

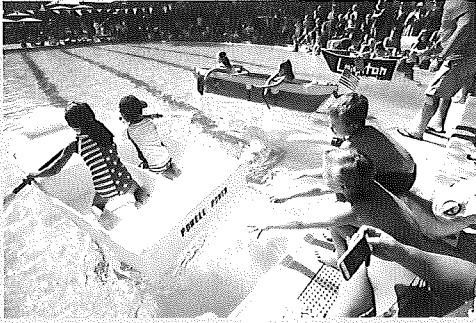


BrookNotes

Sept / Oct 2019

The Newsletter of the Brookwood Hills Community

Brookwood Hill's First Annual Cardboard Boat Race



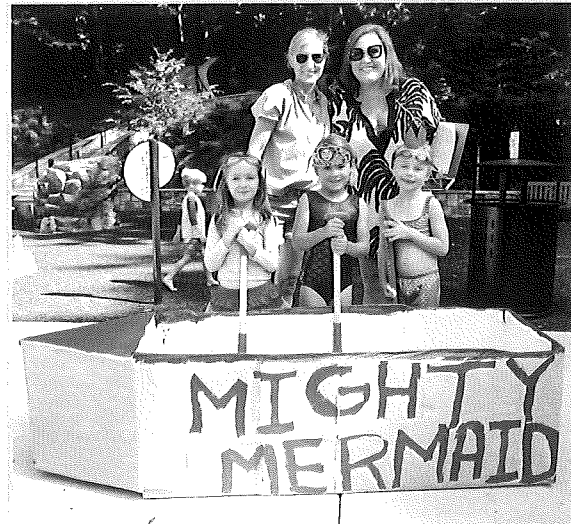
Our tireless social committee could have never imagined the the intricate designs, sheer number of participants and general merriment to be had at the first annual cardboard boat race. Indeed, it was a success, and memories were made. We hope this tradition continues for many pool seasons to come!

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Community Club Board

President Greg Fiore | president@brookwoodhills.com

Vice President Matt Little | vicepresident@brookwoodhills.com

Secretary Elizabeth Buyarski | secretary@brookwoodhills.com

Treasurer Keith Heffron | treasurer@brookwoodhills.com

Communications Becky Campbell
brooknotes@brookwoodhills.com

Membership Tom Carr & Tish Wilson
membership@brookwoodhills.com

The Alexander Summers Preserve Michael Stoer
clearcreek@brookwoodhills.com

Pool, Pavilion & Courts Dea Canova, Elizabeth Meredith
& Shelly Marshall | poolandcourts@brookwoodhills.com

Dale Way Park David Tyndall
dalewaypark@brookwoodhills.com

NPU & Zoning Jim Stokes & Robert Fransen
neighborhoodplanning@brookwoodhills.com

Government Relations Alex McGee
government@brookwoodhills.com

Security Andrew Wamberg security@brookwoodhills.com

Social Court Parker, Esther Andrew & Ginny Ermentrout
social@brookwoodhills.com

Webmaster Harold Solomon webmaster@brookwoodhill.com

Committees

Safety Elizabeth Harris Schaefer safety@brookwoodhills.com

Beautification Ramsay Battin
beautification@brookwoodhills.com

Trees Katrina Newton trees@brookwoodhills.com

Reservations Amanda Szwast
reservations@brookwoodhills.com

BrookNotes JoEllyn Bass & Lainie Powell
brooknotes@brookwoodhills.com

BrookNotes Submissions

BrookNotes welcomes articles, photographs, and story ideas. The deadline for the next issue is April 15th. Please email the *BrookNotes* co-editors at brooknotes@brookwoodhills.com

BrookNotes is published for Brookwood Hills residents on behalf of the Brookwood Hills Community Club, 77 Wakefield Drive, Atlanta, Georgia 30309.

Sarah Hagood of Specialty Homes, Inc. and Patti Junger of Dorsey Alston Realtors sponsor alternate issues of BrookNotes.

Find Brookwood Hills on Facebook

Brookwood Hills has two Facebook groups. These groups are great for sharing news, alerts, photos, babysitting notices, etc.

Brookwood Hills Neighborhood

facebook.com/groups/BWHneighborhood

This is **only** for residents of Brookwood Hills.

