



BrookNotes

September 2017

The Newsletter of the Brookwood Hills Community

Volume XXX, No. 5



It's Time to See Who has the Best Butt in Brookwood Hills!!

Contributed by Jill Malino and Sara Loft - Event Co-Chairs



Presented by the Brookwood Hills Friends Group of Children's Healthcare of Atlanta, the 4th annual Best Butt BBQ competition will be on **Sunday, November 5th from 1-4 pm**. This family-friendly event raised over \$10,000 in 2016 for specialized care and equipment, as well as cutting-edge research at CHOA. We hope to raise even more this year!

Not only can you taste some of the best BBQ in Atlanta cooked up by your very own neighbors and friends, but we will continue the tradition of the best vegetarian side dish and dessert competition. In addition to adult beverages and activities for the kids, we will again have Carson's Corner where kids can make cards that will be delivered to CHOA patients. And of course you will have the chance to vote on which team has this year's "Best Butt" in BWH!

So how can you get involved?

- **Be part of a competition team.** This year there will be a maximum of 12 teams and each team is limited to 4 members. To register your team, email bwhbestbutt@gmail.com
- **Sponsor the event.** Show your support by donating funds or items for the event. Please email bwhbestbutt@gmail.com for more details.
- **Attend the event and vote!**

More details will be coming soon about how to purchase tickets to the event but mark your calendars now!



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About *BrookNotes*

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

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

Call for Submissions

BrookNotes welcomes articles, photographs, and story ideas. The deadline for the next issue is **Friday, 12/4/17**. Please email the *BrookNotes* co-editors at brooknotes@brookwoodhills.com.

Mark Your Calendar!

Huntington Road Party

Sunday, October 1 from 6:00 PM to 8:00 PM

Pool Pavilion

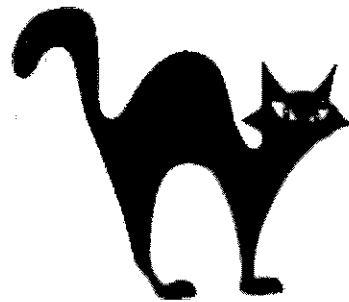
Brookwood Hills Fright Film Fest

Saturday, October 21 at 7:00 PM at the BWH

Pool Pavilion. More details on page 5

Brookwood Hills Halloween Party

Tuesday, October 31st. More details to follow.



Best Butt of Brookwood Hills

Sunday, November 5th from 1:00 PM -4 :00 PM

Brookwood Hills Security

**Neighborhood
Patrol Cell Phone** (404) 242-3321

**Going Out of
Town?** Email BWH Security at Brookwoodhillspatrol@gmail.com or call (404) 325-5114.

BWH Security Chair security@brookwoodhills.com
Matt Little (205) 335 - 7085 (text or call)

Neighborhood Update

Contributed by Alli Richardson, President

Did someone dust off a Jumanji board? Since the Annual Meeting, the Falcons made it to the Superbowl (and well..), the I-85 bridge collapsed, and Irma blew through Atlanta. 2017 in Atlanta has certainly been newsworthy. As we enter the fourth quarter, here is an update on the progress of some of the issues impacting BWH on which the Board has been focused.

Piedmont Expansion, Collier Road Widening Project and Peachtree Restriping

As you have seen, heard and, at times, possibly felt, Phase I of the Piedmont Atlanta expansion project is well underway. Piedmont recently announced that the construction of the new tower will also include a special project to widen Collier Road at the Peachtree Road intersection. The project is expected to improve traffic flow and allow for increased space for pedestrians. The Collier Road widening will be completed at the end of Phase 1 tower construction, at the beginning of 2020. For information regarding the expansion project, including design renderings, and construction updates, visit betterpiedmont.org.

GDOT's Peachtree Restriping – a repaving and restriping project from Pharr Road to the intersection of the Buford Highway onramp and Peachtree Street.– has finally begun and is anticipated to last 15 weeks. Once the restriping is complete, GDOT will begin a signal improvement project.

The Collier Road Widening Project is a victory for BWH as Piedmont demonstrated its willingness to listen to our Board and collaborate with impacted neighborhoods.

Clear Creek

As discussed during the Annual Meeting and recapped in my March article, the two projects impacting Clear Creek have been on the forefront of the Board's agenda.

