). Between cleanings, I keep a sharp eye out for any signs of leakage, and make sure things are repaired and/or cleared ASAP.

Keeping drains & drainage pipes clear is also essential to moving water away from your house. If you have underground pipes that carry the water away from your downspouts (or patio drains), a clogged pipe completely ruins the system...water backs up, flows uncontrolled, and typically makes channels to the lowest nearby point. Sometimes you can unclog a blockage - there are roofer systems and water pressure systems to do just that – but if the pipes have been there a long time and are fully clogged by intrusive roots, the long-term solution is to dig up and replace the underground pipes. Yes, I have had the pleasure of having to get that done at my house...it's expensive and was not one of my favorite projects. **The key here is to regularly inspect your drains and keep them as clean as possible, so that debris doesn't build up inside the pipes to start with.**

Whether buying or selling, **work with someone who knows home maintenance inside and out: Mitch Falkin.** And before you know it, you too will be **“Moving with Mitch!”**

**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, and 2021. 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 serving on the Board of Directors.



SOLD

294 Laurel Ln



SOLD

325 Foe Creek Dr



UNDER CONTRACT

2725 Misty Morning Ln



UNDER CONTRACT

3816 Baxley Village Trl





BOARD OF DIRECTORS

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Horseshoe Bend Community Association

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Alpharetta, GA 30022

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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The contents of this newsletter are provided for the members of the **Horseshoe Bend** neighborhood as a courtesy only. No representations are made as to information presented, the quality of the goods or services advertised, or the veracity of the statements relating to the goods and services. The printing of opinions, information or advertisements does not constitute an endorsement by the neighborhood of such opinions, information, goods or services.



NEW PLAYGROUND NOW OPEN

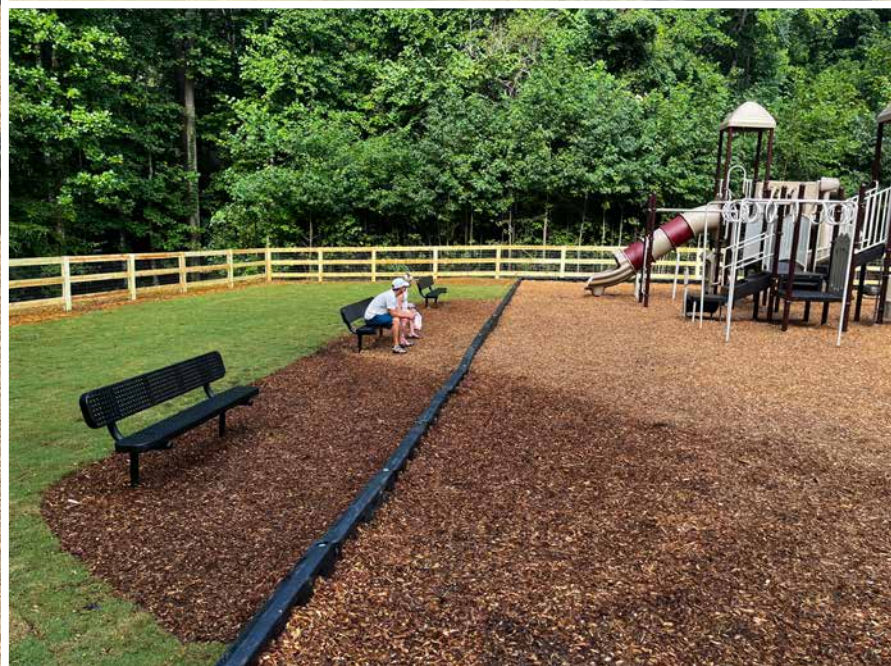
After months of planning, Horseshoe Bend's newest amenity – a top-of-the-line playground – officially opened in the Tom Harris Meadow.

The playground, which includes several slides and a collection of swings, is surrounded by new sod and woodchips on top of improved irrigation. Additionally, a new fence was constructed for safety and to properly frame the playground area. Three metal benches were also installed adjacent to the playground to provide seating. In the coming weeks, we will add additional playground items for toddlers to use.

