



BROOKNOTES

The Newsletter of the Brookwood Hills Community

February 2001, Vol. XIV, No. 1

BWHCC Annual Meeting Covers Election of Officers, Committee Reports, Clear Creek, and the Capital Improvements Project



Outgoing President Walter Bland passes the reins to Pamela Watson.

There was a large turnout at the February 4, 2001 Annual Meeting of the Brookwood Hills Community Club. Outgoing President Walter Bland opened the meeting by thanking the members of the board and other neighborhood volunteers for their work on behalf of the community club during 2000. Walter noted his personal support of the Capital Improvements Project, and expressed his hope that BWH would continue to look for traffic calming measures that could garner broad-based support. He concluded his term as president by introducing the 2001 President Pamela Watson and Vice President Everett Puri.

The community club membership then unanimously elected the proposed 2001 board of directors. Leaving the board after their years of service are Susan Connell, Trees, Diane Light, Community Relations, Katrina Newton, Brooknotes, Steve McCollam, Pool, and Larry Pless, Government Relations. They are replaced by newly elected directors Sarah Armstrong, Pool, Nancy Field, Trees, Eve Goldstein, Government Relations, Lauren Monroe,

Brooknotes, Jill Perkey, NPU, and Roy Trimble, Community Relations.

The committee reports uniformly were upbeat. Steve Mcollam stated that the club would be renewing its contract with Swim Atlanta this year, and Clark Landers reported on the popular success of the club's new landscape company and the park's new porta john. Clark also thanked the Garden Club for their traditional spring spruce up around the park, pool and tennis areas. Walter Bland, standing in for Treasurer Taylor Williams, reported that the club expects to net about \$70,000 in 2001, and that in 2000 the club had successfully appealed a property tax increase and had managed to lower annual insurance payments by \$5,000.

Security Chairman Rick Jackson introduced Sergeant Barry Miller, who gave his traditional -- and always entertaining -- security report. Sergeant Miller also reminded the audience that if you notify security before you leave town, the patrolmen not only will conduct regular house checks, but will take measures - such as picking up your newspaper or moving your herbie-curbie -- to make it look as though you are home. Sergeant Miller also encouraged everyone to put BWH stickers on their cars, especially if you often park on the

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Brooknotes welcomes articles, art work, photographs and story ideas. The deadline for the next issue of Brooknotes is Thursday, March 15. Submissions may be e-mailed to nicolemiles@mediaone.net, faxed to 404-607-7568, or dropped off at 30 Woodcrest Ave.

BWH Board – Quick Reference

President – Pamela Watson 404-876-6918

Community Relations – Roy Trimble 404-874-1690

Gov't Relations – Carolynn Cooper 404-351-0555
Eve Goldstein 404-873-2139

Membership – Jean O'Halloran 404-352-0802
Belinda Donovan 404-817-7551

Neighborhood Relations – Karen Mullinax
404-724-9545

NPU – Jill Perkey 404-888-9501

Park Maintenance – Clark Landers 404-355-3392

Pool – Hayes Wilson 404-876-4618
Sarah Armstrong 404-

Security – Rick Jackson 404-350-3389

Social/Park Reservations – Diane John 404-870-0484

Trees – Nancy Field 404-352-0877

Zoning – Leigh Furrh 404-872-1002

Security Hotline – 404-325-5114

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street.

Dan Bromstad reported on the neighborhood's negotiations with the City regarding the Peachtree Creek Sewer Interceptor Project and its impact on our Clear Creek property. Dan stated that discussions are going well and that the neighborhood hopes to have a final agreement with the City soon.

After the committee reports, the meeting moved on to a formal presentation of the community club's capital improvements project and its financing. Susan Connell related the project's history, and then Bob Hughes from Hughes, Goode, O'Leary & Ryan gave a slide presentation on the proposed construction. Carolynn Cooper summarized the implementation committee's expected timeline and discussions with contractors, and Everett Puri presented the board's proposed financing plan.