This group is to be used for neighborhood security alerts, lost dogs, and other neighborhood-related issues for your convenience.

Brookwood Hills Community Club

facebook.com/groups/bwhcc

This is for **only** for members Brookwood Hills Community Club.

This group is to be used primarily for pool and social event updates, and other news as it pertains to Club memberships.

Brookwood Hills Security

Always call 911 First

Neighborhood Patrol Cell Phone
(404) 242-3321

Going Out of Town?

Email BWH Security at
brookwoodhillspatrol@gmail.com
or leave a voicemail at (404) 325-5114

BWH Security Chair: Andrew Wamberg
security@brookwoodhills.com

The Best Place on Earth
Brookwood Hills

BROOKWOOD HILLS COMMUNITY CLUB



presents

2019 ANNUAL
HALLOWEEN
PARADE &
COSTUME
PARTY

Featuring Southern Crust Pizza
Parade | Costume Contest | Free Pizza & Beer/Wine
October 31 | 4:00PM | BWH Park
77 Wakefield DR - Atlanta, Ga

NEW
MEMBER

Join us for our most anticipated biennial event as we welcome our newest members with an evening featuring live music, dancing, signature cocktails and dinner buffet. All members welcome!

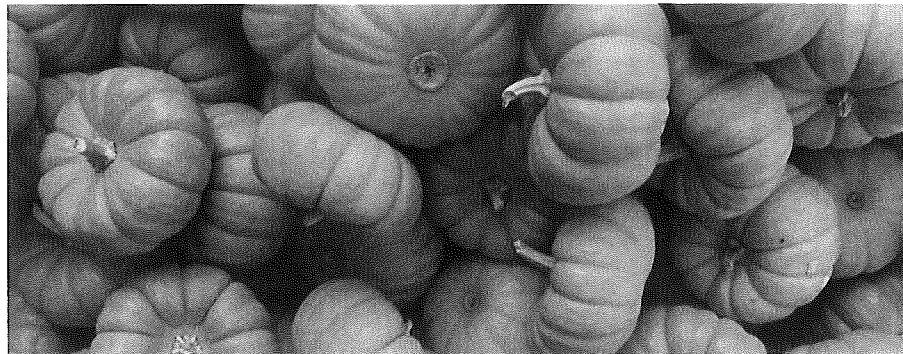
SEPTEMBER

FRIDAY | 27 | AT 7:00 PM

2019
Attire - Garden Chic
The Brookwood Hills Park - 77 Wakefield DR

Sponsored By

PATTI JUNGER
&
DORSEY ALSTON
REALTORS



\$50/PP
Chef Curated
light bites
3 course meal
1st glass of wine
or beer

BWH
SUPPER CLUB


Fall Harvest




SALTYARD

1820 Peachtree RD NW

Register at www.brookwoodhills.com



Thursday
September 19
7:00-9:30PM



The Best Place on Earth Brookwood Hills



.....



FALL 2019 SOCIAL CALENDAR

.....

SEP 19 **Fall Harvest Dinner at Saltyard**
Enjoy wine & fall inspired menu at Saltyard with neighbors and friends

SEP 27 **New Member Party**
An adult only evening of dinner, cocktails, dancing & live music from the 80ators

OCT 11 **Family Movie in the Park**
Come out to watch The Secret Life of Pets 2 on the big screen on the green! Free popcorn provided.

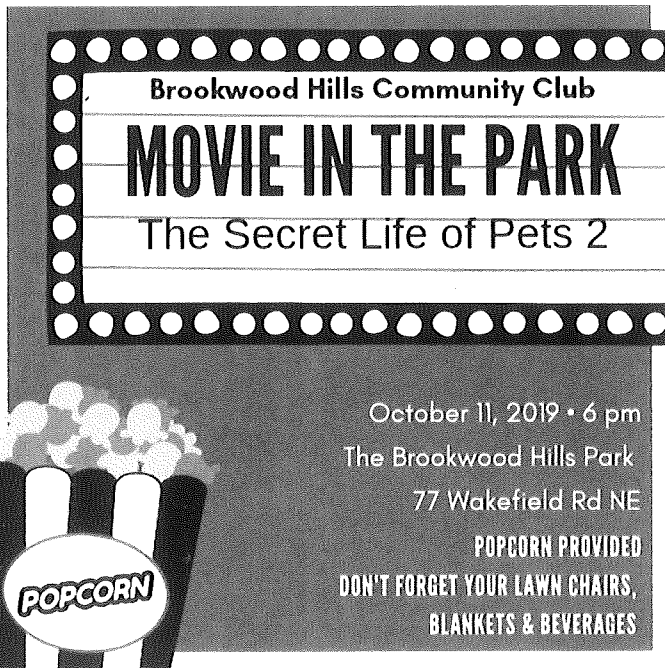
OCT 19 **Fright Fest**
A night of movies created and presented by the Tweens & Teens of Brookwood Hills Community club