The board would like to thank residents who provided feedback during the playground planning process as well as volunteers who helped install the benches. We hope this new amenity provides enjoyment for children and families in Horseshoe Bend for many years to come!

PARKING NOTE: When parking on Wayt Rd., only park on the side of the street across from the lake. **DO NOT** park on the lake side.





A HEARTFELT THANKS FROM COURT FIVE

By George Dilworth

On a hot summer day at the Horseshoe Bend Country Club Tennis Center, the day began much like most days in the summer. Sweat dripped from all the participants at the For the Love of Inclusion Tennis Tournament benefiting the Kyle Pease Foundation. The event was organized by Horseshoe Bend resident Justin Adler. Over 80 individuals donated to the cause and participated in an epic tennis event for the charity.

The tennis players, including myself, were ushered onto court five for a large group photo to commemorate the event. The sun was starting to challenge the photographer, who mid-shoot asked the group to face the opposite side of the court for a surprise shot. Those hiding in the back, including myself, were now front and center. Next to me, my partner for the day, Wes Thompson, was on a knee on court five smiling for the photo and was at the center of the group. That accidental turn of events was going to foreshadow the day's events.

Wes and I started strong in the tournament with several quick victories, only to fade as the day progressed and it became even hotter. The temperature was well into the 90s with no relief even in the sparse shadows near the edges of the courts.

Around mid-day, the sound of a loud thud accompanied by the shout of "man down" echoed from two courts away. It was surreal. The entire tennis center became quite all at once. Only a few brave souls appeared to react. Wes was one of the first to spring into action. He dropped his tennis racket and ran to court five where a man was down. This time Wes took a knee on the center of court five to help save a life. There were no smiles this time.

One of the men playing tennis had suffered a heart attack. No pulse, no breathing, tongue lodged in the back of his throat, Wes started emergency rescue breaths after dislodging the victim's tongue. He was accompanied by three other heroes including Lindsay Melcher, a Pediatric nurse who administered CPR. Lindsay also lives in Horseshoe Bend and described her emotions as "being so focused on her [patient] that she had no time to be scared." Later, she went on to confess she had no idea what Wes looked like. All of her attention was focused on the patient. The team worked non-stop for almost half an hour providing chest compressions, mouth-to-mouth resuscitation, as well as using the tennis center's AED Defibrillator Machine to help save the man's life. According to Wes, Lindsay instructed the lifesaving team flawlessly.

Eventually, the Roswell Fire Department arrived followed by an ambulance. The man was now breathing on his own and was heard to ask – "did we win the match?" He was alive and on his way to the hospital where he would eventually undergo an angioplasty procedure with two stents and lots of great medical care. He is back home and well on his way to recovery.

Lindsay Melcher and Wes Thompson as well as two non-residents of Horseshoe Bend saved the man's life. These are stories we hear about every day, but they do not occur in our neighborhood every day. We want to give special thanks to both for stepping forward and using their amazing skills when it truly counted. They came, they volunteered, and they saved a man's life – a truly amazing story.

In chatting with Wes and Lindsay, they both highly recommend everyone should be trained in CPR. You never know when you might have the opportunity to save a life.



Wes Thompson and Lindsay Melcher







UPCOMING TREE CANOPY WORK THROUGHOUT NEIGHBORHOOD

In recent years, the tree canopy throughout Horseshoe Bend has become overgrown. In some areas, overhanging branches have come in contact with delivery trucks, leading to broken branches that fall into travel lanes. This is a safety issue for residents and visitors to the neighborhood that needs to be addressed. In other cases, overhanging tree branches have negatively impacted the growth of plants and bushes below them.

To address this, the Horseshoe Bend Community Association has contracted with a tree service to raise the tree canopy hanging over the roads throughout the community in the coming weeks. Our primary landscaping company for the community does not conduct major tree work.