City of Atlanta Sewer Line (Huntington)

BWH, with much perseverance and the assistance of its outside counsel, landscape architect and civil engineering firm (Eberly & Associates), facilitated a series of meetings between City of Atlanta engineers and Eberly's engineers that resulted in negotiating a proposed alternate route for the sewer line. While the City would not agree to adopt BWH's proposed route in its entirety because of stream buffer concerns, the City did agree to adopt some of BWH's recommendations on the sewer line placement.

This is a win for BWH insofar as the City of Atlanta initially rejected giving any consideration to alternate routing.

The City's contractor, Ruby Collins has begun work on the site which includes leveling the ground, digging the new pipe trench, laying the new pipe, removing the old pipe, and stream bank stabilization. The project also includes two new manholes. After the site work concludes, the area will be allowed to stabilize, following which the restoration phase will begin, including hydroseeding and stream bank stabilization. The work is expected to be completed by early October, but will not be continuous.

Clear Creek chair, Michael Stoer, and neighbor Lindsey Potts have volunteered countless hours working closely with and in constant communication with City of Atlanta Watershed Management representatives and Ruby Collins. Based on their efforts, BWH was able to significantly reduce and mitigate the tree loss on the project, as well as other adverse impacts on the affected neighbors.

Georgia Power Hairpin Transmission Replacement Project (Lower Camden)

With the assistance of outside counsel, Scott Peters of Schreeder, Wheeler & Flint, LLP, BWH negotiated an easement on the Club's Clear Creek property. The BWH property that is subject to the easement is itself subject to a conservation easement. While the Club places immeasurable value on the aesthetic and environmental benefits of the impacted property, for purposes of the transaction its value is considered nominal. Nevertheless, during negotiations, Georgia Power nearly tripled its initial compensation offer to BWH. The Club will use this money for remedial plantings, privacy fencing, legal costs and other expenses related to the easement.

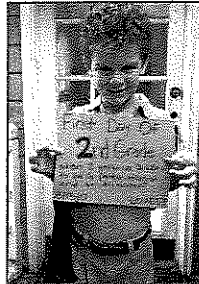
Georgia Power has begun prep work between Peachtree Road and Armour drive and anticipates completing line replacement by early November. BWH succeeded in getting Georgia Power to send e-mail blasts to a neighbor distribution list to disseminate information about the hairpin project as quickly as possible. BWH remains in regular contact with GPC representatives and board members have been conducting periodic walk through inspections of the site to monitor the status of the project and its impact on the neighborhood. Moreover, the Board, with insight from neighbors, has been diligent in addressing security concerns promptly with Georgia Power. In response to our concerns, Georgia Power installed a six foot construction fence.

Continued on page 6

Brookwood Hills Goes Back to School!



Weston & Chloe
Pierce - Pace



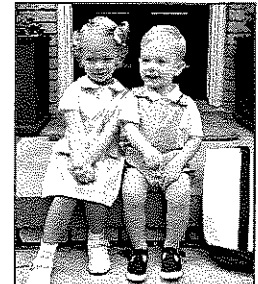
Jett Lewis (2nd)
Lovett



Sophia Flickinger,
Spanish Academy



Davis (5th), Charlie
(2nd) Jones - Trinity



August (3s) and Kennedy
(toddlers) Campbell



Patrick (PreK)
Hunter (3's) Barge -
Trinity



Caroline Little,
(2nd) E. Rivers



Baker Wolf (3s)
Trinity



Milana Cottone (2k)



Arden Silber, (6th) The
Howard School



Zoe (1st ,E. Rivers) & Thom-
as (PreK, Spanish Academy)
Zabor



Leighton (Kindergarten, E Rivers)
& Charles Herbert (2's Northside
Methodist)



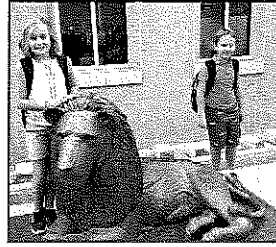
Emily Faye (Kindergarten, Schenck)
& Jocelyn Walker (PRUMC)