OCT 31 **Halloween Parade & Celebration**
Join us for BWH's annual Halloween celebration featuring a parade, costume contest & pizza by Southern Crust

NOV 14 **BWH Winter Social**
An evening of wine and winter socializing with fellow BWH Community Club members

DEC 15 **Holiday Carolling**
Join us as we spread holiday cheer to neighbors and friends as we carol through the streets of BWH

DEC 15 **Holiday Celebration in the Park**
A magical afternoon filled with treats and surprises & even a visit from Santa Clause!



Brookwood Hills Community Club

MOVIE IN THE PARK

The Secret Life of Pets 2

October 11, 2019 • 6 pm
The Brookwood Hills Park
77 Wakefield Rd NE

POPCORN PROVIDED
DON'T FORGET YOUR LAWN CHAIRS, BLANKETS & BEVERAGES

Membership

Our membership is complete and closed for new C members at this time. However, we very much encourage your friends to register as a prospective member for next year. Prospective members should go to https://www.brookwoodhills.com/new_member_info.php, click on the link 'click here for prospective member pool' and follow instructions to register. This will include a payment of \$250 that will be refunded against initiation fees if they join. We expect to begin reviewing new C prospective member applications in early 2020.

All homeowners in Brookwood Hills are eligible to apply for membership in the Brookwood Hills Community Club (BWHCC). For information on how to apply for membership, please send an email to membership@brookwoodhills.com including your contact information and desired membership level. The current Membership Chair will then guide you through the application process. Applications may be submitted at any time.

Please remember to keep your membership profiles updated with current email information for primary and secondary members. This is the only way we have to communicate with our members.

-Tish Wilson and Tom Carr



A Wildlife Oasis in the City

Neighbors have often shared stories of wildlife spotted in our urban oasis. Fortunately, our community abuts the nature preserve and other wooded areas, allowing us to enjoy some pretty spectacular animals. Perhaps you've heard the coyotes running along the creek at night, or you've seen our resident hawk who unabashedly snacks on four-legged creatures in the park from time to time, and there's even the occasional guinea hen strolling middle Camden.

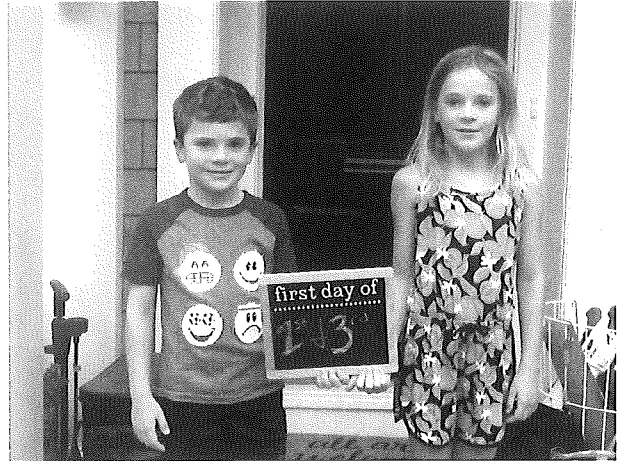
This summer, several friends have spotted deer. A neighbor was coming up Brighton Road and slammed on her brakes as she met a buck galavanting down the middle of the street. Another man spotted two deer happily noshing on a Woodcrest lawn in the wee morning hours. John Mulcahey, lower Camden resident, snapped these photos of deer seen in the Alex Summers Preserve earlier this summer. How lucky are we to enjoy a little bit of country in the city?