The majority of the community club members in attendance appeared to like most of the plan, although there were of course objections to specific parts. Not surprisingly, the proposed assessment received a lot of discussion. Several members felt that the assessment was an unfair tax on A members who seldom use the pool and maintain their A membership largely as an matter of civic pride. Others expressed concern that nonresident members would drop out of the club rather than pay the assessment. Still others felt that B members should be assessed as well as A members, because the renovations will raise all Brookwood Hills property values.

At the monthly meeting of the board, the directors reviewed the objections raised at the annual meeting. Upon reflection, the board decided to create a new membership category for its more senior members and to encourage B members to participate in the plan's financing. BWH residents over age 60 can now receive all A membership privileges, but at a lower annual dues and assessment rate. This new membership level was designed to reflect more fairly the fact that, on average, our senior residents use the pool, park, and tennis courts less often than do their younger neighbors. Because the capital improvements project will positively affect all BWH home values, the board will formally ask all B members to contribute \$250 toward the capital improvement plan. Their participation, however, will remain purely voluntary.

As some of you may know, Mary Stuart and I will be adding on to our house at 57 Northwood Ave. We need to because we're busting at the seams with two children, two cars, TVs, computers and all the other accouterments of 21st century family life. I often ask myself whether all this stuff is necessary, but I don't ever seem to make any progress in getting rid of some of it.

We decided to undertake this project after a lot of "soul searching." We knew that we needed more space. We knew we wanted to stay inside the perimeter because my parents and most of our friends are here. We spent days and weeks looking at houses. Once we recovered from the sticker shock of the cost of real estate in Atlanta, and identified several possibilities, we came close to moving away. In our hearts, however, we always came back to the same conclusion: we couldn't leave the neighborhood. We realized that we were choosing more than just a house. We were choosing a neighborhood, a community.

It is preaching to the choir to say that Brookwood Hills is very special place. Brookwood Hills is a neighborhood like neighborhoods used to be, where people know each other personally and take an interest in each other's lives, where the kids play T-ball, build forts and ride bikes together, and people take afternoon walks and stop and say hello to their neighbors. Brookwood Hills is a family neighborhood. It's a green oasis in a big city.

I believe everyone in the neighborhood must work to preserve the strong sense of community that we have here. I guess this is part of what motivated me to serve on the Board. Unfortunately, there is still work to be done. The City of Atlanta is growing rapidly and many of the problems of rapid growth, traffic, noise, air pollution, and stress in general, are beginning to impinge on our little neighborhood. The strip of Peachtree between Brookwood Place and Piedmont Hospital will likely see significant development over the coming years, and, since this is our "front yard," we need to be vigilant.

I wish I could take credit for the many good things the Board of Directors was able to accomplish this year. But the credit goes to the other board members, whose hard work, determination, patience, good humor, and willingness to give up family time for the neighborhood make the work of the Board possible. I am very grateful to the members of the Board for their time and efforts. I hope that everyone in the neighborhood will take an opportunity to express thanks to the members of the Board. They make a gift of time, which is a very precious resource.

In closing, I'd like to extend apologies in advance to Jane Wheeler, on the North, Larry McKinley on the South, the Plesses across the street and everyone else on Northwood (which has been construction central for several months now) for any noise and inconvenience that our project may cause them. Please know that we are in the process of setting our roots deep.

Walter Bland

Meet the President

Pamela Watson, our new Brookwood Hills Community Club President, is a temporarily retired tax CPA. She earned both her undergraduate and graduate degrees from Appalachian State University. Her husband David is a tax attorney who opened his own practice this past September. He earned his undergraduate, graduate, and law degrees from Ole Miss, and his LLM from Emory Law School.

Pamela hales from N.C. and David from Louisiana. They met in Atlanta while working in the Ernst & Whitney Tax Department, and moved to Brookwood Hills in 1996. Pamela joined the board in 1998, serving first as Treasurer and then as Vice President.