During this work, there may be tree branches hanging into the street that originate from trees on private property. The contractor has been instructed not to enter private property without the property owner's consent. Without consent, the contractor will prune the specific branches back to raise the canopy to the most aesthetically pleasing state as possible while focused on traffic safety. For best results, it is recommended to allow the contractor access to private property areas, as needed.

Please note that large bushes, hedges, and ornamental trees are not in scope.

If you have questions or concerns, please direct those to Laurel Mizell at hsbhome@aol.com.

RIVERBOAT JAZZ BAND PERFORMS FREE CONCERT

Thank you to the Riverboat Jazz Band, a Roswell-based Dixieland Band, for performing a free Labor Day concert for Horseshoe Bend residents. The eight-member Band returned a year after inclement weather canceled the 2022 concert.

The concert was held in the beautiful Carriage Lake gazebo, which was recently enhanced with electrical upgrades. We're already looking forward to the 2024 concert!



HORSESHOE BEND ROSWELL FRIENDS CHARITY GOLF TOURNAMENT SET FOR SEPT. 25

The Horseshoe Bend Roswell Friends group is currently planning for the 5th Annual Roswell Friends Charity Classic Golf Tournament! The tournament, which has raised over \$100,000 benefitting Children's Healthcare of Atlanta, is looking for local businesses interested in sponsoring this year's event.

Event sponsorship costs \$500 and you are welcome to set up a display and interact with our golfers on the day of the event. There are also Event Sponsor Foursomes available for \$1400.

The Horseshoe Bend Roswell Friends group is a volunteer group of women who put together fundraising events throughout the year benefiting Children's Healthcare of Atlanta. The majority of the group is made up of working moms with a passion for supporting CHOA who know firsthand how amazing it is to have access to such an amazing healthcare network for our children.

Lastly, we always welcome prize donations that we will use for our raffle and silent auction events.

Please email Monica Berndt at monica733@yahoo.com if you are interested in more information on supporting this year's event.



Children's
Healthcare of Atlanta

Date: Monday, September 25

Time: 8 a.m. registration and
9 a.m. Shotgun start

Location: Horseshoe Bend Country Club

Registration: <https://bit.ly/CHOAgolf>



ROSWELL RIVERSIDE SOUNDS CONCERTS CONTINUE

The City of Roswell continues its 23rd annual season of Roswell Riverside Sounds this month. Riverside Sounds is a free outdoor concert series held at Roswell Riverside Park (575 Riverside Road) every fourth Saturday of the month from April through September.

Each Riverside Sounds concert runs from 7 - 9 p.m. and features original music from nationally-known, lyric driven artists. Join us this season for various blends of Indie Rock, Blues, Americana, Big Easy, Country Western, R&B, Soul and more!

The final concert of the series will be held Sept. 23 with Jackie Venson, a Blues, R&B, Soul performer.

Grab your lawn chairs, blankets, and friends for a fun night along the banks of the Chattahoochee River filled with extraordinary music and listen to the sounds of unique genres. Guests are invited to bring their own food



and beverages, but there will also be food and drink vendors onsite, while supplies lasts. All ages are invited to attend this free, family and pup-friendly concert series as we celebrate its 23rd year in Roswell.

Details:

- ▶ Saturday, September 23, 7:00 PM – Jackie Venson – Blues, R&B, Soul

For more information, please visit www.RoswellRiversideSounds.com.



Jackie Venson

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, OCTOBER 5TH

2:00-4:00 PM

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COATS, HATS, AND GLOVES AS A
PART OF OUR GOOD
NEIGHBOR BADGE

ITEMS WILL BE DONATED
TO LOCAL CHARITIES

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RELIABLE AND TRUSTWORTHY COLLEGE AGE BABYSITTER AVAILABLE (CPR/AED/FIRST AID CERTIFIED)

My name is Skyler, and I am a rising junior at Samford University in Birmingham, Alabama. I am a high school graduate of Mount Pisgah Christian School, and lifetime resident of Horseshoe Bend. I am mature and responsible, with dependable transportation, and have a flexible schedule this summer from the beginning of June until the end of August. I have several years of experience caring for infants and children of all ages in the Horseshoe Bend community and have many fun and creative activity ideas to entertain your kids. Several Horseshoe Bend references are available, upon request. Please call or text: 770-335-2085.