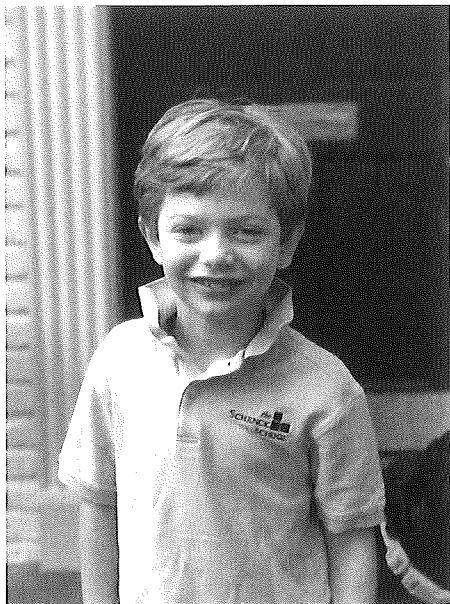
September means BACK TO SCHOOL



Baker (kindergarten) and Caroline Wolf (Early Learners) attend Trinity School.



Thomas (1st grade) and Zoe (3rd grade) Zabor attend E. Rivers Elementary.



Walter Dougherty attends kindergarten at The Schenck School.

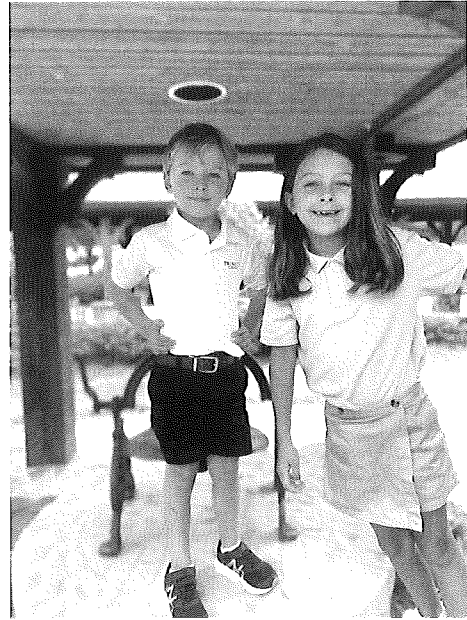


The Dierdorff Girls! Julia attends Woodward Academy. Mary Bowes and Amelia attend Trinity School.

September means BACK TO SCHOOL



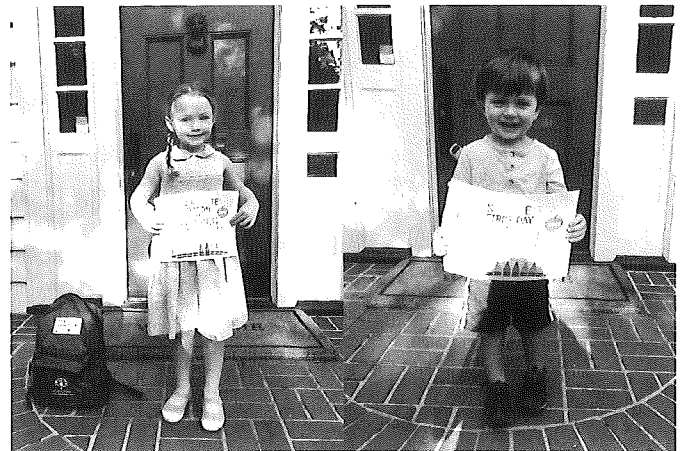
Sophia Flickinger attends 1st grade at E. Rivers Elementary.



Jack (kindergarten) and Wrenn (2nd grade) Powell attend Trinity School.



Ford Donaldson attends 1st grade at E. Rivers Elementary School.