Sally Anne Andrew
PRUMC



The Webster Twins (3rd)
Woodward



Madeline (5th) & Whitaker
(4th) Boatright - E. Rivers



Chloe (7th, Pace), Whit
(4th, Galloway), &
Rebecca (2nd, Galloway)
Wilbert



Wren (Kindergarten) & Jack
(3's) Powell - Trinity



Campbell (4th grade), Tucker (1st grade), & Lawson Adams (PreK) E Rivers

BWH Film Fright Fest

Contributed by Amanda Szwast



Calling all neighborhood amateur film makers! This Halloween, it's your turn to thrill, chill, entertain, and compete for cash prizes at the first ever Brookwood Hills Film Fright Festival! Gather your friends (inside or outside of BWH) and start brainstorming a spooky story you want to tell. Whether classically thrilling, mockingly funny, or psychologically creepy, all films must have original content and be no longer than 5 minutes. The Film Fest was inspired by the mini-movie made for the 2013 BWH Haunted House. For ideas (or a laugh), you can view that film here: <https://vimeo.com/75884136>

The deadline for entries is October 16, 2017.

The Film Festival Screening of all our entries will be on Saturday, October 21st at 7 PM at the BWH Pool Pavilion. Films will be shown in two acts - one for our PG audiences and one for our PG-13 audiences. In addition to our homemade films, we'll screen some Halloween classics.

Popcorn and non-alcoholic beverages will be provided. Bring your own chair, blanket, and adult beverages. Parents, encourage your tweens/teens to participate!

Call or email Amanda Szwast at 404-219-9603 or aszwast@yahoo.com with any questions or for the entry form.

Friendly Reminder



Remember dogs should be on a leash when not on your property!

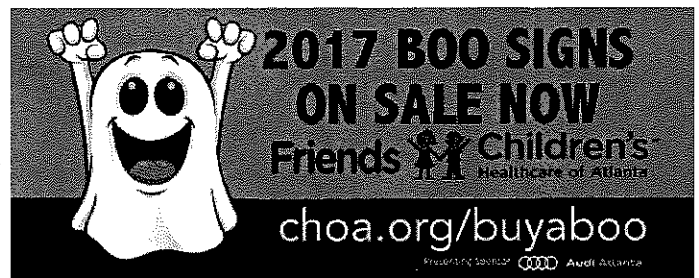
CHOA Friends Corner

*Contributed by Emory Herbert and Lauren Donaldson
2017-2018 BWH Friends' Co-Chairs*

Your new co-chairs Lauren Donaldson and Emory Herbert are excited to introduce the following CHOA updates!



Its time to buy your Boo Signs! Please visit choa.org/buyaboo for more information!



Once you have purchased your Boo Signs, please come to the Boo pick up party on **October 5th from 4-7 at 172 Huntington!**



Neighborhood Update

Continued from page 3

As part of its project, Georgia Power purchased three (3) houses on Lower Camden, which remain vacant. Georgia Power has indicated that there will be no resolution on the properties until 2018.

NPU

The rumor was true and for coffee lovers in a positive turn of events. Starbucks opened its doors in late May, and I have enjoyed seeing many neighbors gathering there. I am equally pleased to welcome neighbor Keith Summerour's new offices to the former Lusca space and appreciative of his enhancements to the Palisades/ Peachtree corner.

To the Board's knowledge, the Cornerstone building (which was to be located on the Chick-fil-A, Peachtree Liquor, Peachtree Cleaners, and former Harry's in a Hurry parcels) remains on hold

Pool

We were deeply disappointed that an electrical issue forced the pool to be closed over the Labor Day weekend. Although the concession stand vendor was met with mixed reviews, I am happy to report that the 2017 pool season concluded safely and without serious incident. A survey about the pool will be forthcoming and I urge you to complete it. I am eternally grateful to our pool chairs Merrell Thompson and Ian Zabor for their efforts in managing a successful season.

It's Time: Park Renovation Project Update

A quick recap

While things may seem quiet on the park project, the Board has been working diligently to move the project forward on all fronts. This summer's weeks-long mudpit impeding pool access along with the need for continued repairs to the aging equipment have served as great reminders about how critical this project is to the membership and the park's overall sustainability.

As most of you may recall, the Board identified the need for a major renovation in 2013 to address park needs holistically, rather than via band-aid approach. During the next two years, the Board engaged architects, engineers, and the membership to create a vision and plans to address critical park issues – namely drainage, infrastructure, and safety – while enhancing functionality. Funding was



an open question and the Board shifted its focus from design to identifying funding sources. After vetting several options, it became apparent that financing through debt was viable. The Board decided to push the project forward in 2017.