Pamela and David have been married almost nine years. They have 3 children: Carter (4 years), Morgan (3 years), and Reagan (6 months). They also have a boykin spaniel named Cassie, with whom Pamela enjoys jogging. Pamela also enjoys gardening, reading, painting, sewing, and politics, while David is an avid history reader, especially of Civil War and WWII battles. David also enjoys following politics.

THE WAY AHEAD

By Jean O'Halloran and Belinda Donovan, Membership Co-Chairs

February has arrived, and your Membership Co-Chairs are getting ready to focus on Brookwood Hills Community Club membership renewals. This is the time of year when we all invest in our neighborhood to ensure its safety as well as to ensure that our recreational facilities will be ready for the coming summer. With the recent chillier-than-normal temperatures, the thought of long hot summery days at the pool will hopefully entice all of us to respond promptly to the renewal notices that will go out in early March. The membership payment deadline is March 31st 2001.

The club's long-range plan is about to become a reality - an exciting time for Brookwood Hills. With the development of the long-range plan, our recreational facilities are going to receive a much needed 'face lift,' which will enhance our enjoyment of them. As you perhaps are already aware, the cost of this renovation will be approximately \$1 million. The club's board of directors has the challenge to devise a way to finance the plan without incurring overwhelming long-term debt. The board intends to finance approximately one third of the project through the club's operating funds over the next ten years, to pay twenty percent of the project with funds on hand, and to finance the remaining one half of the project through assessment of the pool membership (residents and non-residents equally). One important note we should keep in mind as we look at the big picture is that the total property value in Brookwood Hills is in the \$240 million range; therefore our proposed improvements are surely a wise move in order to maintain and enhance such an investment.

As a result and in response to the open discussion and feedback from the Annual Meeting on February 4th, 2001, the club's board has decided to introduce a new membership category this year. This new membership will be open to residents who have reached the age of 60 or above. The benefits derived from this type of senior/grandparents membership are the same as those enjoyed by 'A' members, namely the pool and tennis facilities, our much valued security coverage, and the maintenance of all common areas, but at a more favourable cost. The 'A' and 'B' categories of membership will continue to enjoy the same benefits as last year. Dues for current membership levels will remain the same as last year; however, members will be asked to pay a one-time assessment fee this year in order to retain their membership. Below is a brief description of membership costs for each level of member.

Dues for renewing 'A' members will remain at \$550. 'A' members are also asked to pay a \$1,000 assessment. To ease any financial burden the assessment may cause, 'A' members may elect to pay the assessment in two installments; this option, however, will require a \$50 administration fee. If you choose to pay all at once the total amount will be \$1,550 and will be due on March 31. If you choose the more flexible payment option, \$1,075 (\$550 + \$525) will be due March 31 with the remaining balance of \$525 paid by September 1, 2001. A reminder notice will be mailed in August. Members who send in payment past the deadline will be required to pay a \$50 late penalty.

The new 'Senior' members will pay dues of \$400 with an assessment of \$500. As with the 'A' members, Senior members may elect either to pay all at once (in which case the payment would be \$900 on March 31st), or to pay the assessment in two installments with a \$30 administration fee (in which case \$665 (\$400+\$265) will be due on March 31st and \$265 will be due on September 1st).

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Renewing 'B' members will pay dues of \$200. Since the majority of the capital improvement project centers on renovation of the pool and park, 'B' members are not being assessed. Because the renovation of our recreational facilities will certainly boost property values throughout the neighborhood, we strongly encourage 'B' members to consider making a voluntary contribution to the project. We recommend \$250. 'B' members are asked to pay in one installment.

New 'A' members, whom we look forward to welcoming, will be subject to an initiation fee of \$2,000 (this reflects the assessment going forward) and annual dues of \$550 (\$2,550 in total). New 'B' members do not pay an initiation fee.