Charlotte (PreK) and Stone Ermentrout attend Peachtree Presbyterian Preschool.

brookwood hills film fright fest



2019

What: A screening & contest of short fright films
created by BWH's tweens/teens & their friends

When: Saturday, October 19, 2019 8 PM - 10 PM

Where: BWH Park

Entry Deadline: Monday, October 14, 2019

Evening Schedule: Act I - PG content
(Younger children will be
released at intermission.)
Act II - PG-13 content

DETAILS:

- EACH SHORT FILM SHOULD BE 2-5 MINUTES IN LENGTH & SUBMITTED DIGITALLY OR VIA DVD TO AMANDA SZWAST AT 35 HUNTINGTON ROAD.
- EACH FILM MUST HAVE AT LEAST ONE BWH KID INVOLVED IN THE PRODUCTION.
- NO FOWL LANGUAGE, NUDITY, GUN VIOLENCE, OR OTHER INAPPROPRIATE CONDUCT ALLOWED. (FILMS MAY BE DISQUALIFIED IF DEEMED INAPPROPRIATE).
- PLEASE KEEP FRIGHT CONTENT PG-13 OR PG.
- FILMS WILL BE SCREENED IN TWO SEGMENTS (PG AND PG-13) SO THAT YOUNGER VIEWERS MAY BE EXCUSED BEFORE SCARIER CONTENT IS SCREENED.
- CASH & OTHER PRIZES WILL BE GIVEN IN BOTH THE PG & PG-13 CATEGORIES.
- CONTENT MAY BE TRUE HORROR OR FUNNY FRIGHTENING. ANYTHING YOU WANT!
- PRODUCERS MAY ENTER MORE THAN ONE FILM.
- CALL AMANDA SZWAST WITH QUESTIONS OR TO BRAINSTORM IDEAS! 404.219.9603

September means BACK TO SCHOOL



E. Rivers Kindergarteners! From left to right: Ellie Whitty, Emma Schaefer, George Little, Betty Heard, Jackson Lewis, Levi Malino, Nash and Martha Bazzel.



The Walker Girls! Emily Faye attends The Schenck School and Jocelyn attends Northside Methodist Preschool.

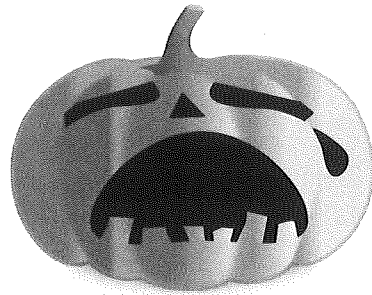
September means BACK TO SCHOOL



E. Rivers Kindergarteners! From left to right: Ellie Whitty, Emma Schaefer, George Little, Betty Heard, Jackson Lewis, Levi Malino, Nash and Martha Bazzel.



The Walker Girls! Emily Faye attends The Schenck School and Jocelyn attends Northside Methodist Preschool.



THE PUMPKIN PATCH IS CLOSED AFTER 35 YEARS!

Reflecting on 35 years of pumpkins, we are sad to remind you that last year, 2018, was the final year for the Great Pumpkin Giveaway in Brookwood Hills!

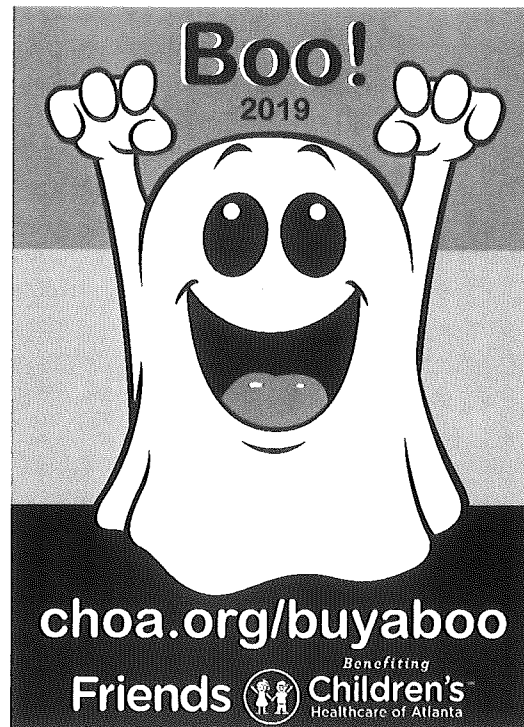
Since the 1980's, Sarah Hagood has been delighted to share the Celebration of Halloween with the children and families of Brookwood Hills. Many of the people who have grown up with the Great Pumpkin Giveaway, as both helpers and recipients, are now adults and neighbors with their own families who have been touched by the joy of Halloween! Sarah has had a wonderful time throughout the holidays between the preparations of selecting, picking up, and distributing the pumpkins for the popular event.