When the Board circulated the design plans in January, the reaction was ... let's say mixed and passionate as it related to certain design elements. While there was broad consensus that the park needed significant repair, there were strong reactions of both opposition and support centered on the inclusion of a new finished clubhouse space. The Board engaged with both sides to understand their perspectives and offered to facilitate discussions among representatives of both viewpoints. After much discussion and discernment, the Board ultimately decided it was imperative to move forward with a project scope that addressed critical needs on which there was broad consensus and benefit, while the addition of a finished space could be deferred for a future project. Since then, the Board has been moving forward on all critical fronts.

Where are we now

Plans: Neighbor Stan Dixon graciously redrew building plans and HGOR reworked the project plans based on the change and developed construction and permit sets. As for permitting, the plans have been through the Urban Design Commission process and submitted to the City for necessary permits. Additionally, plans were distributed to 5 contractors for bids.

Construction: Of the 5 contractors, 2 remain in the process – Astra and Hunter-Reising. The Board is currently reviewing their proposals in detail with the goal of selecting a contractor by the end of September. As expected,

construction costs have increased since 2015 when we last sought rough building estimates, with initial bids in excess of \$2 million. We are partnering with HGOR to work on project scope and "value engineering" the cost down but realistically, as we predicted in the January communication, it is a ~\$2 million project.

Financing: Over the past year we have worked with 4 banks on financing options. We received 3 term sheets and the Board selected Atlantic Capital based on their responsiveness, flexibility, and favorable terms. Importantly, Atlantic has agreed to secure the loan by negative pledge (not a mortgage) on the Club's Armour Drive property. This affords the Club the benefit of leveraging the valuable property without putting it at risk in any way. Key terms include a 7 year loan that amortizes over 15 years, with no prepayment penalty. The Park Finance committee is working to finalize a recommended funding plan (mix of cash & debt) and financial plan going forward and will share more details.

So while overall we are excited to move this critical project forward, the Board is in the final push to finalize these critical items to break ground. The largest risk to

the timeline below is the permit process which, as anyone who has dealt with City of Atlanta can attest, can vary greatly. That said, the projected timeline as it stands today is:

Timeline

September

- Plans – respond to any questions/issues in permitting process should they arise
- Construction – review bids, select contractor for October Board vote
- Financing – iterate on funding plan, review draft loan agreement for October Board vote

October

- Board vote on final project budget, financing plan, lender, contractor, authorization to break ground
- Break ground pending receipt of land disturbance permit
- Close on financing

November – May

- Construction, targeting park opening by Memorial Day 2018

For Ladies 60+

Contributed by: Sara Jean Burke

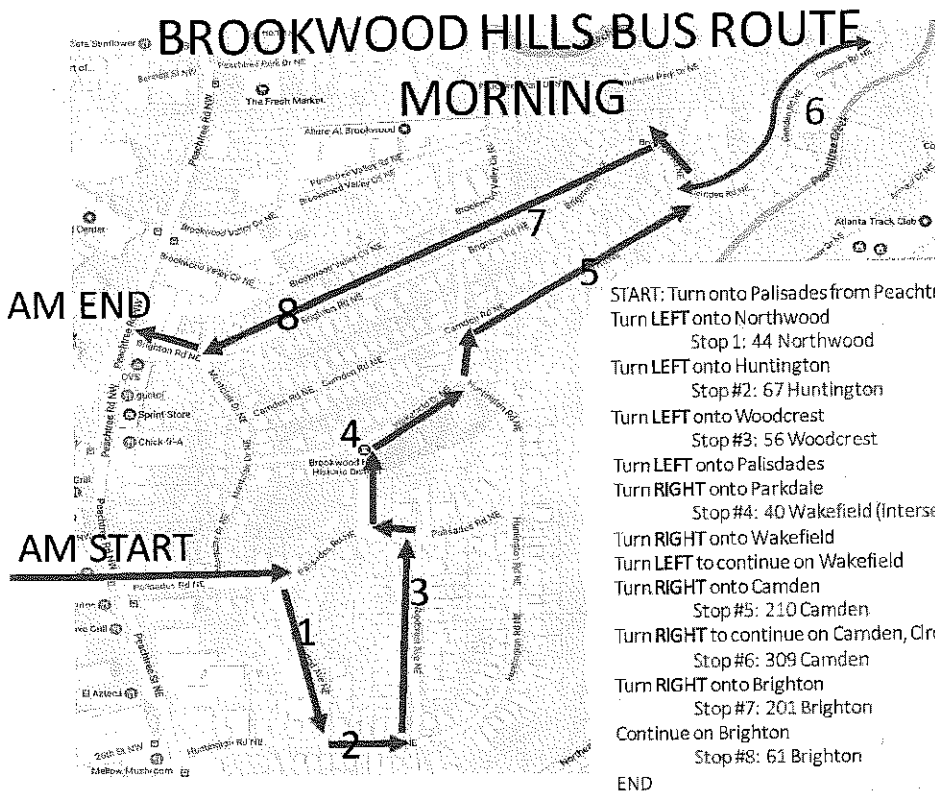
Have you lost touch with some of your friends in Brookwood Hills, have some of your friends moved out of Brookwood Hills, would you like to meet new friends who live in Brookwood Hills? Are you 60 years of age or older, and female?

