



Neighbors

Monthly Newsletter

The Monthly Newsletter of the Lake Claire Neighborhood Association

Written and distributed by volunteers since 1991

Neighborhood Meeting

Thursday, August, 17, 7:30 p.m.

Frazer Center - 1815 S. Ponce de Leon
(or use back entrance at the end of Ridgewood Road)
Auditorium in front of building

Agenda

- * *Denotes issues which may be voted upon at meeting; please read accompanying articles within newsletter for details.*
- **Announcements**
 - Tour of Homes Update
 - Mary Lin Update
 - F.A.I.R. Update
- **Treasurer's Report** - Dennis McCarthy
- **Planning Committee Report** - Geoffrey Dunne
 - Sideyard Setback - 261 Connecticut Ave*
 - Sideyard Setback - 305 Arizona Ave*
 - McLendon Gardens Update
- **NPU Report** - Bob Schreiber
- **Communications Report** - Robbie Collins
- **Public Safety Report** - Elizabeth Hamilton
 - Officer's Report
- **New Business**

Tour of Homes Update

The darlings of the Lake Claire Executive Board have relinquished their prized cover article this month to your **Styling in Lake Claire Tour Committee**. Your committee has been hard at work putting together a smashing and glamorous event for **September 10**, with eighteen homes, yard art and event sites to date. And be assured Committee Chair Dr. Peg "Zsa Zsa Gazebo" Ziegler, Homes Chair Diane "Trixie St. Clair" Moore, and Special Features Chair Pat "Ellery Whitehead" Marsh, are adding more sites every day.

Tour Treasurer, Susan "Vallerie Neville" Beeching, is working diligently to ensure a healthy financial return on the Tour activities. Don't forget, dear neighbors, our biennial tour is Lake Claire's sole **fund raising event**. In addition to ticket sales, we will earn modest revenue from the sale of vintage tour t-shirts, Ski Lake Claire bumper stickers and Styling in Lake Claire

refrigerator magnets. Our keen amateur neighborhood historian, Bob Schreiber, will host a **history exhibit** at Horizon School on Tour Day. We request a modest donation to LCN at your discretion when you visit. See page five for more details.

This year's tour homes range from 1920's cozy **cottages** to 1990's three-story **Charleston designs**. There will be brick **bungalows** adorned with **art, contemporary homes** filled with **funky furniture, craftsman-revivals, renovated classics**, plus wonderful multi-level **decks, pools, and gardens** to die for, darlings! The Arizona Avenue **CoHousing** will feature two **European-styled** units, and a fun **artists market**. Other tour stops include The **Lake Claire Community Land Trust**, a **Tree Climbers** presentation, an amazing **Boomerang** show, the Horizon School **Peace Garden**, a most delightful "**Avant Garden**" on Gordon, plus scattered about the neighborhood on tour day you will find **yard art** displays of "Wildlife" that are truly whimsical.

But let's back up now to practicalities . . . beginning this month, tour **tickets** will be available at numerous venues. Charming James Lee of Candler Park Supermarket has agreed to let our committee members sell tickets at his August wine tasting, Monday, August 28. We will be hard to miss, darlings, and hope to see many of you there. Our dear friend Beth Martin at **Donna Van Gogh's Artist's Market** continues to support our neighborhood by selling tickets prior to (**\$10**) and the day of the event (**\$12**). In **Little 5 Points**, advance tickets will be available at Little 5 Points Pharmacy, Cotton Casuals, Charis Books, Soul Kiss Imports, and The Home Store Futon Gallery. In **Poncey Highlands** you can buy advance tickets at Houseworks. The **Emory** and **Ansley** locations of Chapter 11 Books will be additional advance sales outlets, and send your **Decatur** friends to Gardentopia, Domestic Instincts, or Square Roots. If you are in **Midtown**, Outwrite Book Store will sell advance tickets. Additional sites may be added . . . go to www.lakeclaire.org for the latest on all tour activities. This tour website, lovely graphics for tickets, posters and magnets are thanks to the creative minds of Ellie "Virginia Hamm" Diaz with the help of Ana "Margauxx" Fernandez.

Please talk up the tour to your friends. And don't hesitate to volunteer in planning, helping a homeowner, or in other capacities on tour day. Please call Zsa Zsa Gazebo at **404.373.2913** if you have time to assist with this fun and exciting endeavor. I look forward to seeing you all, precious neighbors, at **STYLING IN LAKE CLAIRE, TOUR OF HOMES 2000, SEPTEMBER 10, NOON - 6:00 P.M.**

~ Marci "Grand Dame of Harolde" Reed

Howdy! Hope that your summer was relaxing and productive, even if it was a bit dry. Of course, we all know that "the New Year" does not begin on January 1st, it really begins in the Fall, with the start of school - so Happy New Year! And if there are any teachers in the neighborhood, please accept my condolences.