Sarah feels very fortunate to be a part of Brookwood Hills as a neighbor since the late 70's. She continues to appreciate the opportunity to represent her neighbors as a Real Estate Broker with Specialty Homes, Inc.

*Specialty
Homes
Inc.*

Sarah F. Hagood
Specialtyhomesinc.com
Specialtyhomes@mindspring.com
O: (404)231-5678 C: (404)915-9334

Brookwood Hills Friends of CHOA



We are excited to announce that SEPTEMBER 9th is the first day of Boo sales for the 2019 Buddy Boo Fundraiser! Visit choa.org/buyaboo to buy your 2019 Boo signs! Don't Forget to select *Brookwood Hills* Friend's Group at checkout for local pickup.

STEP 1: Visit choa.org/buyaboo and buy your Boos

- 1 for \$25 or 5 for \$100 (The 5 for \$100 bundle will only be offered until October 11th)

STEP 2: Specific pick-up, delivery and contact information will be provided online.

- Pick-up/delivery of Boos will begin on September 16th – please contact Aly Brooks (info below)
- Each purchase comes with Boo signs, Boo tag, ribbon, and yard stake
- BOOS and BOOZE party at the BWH Park October 1st 4:30-6:00pm. Pick up your signs or buy Boo signs if you haven't. We'll have cookie decorating, wine, and pre-packaged Boo treats!

STEP 3: Get your boo treats ready and tie your boo tags on them!

STEP 4: Start your Booing on September 16th! Take your children out to place the sign in their friend's yard and leave the boo treat/tag at the door. Ring the doorbell, run and hide. Enjoy!

The Booing doesn't stop in the neighborhood! For every Buddy Boo purchased, a patient at Children's will receive a Buddy Boo sign for their hospital door.

Aly Brooks
Boo Chair for Brookwood Hills
Aly.matthews@gmail.com
(404) 403-1391

Lauren Johnson
Friends Chair for Brookwood Hills
lauren@familycapital.biz
(404) 358-7550

The Park is Beautiful! And Just How Exactly Are We Paying for It...

While the most common comment I hear about our new park is how fantastic it turned out, the next question always seems to be a question of money.

Our new park cost almost \$3 million, our largest investment to date in club facilities. It has been planned for years but it is worth taking a few minutes to understand the club's financial situation and how we plan to pay for this and other capital improvements in the coming years.

When we began construction, we had \$1 million in cash reserves and took out a term loan for \$2 million to pay for the remainder of the park over 10 years. With our annual payment of approximately \$250,000, this is well within our annual capital budget estimated at \$500,000.

Where does the capital budget come from? Unlike in years past, we now use our annual dues to pay for operating expenses, and our initiation fees from new members are used to fund capital improvements. For the 2019 fiscal year, we collected over \$600,000 in initiation fees. The initiation fees will change year over year based on A and C member turnover, but we expect the range to be within \$425,000 - \$550,000 annually.

While the interest rate is quite favorable, it still seemed inefficient to pay monthly interest charges while maintaining a significant cash balance in our checking account. Last month, with the Board's approval, we converted that term loan into a Line of Credit. This Line of Credit allows us to use our current available cash to pay down the balance immediately; and draw on it as necessary to fund operating expenses. This approach will save us \$60,000 in interest charges in the first three years alone!

As of today, we have approximately \$300,000 in the checking account, the Line of Credit has a balance of \$800,000, and we are saving interest charges on approximately \$1.2 million versus the term loan arrangement. We will continue to manage this closely and expect that our balance on this Line of Credit will be close to zero within two years.

We have also started a Capital Reserve Study for the Club. This study will evaluate the Club's assets and expected repairs and improvements for the years to come. It will help the Board make decisions regarding future improvements and be sure that we are preparing for the inevitable repair and replacement costs that come with operating a facility intensive club like ours.

On behalf of the Board, I would like to thank you for your interest and questions regarding the financial health of the Club. We all recognize that the Brookwood Hills Community Club is a special place and we will continue to do our best to be good stewards of your money.