We once again thank all those neighbors who continue to support the Brookwood Hills Community Club. Your support helps keep Brookwood Hills safe and quiet and enables us to maintain and improve our recreational facilities. We are all well aware that Brookwood Hills is perceived to be one of the best in-town neighborhoods, and we know first hand that this is true.

We look forward to hearing from you. Should you have any questions about membership, please call the Membership Hot Line at (404) 352-4409, Jean O'Halloran at (404) 352-0802, or Belinda Donovan at (404) 817-7551.

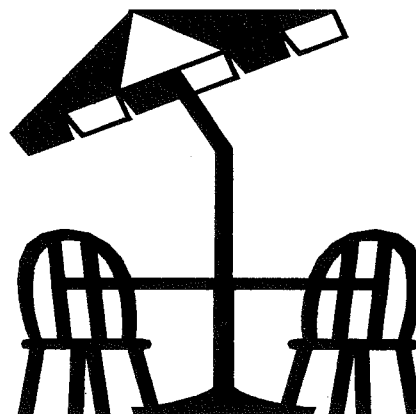
COMPARATIVE ANALYSIS OF NEIGHBORING SWIM/TENNIS ASSOCIATIONS

By Jean O'Halloran and Belinda Donovan, Membership Co-Chairs

About a year ago, the board asked Membership to conduct a review of other community clubs with similar operations to determine whether a dues increase would negatively affect outside membership enrolment. For the purpose of our research, we looked at six Swim/Tennis Clubs: three in close proximity to Brookwood Hills, and three in the general metropolitan area.

After looking at the other community clubs, we noted that our extensive pool facilities - with its large shallow end, lap pool, and diving well -- are unmatched by other clubs. For comparison purposes, however, Hannover West is the most relevant. The Hannover West Swim Tennis Association recently completed a major renovation to their pool. To finance their capital improvements, the association assessed all pool members with a one-time fee: residents paid an assessment of \$2,000, while non-residents paid \$2,500. Initiation fees were raised to equal the assessment, and annual dues for all membership levels were increased to help defray costs. The Hannover West assessment is much larger than that proposed by the Brookwood Hills Community Club, and even after renovation the Hannover West facilities are smaller than the Brookwood Hills facilities.

There is a waiting list of over 80 families seeking non-resident membership. Given the quality of the BWH Community Club's proposed capital improvements, our unparalleled pool facilities, and our in-town location, Membership and the board have concluded that our initiation fees and annual dues are competitive with other clubs, and that outside membership enrolment will not decline as a result of the assessment.



Capital Project Update

ByCarolynn Cooper, Implementation Committee Chair

On Sunday, February 4, at the annual meeting of the Brookwood Hills community club, the board of directors presented its highly anticipated capital improvements plan to the residents of Brookwood Hills. While the plan was reviewed in the January issue of Brooknotes and outlined in detail at the annual meeting, the implementation committee and the board believe it would be worthwhile to review the deliberations that went into the plan's development and the reasoning behind it. Everyone on the board realizes that a million dollar capital improvement plan is a serious step for the community club, but the board also believes for two reasons that the improvements are in the long-term best interests of both the club and the neighborhood. First, the plan is the culmination of a careful and deliberate review of residents' input. Second, the plan solves several issues -- such as safety code violations and erosion damage -- that must be addressed even in the absence of a beautification project. Third, improving the community club's facilities will make the club even more attractive to new residents, and thus should positively affect all of our property values.

The capital improvements plan had its genesis in an informal review of the park and its surrounding fence. In the fall of 1999, Susan Connell, Diane John, and I met on behalf of the board to look over the park, pool, and entrances. Almost immediately, we realized there were some serious problems that needed to be addressed. Even a layman could see, for example, that a large gap between the sidewalk and the ground on the Wakefield side of the park was a problem. It was at that point that the board decided to hire professional help. After talking to a number of firms, the board engaged the urban design firm of Hughes, Goode, O'Leary and Ryan.