FREE PADDLE BOAT

Sits 2 adults and 2 kids. A few years old but works well, just needs some cleaning. Just come get it! 678 361-2008

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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@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:** _____

Form Rev. 10-2014

RLC

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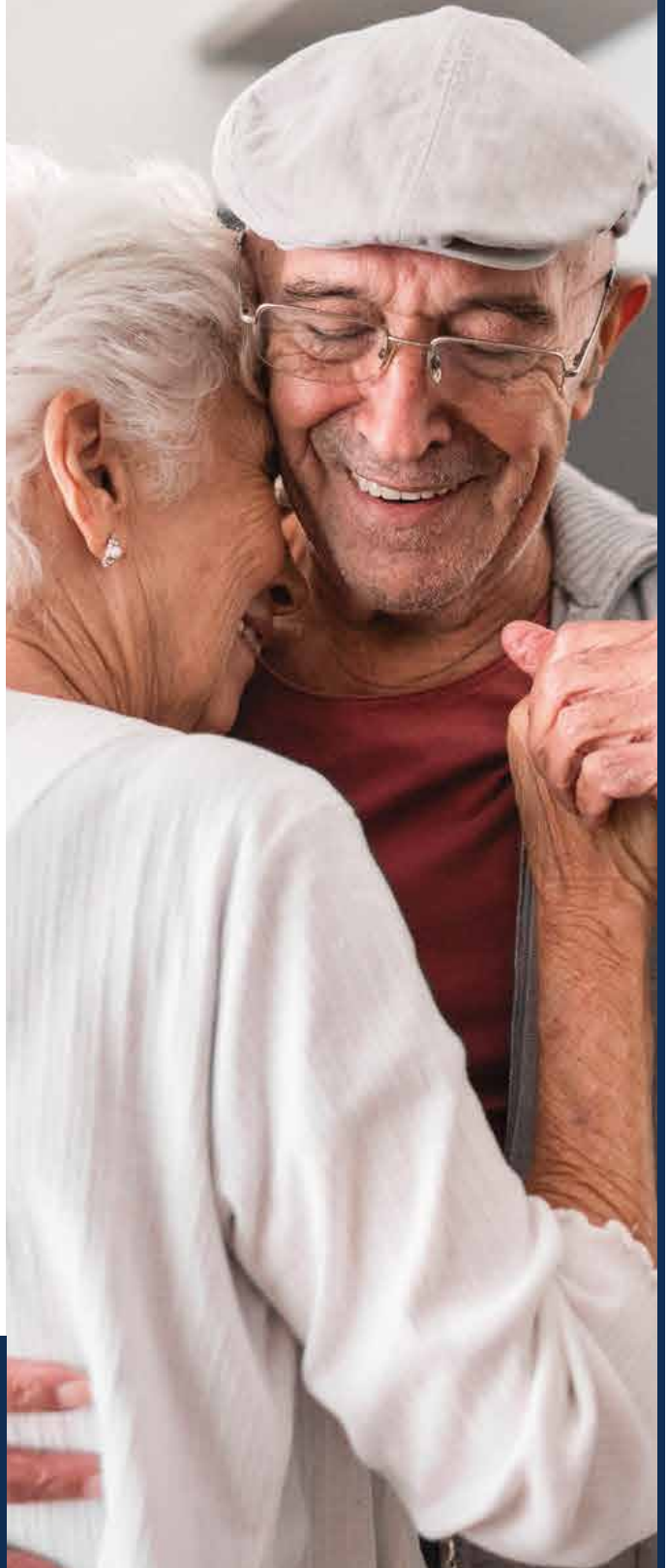
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David Cooke is your Horseshoe Bend neighbor, East Roswell real estate expert, home builder and the orchestrator of this record setting renovation & sale!