If so, you are invited to join Legacy Ladies, a group of women who either currently live in Brookwood Hills or have lived in BWH. A small group of members volunteer to host a gathering that can take any form. Past events, held on the third Monday of the month, have included luncheons in Brookwood Hills, both in homes and at the Pavilion, luncheons in near-by restaurants, wine and cheese tastings, brunch, and afternoon tea. The Holiday Season and Spring are each welcomed with a large party to which spouses are invited.

Established January of 2002 at a lunch at the now-defunct Peachtree Road Legacy Restaurant by a group of longtime Brookwood Hills ladies, monthly gatherings enable those who no longer see each other regularly on the pool deck, in the carpool line, or at the park to catch up and carry on the legacy of Brookwood Hills. We look forward to having you join the group. Please send a check in the amount of \$25 made out to Legacy Ladies to Sandie McGibbon, 8 Montclair Dr., 404-853-1655. This is a one-time membership cost.

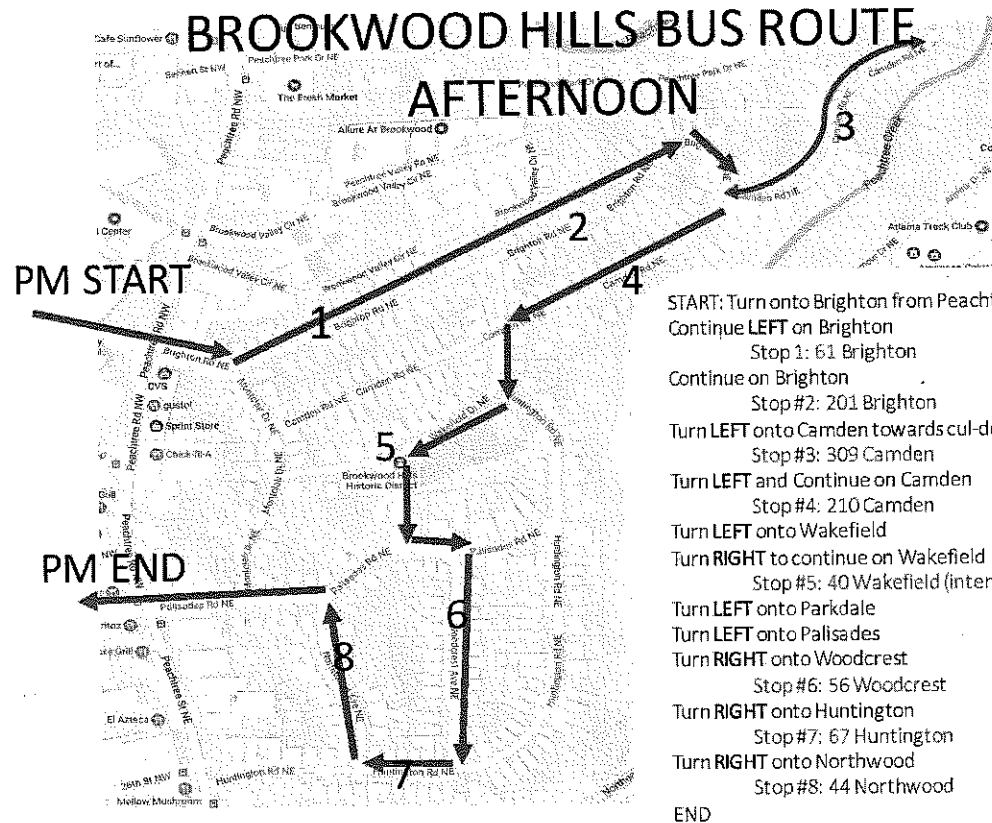


Sara Jean Burke, Barbara Pettway, Kathi Pierce, Elaine Luxemburger, & Larre Holladay