With HGOR's help, the board decided to survey the neighborhood as to what we as a community wanted to do. Should we just fix the fence? Should we remedy any existing problems such as erosion and building code violations and leave it at that, or did we want to go further and upgrade our facilities? The most frequent responses to the survey were to replace the current fence around the pool/park, to renovate the poolhouse/concession stand, to construct a clubhouse or pavilion at the pool, and to improve the park and surrounding area. Only after the surveys indicated that the neighborhood wanted to look at a broad range of capital improvements, did the board decide to form a steering committee that could work with HGOR to develop a master plan for the neighborhood.

Members of the committee were purposefully selected so that they would reflect a true cross-section of the neighborhood. Each street had a representative on the committee. It was split half-male and half-female. There were seven members over age 50, and seven under. There were both long-time residents and relative newcomers. Susan Connell chaired the committee and I acted as co-chair. The then-community club president Walter Bland and the then-vice president (now president) Pamela Watson also agreed to sit on the committee.

Starting in January 2000 the group met with HGOR five times to work on the plan. Throughout those meetings, the steering committee and HGOR consistently returned to the survey responses as their guide. At the same time, however, HGOR began to itemize existing code violations and structural problems that demanded prompt attention. The railing surrounding the tennis viewing area is too low, creating a significant liability risk for the club. Likewise, our playground equipment does not meet current safety standards. The club does not have an entrance that satisfies the Americans with Disabilities Act, and simply opening the park gate does not solve the problem because the Act demands that people with disabilities not be brought in through a "back door." HGOR also noted that erosion problems along Wakefield threaten the trees along that side of the park, that the pool deck is cracked, and that the bathroom and concession stands are in need of basic repair.

By the end of March, the steering committee and HGOR had developed a set of initial proposals, and the committee began hosting a series of street meetings where neighbors could review and comment on the initial proposals. At the April board meeting, the steering committee reported on the street meetings. They had varied greatly: some streets wanted to spend little money and simply fix any serious problems, while other streets were ready to start over and build an entirely new facility. In the end it appeared that most participants in the process wanted to fix any serious problems and code issues and upgrade our facilities at the same time. In mid-April, the board held a general neighborhood meeting in the Rich auditorium of Piedmont Hospital to update the residents on the project's progress. On behalf of the board, the long-range planning committee then engaged Norman Askin's firm as the architects for the project, and Stan Dixon, a Camden Road resident, agreed to act as lead architect. The long-range planning committee met with HGOR three more times, and presented its final report to the board at the June meeting.

The improvements proposed are in line with those that were listed most frequently in the surveys taken at the

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beginning of the process. The plan brings our facilities up to code. Implementing the plan is an investment in our community. The homes in Brookwood Hills have consistently sold for more than comparable homes in communities such as Collier Hills because of our pool and park. By improving these areas we are protecting the value of what for most people is their most significant investment.

As always, the board wants and values your input. If you have any comments, please feel free to e-mail me at cccanden@aol.com.

Closets Clogged?

By Lee Wilder

The Georgia Department of Labor operates a clothing center that provides gently used professional clothing to men and women entering the workforce. They have a particular need for men's clothing (suits, shirts, ties, dress shoes). The Department of Labor center also offers women suits, dresses, dress shoes, jewelry and handbags. My donations were enthusiastically welcomed and I would be happy to help any BWH neighbor donate clothing.

Call me at 404-876-9495, drop the clothes by my house and I will deliver any donated items to the South Metro Career Center. If you prefer to handle your own delivery, the facility is at 2636 Martin Luther King Jr. Drive. The office is open Monday - Friday, 9 am - 4 pm. This is a great way to assist job-seekers.

Thank You

I would personally like to thank each BWH resident who contributed to the Security Patrol Bonus. The money raised will be appreciated greatly by our patrolmen. As we all know, police officers risk their lives every day to protect and serve our community. We are indebted to Barry Sr., JD, Barry Jr., and Robert for keeping BWH one of the safest neighborhoods in Atlanta.