If ever selling, I request the opportunity to earn your business, with the goal of exceeding your expectations by bringing you top dollar for the sale of your home. It's never too early to begin exploring ideas and possibilities.

Sincerely, David Cooke

Horseshoe Bend Sales Activity Jan. 1st, 2023 through Aug. 31st, 2023	# Sold	Avg. List Price	Avg. Sale Price	Avg. Seller Paid Cost	Avg. \$/SF	Avg. Days (List Date to Sale)
Horseshoe Bend (All)	36	\$841,206	\$815,157	\$5,194	\$217	73
Willow Lake	6	\$618,817	\$620,192	\$1,667	\$243	63
Carriage Lake	1	\$829,000	\$740,000	\$0	\$443	42
Highlands / Villas	3	\$618,267	\$613,167	\$667	\$247	90
Estates / River Highlands / Heritage	11	\$1,085,364	\$1,024,091	\$7,862	\$178	109
The Glens / Belmont Place	0	N/A	N/A	N/A	N/A	N/A
Brentwood	3	\$771,633	\$778,000	\$11,667	\$143	41
Clubsides / Brookside / Fairways	4	\$837,250	\$836,750	\$188	\$242	42
Riverlinks / Village on the Green	8	\$785,475	\$762,375	\$6,594	\$228	55
2545 The Fifth Fairway DAVID COOKE		\$1,185,000	\$1,125,000	\$0	\$305	36

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



David Cooke
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So Much to Love about Horseshoe Bend!



The Location



The Walking Paths



The Lakes

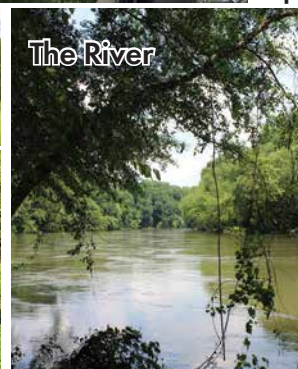


The Trees

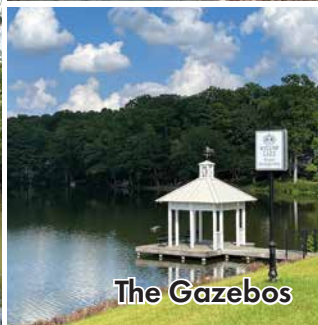


The Country Club

The Wildlife



The River



The Gazebos



The New Playground



MOST OF ALL... THE PEOPLE!



CENTURY 21
Connect Realty

Kim Thompson • 770-235-4581 • Kimt@c21connectrealty.com
Horseshoe Bend resident since 1998

Liz Dilworth • 770-653-3856 • Lizd@c21connectrealty.com
Horseshoe Bend resident since 1997

880 Holcomb Bridge Rd | Roswell, GA 30076 | Office: 770-640-6800
Each office is independently owned and operated.

Relationship Real Estate



PEST CONTROL



TERMITES



WILDLIFE



MOSQUITOES

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 Gift Card good for one home for any new service(s).



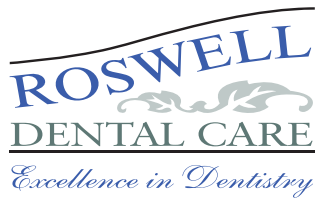
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DDS, FACD, FICD

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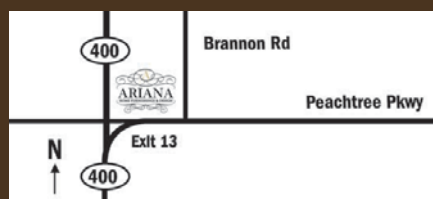
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HORSESHOE BEND 2023 YTD RESULTS

HOMES SOLD	36
AVG PRICE	\$805,135
AVG DAYS ON MARKET	34
SOLD \$ / LIST \$	99%

FMLS: 8/27/23 DOM = TOTAL DOM. SOLD / ORIGINAL BASED ON MEDIAN



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