BROOKWOOD HILLS BUS ROUTE MORNING

START: Turn onto Palisades from Peachtree
 Turn LEFT onto Northwood
 Stop 1: 44 Northwood
 Turn LEFT onto Huntington
 Stop #2: 67 Huntington
 Turn LEFT onto Woodcrest
 Stop #3: 56 Woodcrest
 Turn LEFT onto Palisades
 Turn RIGHT onto Parkdale
 Stop #4: 40 Wakefield (Intersection)
 Turn RIGHT onto Wakefield
 Turn LEFT to continue on Wakefield
 Turn RIGHT onto Camden
 Stop #5: 210 Camden
 Turn RIGHT to continue on Camden, Circle cul-de-sac
 Stop #6: 309 Camden
 Turn RIGHT onto Brighton
 Stop #7: 201 Brighton
 Continue on Brighton
 Stop #8: 61 Brighton
 END



BROOKWOOD HILLS BUS ROUTE AFTERNOON

START: Turn onto Brighton from Peachtree
 Continue LEFT on Brighton
 Stop 1: 61 Brighton
 Continue on Brighton
 Stop #2: 201 Brighton
 Turn LEFT onto Camden towards cul-de-sac
 Stop #3: 309 Camden
 Turn LEFT and Continue on Camden
 Stop #4: 210 Camden
 Turn LEFT onto Wakefield
 Turn RIGHT to continue on Wakefield
 Stop #5: 40 Wakefield (intersection)
 Turn LEFT onto Parkdale
 Turn LEFT onto Palisades
 Turn RIGHT onto Woodcrest
 Stop #6: 56 Woodcrest
 Turn RIGHT onto Huntington
 Stop #7: 67 Huntington
 Turn RIGHT onto Northwood
 Stop #8: 44 Northwood
 END

BWH Bus Route

*Contributed by:
 Mary Paige Adams*

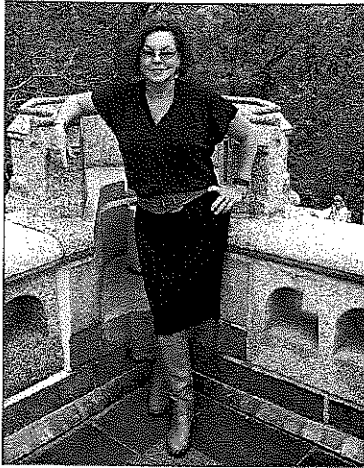
This year Brookwood Hills boasts the largest number of neighborhood children attending public schools in recent history! There are 39 children ages Pre-K to 5th grade attending E. Rivers Elementary, 10 children attending Sutton Middle School, and 8 children attending North Atlanta High School. The vast majority of these children are riding the school bus.

Kuddos to Jill Malino for drafting the maps to the left showing all of the stops on the elementary bus route! Since this bus route has our neighborhood's youngest, and largest number of riders, it is incumbent on all drivers in the neighborhood to be aware of the stops and to slow down. Georgia law requires the driver of a car "meeting or overtaking from either direction any school bus stopped" to stop, and the driver of the car "shall not proceed until the school bus resumes motion or the visual signals are no longer actuated." O.C.G.A. 40-6-163.

With the summer behind us and daylight savings time approaching, please be exceptionally mindful of your driving in the early morning and afternoon hours when our most precious neighborhood assets are headed to our wonderful public schools.

Summer Learning

Contributed by: Judy L. Marsh, MLM, EdS



I am thrilled to be part of Sutton Middle School as a Library Media Specialist and International Baccalaureate (IB) Design Teacher. I began my journey as an educator at E. Rivers Elementary School way back in 1994. Children are my motivation and constant focus.