-Keith Heffron

Dear BWHCC Members and BWH Neighbors,

I'd like to provide a mid-year update on BWHCC accomplishments and what's coming in the next few years.

Members and neighbors have been asking for more services and amenities but not at a cost of losing what makes Brookwood Hills special as a club and neighborhood. Despite a significant increase in BWHCC initiation fees, we still see continued demand for membership. In addition to first class swim and dive teams, the park and social events are big attractions for families. Our membership levels remain at historical averages, but our revenues continue to rise from the higher initiation fees.

The park renovation is complete and up to BWH standards aesthetically and functionally. This was a multi-year project that required a large amount of volunteer resources, time and effort. The results of the project are visible, but more importantly, the use by all demographics of our membership has been positive. With differing common areas, we can now use the space for various events. Of course, we have a long list of park requests from members, which we are prioritizing and tackling one by one.

Late last year, the board agreed to implement a change in membership management software to help improve new member on-boarding, communications, and financial record-keeping. This was a big project and thanks to a small group of volunteers, the execution went well. This software project was especially difficult due to the poor quality of our membership data. The new technology is a significant upgrade, as it allows the club to track our finances more accurately than in years past. Starting now, we will use initiation fees to fund capital expenditures, and annual dues will be designated for operating expenses. In the past, the club was unable to track different revenue or expense sources which limited long-term planning and the ability to accurately price annual dues. This change means that dues should cover operating expenses. Conversely, initiation fees will pay for replacement of club assets. Our goal by year end is to formalize a replacement schedule for every club asset and then start a process of building a reserve fund for the future replacement of each asset.

Two constant areas important to all of us are security and managing the development surrounding BWH. As for security, the price of license plate reading (LPR) cameras has dropped substantially; the board approved the installation of LPR cameras at our entrances. It is long overdue to install video cameras at the pool pavilion, tennis courts and new park. Both security camera projects are scheduled to be completed before the holidays, and as a former Security Chair, the install can't get here soon enough.

Members continue to ask for more amenities and we've responded with an expanded social calendar and improved member communications. We extended the pool hours an additional three weeks of September. The new member party, one of my favorites, is scheduled for 9/27, which is followed quickly by Halloween festivities. One change the board recognized and will implement for 2020 is a new role of "Activity Chair." Member demand for pavilion and park facilities grows and we feel we can manage our resources better.

Consistent with a theme of member value, we implemented an annual survey for swim and dive team this year. The results from members of both programs were very positive, as expected. The survey suggestions will provide feedback on how we can improve our program with just a few small changes.

If you feel left out from answering a survey, don't worry. A larger membership survey is under development, which will be emailed soon enough. With the park project behind us, your ideas will help the board formulate a longer-term club strategy.

As always, we welcome collaboration across the club and appreciate the efforts of each and every person who has volunteered their time to make all of the above efforts a reality.

Greg Fiore
BWH Board President

2019 Graduation Announcements



Will Henry (above) is a 2019 graduate from North Atlanta High School. He attends the University of Georgia. He and his mom, Anne Henry, reside on Huntington Road

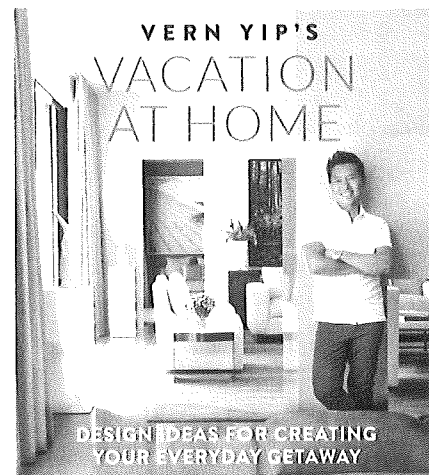
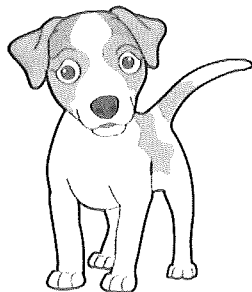


David Long, son of Mary and Bill Long of 30 Montclair, graduated from Emory University in May with a major in Environmental Science and a minor in Sustainability. Dave is working with Trees Atlanta and playing accordion with The Muckers, an Irish punk rock band. Check out The Muckers on Facebook!