Thank you,
Rick Jackson, Security Chair

CLASSIFIEDS

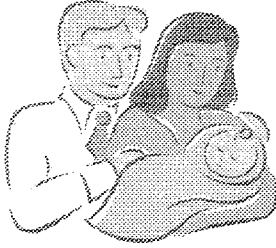
Seaside Cottage for Rent - Charming cottage at Seaside, FL. Below market rent. Sleeps 6 to 8. Available June 15-22 and July 20-27. Please call Esther or Jim Stokes at 404-876-1809 for reservations and other details.

Brookwood Hills Nanny Available for Babysitting: We are delighted to share our wonderful live-in nanny, Michelle Hannie, for evening or weekend babysitting. You can call Kathy Gentry (404/876-4480) for a reference or Michelle directly at 404/ 876-9563.

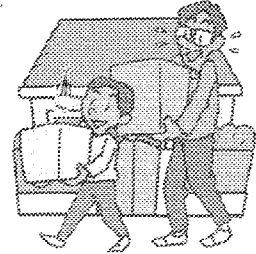
Housekeeper Needed for half or full day each week to help maintain child/pet-free home on Huntington Road. Looking for someone fluent in English and not a "cleaning service." If you have a recommendation, please call Ann Dibble 404-724-0393 or 404 894-4679.

Housekeeper Available: We have a wonderful and extremely reliable housekeeper who has some days free. If interested, please contact Mindy Duryea of 33 Wakefield Drive at 404-367-5472 to set up a time to meet her.

Found -- Female Calico Cat -- Orange patch on forehead and left ear, white paws. About 2 years old. Call Lee Wilder 404-876-0716.



New Faces By Sarah and Patti



Nancy Field and Michael Schulder welcomed Jonathan Daniel Field Schulder on January 21, 2001. "John" weighed in at 7 lbs. 1 oz. Big sister Lily is enjoying her new baby brother.

Stephen Morris and his fiancée Lynn Large have moved into their new home at 240 Huntington Rd. Welcome to the neighborhood!

CALENDAR

The registration deadline for the BWH Street Tree Fertilization Program is February 21, 2001. If you would like another copy of the registration form, please contact Nancy Field at 404-352-0877.

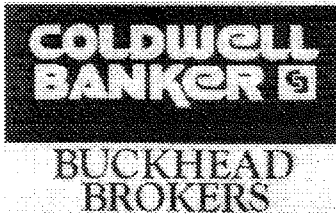
The next BWH Friends meeting will be held Tuesday, February 20, 2001, at 6:30 p.m., at the home of Kelley Berman, 36 Wakefield Drive. Karen Riddell, vice president of advocacy at Children's Healthcare of Atlanta, will be our guest speaker. The March meeting of BWH Friends will be held on Tuesday, March 20, at 6:30 p.m., at the home of Christy Payne, 210 Brighton Road. Please bring crayons, coloring books, and stickers for the treasure train. All interested are welcome to join us at either meeting.

The next meeting of the BWH board will be Monday, March 12, 2001 at 7:15 p.m., at the home of Belinda and Rob Donovan, 80 Huntington Rd. All members are welcome. Please call the Donovans at 404-817-7551 if you plan to attend.

The BWH book club will be meeting on March 22 to discuss "The Red Tent" by Anita Diamant. If you are interested in joining the group for this meeting or any time in the future send Carolynn Cooper an e-mail at cccanden@aol.com or call her at 404-351-0555.

BWH Community Club annual dues should be paid no later than March 31, 2001. Membership letters will be mailed out shortly.

Save the date: BWH Friends will host its Second Annual Symphony in the Park on Sunday, May 6, from 5:00-8:00 p.m.



BROOKNOTES
sponsored by your neighbor
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