My experiences attending summer workshops have inspired me to bring history to life in the form of research, discussion and technology. This past summer I received three teacher fellowships. I was only able to attend two. The first was a week at the beautiful Mt. Vernon property. The George Washington Teacher Institute Summer Residential Programs are 5-day immersive professional development experiences designed to support K-12 educators who teach about the life, leadership, and legacy of George Washington and the 18th-century world in which he lived. It was amazing to be housed on the property and be able to experience the Potomac on Washington's porch after hours.

The second fellowship I received was through the National Endowment for the Humanities (NEH), "Rethinking the Gilded Age and Progressivisms: Race, Capitalism, and Democracy, 1877 to 1920." I spent one month at the University of Illinois (Chicago) studying the Gilded Age. My personal interest in attending the NEH workshop was the opportunity to participate in an inquiry based historical study with other educators. Living in a dorm for a month in Chicago, and being part of the University, as well as the City, was an experience I will never forget.

Lastly, I was a participant in two Gilder Lehrman Institutes (2012 & 2014), and another NEH Summer Seminar (2016). Two were for a one week period, and the NEH institute was for three weeks. Institute topics were: "What happened on 9/11;" "American Women from the Colonial to the Modern Era;" and "The Chinese Exclusion Act and Immigration in America." All three were held in New York City and were hosted by New York University. At the end of the institutes I developed websites and curriculum that I teach at Sutton. The lesson plans embrace the integration of technology, visual literacy, information literacy and the Common Core English Language Arts & Social Studies Standards.

BWH Camp Mixer

One of the things that makes our neighborhood such a special place are the friendships formed by so many of the BWH children. As many know, BWH is home to many neighborhood camps that celebrate and promote these special bonds among our kids. The camps are led by neighborhood kids for neighborhood kids! Here is a shot from a camp mixer with Camp Summer Splash and Camp Cupcake!



Photo by Kern Lee

Recommendations

The following elderly (and other) caregiver comes highly recommended from Florence Dawson and others: Hattie Paylor, (770) 885-6679

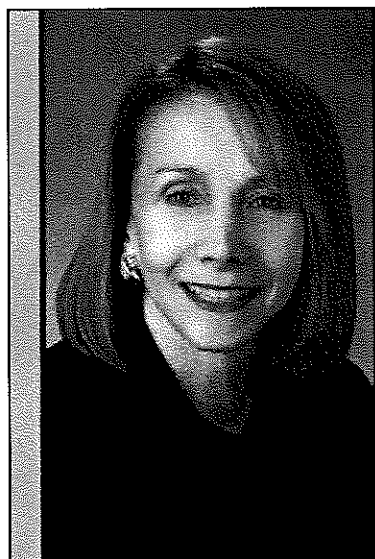


Happy Anniversary to the Summers

The neighborhood would like to wish a belated Happy 55th Wedding Anniversary to the Summers of 60 Huntington Rd! They celebrated this milestone on August 4th!

Fall Wine Recommendation - 2015 Purple Hands Willamette Valley Pinot Noir.

2015 was a spectacular year of weather in the Willamette Valley. Everything clicked with Mother Nature and produced the best crop of Pinot Noir since 2009! Cody Wright, son of famed Oregon producer Ken Wright, timed his harvest perfectly and a fantastic wine was born. Purple Hands produces several single vineyard wines which have earned them a passionate following in the boutique wine market. They also produce this cuvee, which is a blend from all 6 of their vineyard sites. So yeah, a little bit of each of the \$50 wines go into this little gem! Sweet saddle leather, smoky vanilla, gobs of red fruit, and touch of black pepper work in concert to lend a wonderful rich texture while maintaining a crisp finish. Pinot Noir is known as the "foodie wine" and for good reason! Anything earthy (think mushrooms), leaner meats like pork tenderloin, or practically anything with wings will do nicely. Autumnal fruits and aromatic sweet spices like nutmeg, clove, or allspice play very well with Pinot as do most soft, creamy cheeses. This wine can wear many hats and be a go-to for any holiday gathering. Pick up at Sherlocks for \$24.99!



BROOKNOTES

SPONSORED BY YOUR NEIGHBOR
AT 205 HUNTINGTON ROAD

SARAH HAGOOD

OWNER/BROKER tel: 404.231.5678

location: 2980 HARDMAN CT. NE | 30305

www.sarahhagood.com
specialtyhomes@mindspring.com
residence: 404.881.0808