Wag-A-Lot

Neighbor Craig Koch owns WAG-A-LOT, an innovative, industry leader in dog day care, overnight boarding, grooming and retail. He has a new location on Collier Road as of November 1st. Check it out!

www.wagalot.com



Be sure to check out neighbor Vern Yip's new book.

Remaining Pool Hours

Beat the heat at the pool! See below (read until the end!) for our extended pool schedule and information on concessions from now until the end of September!

Friday 9/13 4 p.m. - 9 p.m.**
 Saturday 9/14 10 a.m. - 9 p.m.**
 Sunday 9/15 11 a.m. - 6 p.m.**

Friday 9/20 4 p.m. - 9 p.m.**
 Saturday 9/21 10 a.m. - 9 p.m.**
 Sunday 9/22 11 a.m. - 6 p.m.**

Friday 9/27 4 p.m. - 9 p.m.**
 Saturday 9/28 10 a.m. - 9 p.m.**
 Sunday 9/29 11 a.m. - 6 p.m.**

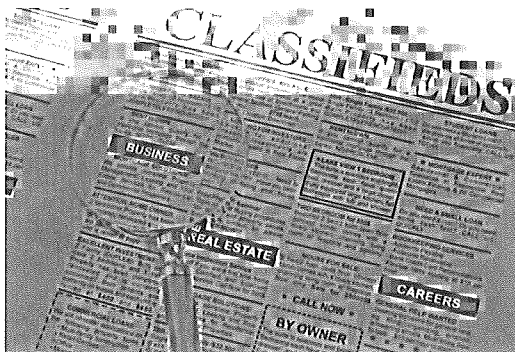
**Cafe at Pharr to provide concessions the 9/13, 9/20 and 9/27 weekends, menu offerings are currently being negotiated.

See you at the pool!



Calling All Neighbors!

Matt Little, our upcoming BWHCC Board President, has alerted us to an open board position. We are looking for someone to help with all aspects related to Clear Creek Preserve for the 2020 term. This most important position helps protect and preserve our neighborhood asset behind Huntington Drive and Camden Road, topping off at over 50 acres. Notably, the new name is the *Alex Summers Clear Creek Preserve* in honor of our beloved Huntington neighbor who was so passionate about protecting Brookwood Hill's land and its natural beauty.



Neighbors Anna and Brett Peel are looking for a caregiver two to three days a week for their two-year-old daughter starting in December. Also, they are looking for a housekeeper once a week. Please contact them at (404) 281-8400 or email annaplesspeel@gmail.com.

Announcements

Dog Walker

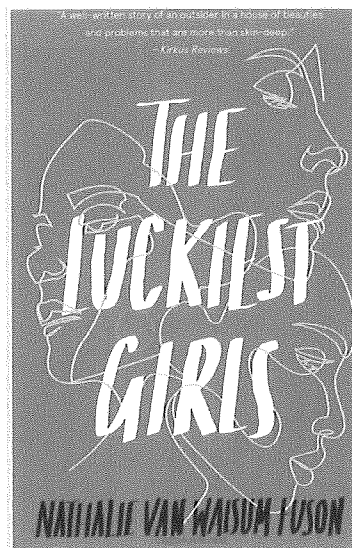
Is anyone interested in walking dogs once a day in the neighborhood? If so, give Patti Junger a call at 404.849.1183.



North Atlanta senior Antin Mertens collected dozens of school supplies for under-resourced children in Atlanta.

Medicare Help?

The Nadals recommend Margaret O' Brien for help in navigating the Medicare maze. She was knowledgeable and helpful in shepherding them and other BWH neighbors through the process. Contact her at: margaret@zentripyglobal.com 404-353-9045.



Huntington neighbor Nathalie Fuson recently published *The Luckiest Girls*. The story is loosely inspired by her own experiences as a model, which included spending a summer living with Eileen Ford, owner of Ford Models agency. It can be purchased on Amazon.

Save the Date

Huntington Road Party at pool pavilion Sunday, November 3, at 5 pm.

BrookNotes is proudly sponsored by your neighbor

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DECADE OF SALES VOLUME
IN EXCESS OF \$800 MILLION

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60 Palisades Road