This is the last newsletter before the **Tour of Homes** and the cover article hopefully explains all of the goings-on and answers any questions that you may have. Peg Ziegler and crew have prepared an attractive and multi-faceted event and would appreciate any volunteers for a few hours, to help with things on the Tour day.

At the August meeting, there will be an update from **Fair Assessments for Intown Residents (FAIR)**, the group lead by Candler Park residents which was created to investigate and pursue relief from the disparity of property tax assessments for residents of Atlanta in Dekalb (in contrast with Atlanta in Fulton).

There will be two presentations for **variances**, one on Connecticut and one on Nelms. Please refer to the planning article (pg 7) to get the details regarding these applications.

Robbie Collins has been busy coordinating the incorporation of LCN, establishing tax exempt status, and formalizing the necessary agreements that create a new **Lake Claire Website**. He will update us at the meeting.

The Final Draft of the **NPU By-Laws** has been generated and Dennis McCarthy has loaded it on the Lake Claire Website. The combination of the LCN incorporation and the new NPU-N By-Laws will likely require some modifications to the Lake Claire Neighbors By-Laws. This will be performed by the Executive Committee and then submitted to the neighborhood for final approval at a later meeting.


Please mark Thursday, **August 17th** on your calendars and plan to attend the next meeting of Lake Claire Neighbors, 7:30pm, at the Frazer Center Auditorium.

~ Bob Schreiber

Come by **Lake Claire Park** during the Tour of Homes, **Sept. 10th**, for pick-up games of volleyball, tennis, tag, whatever. Bring your own equipment and a friend or two. Please, no wagering.

First Annual Little 5 Points Golf Tournament - to benefit the Little 5 Points Community Center. September 2, Candler Park Golf Course 8:30 a.m. Shotgun Start. \$120 entry fee is partially tax deductible. Call **404.522.2926** or go to their website at www.accessatlanta.com/community/groups/L5PCC/.

Candler Park Pool will have a **Dive-In Movie** Saturday, August 26. **August pool hours** begin Monday, August 14. The pool will not open until 4:00 pm on weekdays. Please be aware of this, and don't try to go to the pool with the little ones in the morning.




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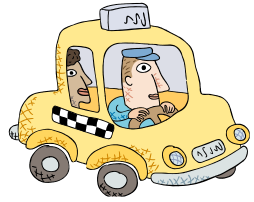
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Well, most of us are back in school now, or very close. Why is it in May I am so tired of the school routine that I resent getting out of bed every school day and I am sick of making sure all the homework is done (this for a first grader who had about 15 minutes of homework a day. I can only hope that one of us gets better at this.) And then by the first of August I am gazing at the school start date like it is the answer to all my problems, the light at the end of the tunnel. Maybe my decision to avoid the scheduled lifestyle of the school year for an extended bonding period was not the right choice for a child that announced one week after school was out: "I'm bored." My theory is she needs to learn how to be bored. But why is the lesson harder on me than on her? Oh well, back to the over scheduled lifestyle of an 8 year old. So, you will be seeing a lot more school buses in the mornings and early afternoons, and kids out walking to and from school. It will be strangely quiet in the neighborhood between 8am and 3pm (unless you live near a school.) A new school year. Welcome back.

Most schools will be planning their first fund raising event as everyone heads back to school. At Mary Lin Elementary this is our annual Sally Foster Gift Wrap Sale, which helps the school raise 90% of its PTA budget for the year. The PTA budget is used to fund a variety of programs designed to increase the educational experience of the children attending Mary Lin. Some of the programs funded through this sale are the cafeteria monitor program, which provides for a paid monitor to supervise the cafeteria during lunchtime in order to free up teacher's assistants to concentrate on educational endeavors. The Math Superstars program provides extra exposure to mathematics through a program of small groups and individual attention problem solving. All of the improvements to Mary Lin's outdoor habitat and PTA sponsored health and safety programs are also funded by the Sally Foster sale. The importance of this fundraiser to the continued success of the children at Mary Lin cannot be stressed enough.

All schools have needs that are not met with traditional or public funding. Trust me, no one running a fundraiser is doing it for their health or amusement. It is a necessity. Please remember this when a school kid approaches you asking you to support their school in some way. Your involvement makes all the difference in the world to all the children in our community.

Mary Lin's Sally Foster fundraiser starts August 21 and ends on September 8. So get ready to order your year's supply of wrapping paper. Thanks for all your support.

~ Julia Murray

Financially, Lake Claire Neighbors is doing fine. This year we have installed street signs, obtained a post office box, funded an expanded web site, incorporated, applied for tax-exempt status, donated to Mary Lin Elementary, handled an increase in newsletter printing costs, distributed Welcome Flyers and new NPU-N by-laws, funded Tour of Homes start-up costs, and we have 26¢ left over! This is just the general fund, though.

Including the security patrol fund, newsletter fund, and other obligated moneys LCN has over \$4,000 in the bank.

~ Dennis McCarthy

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**PROPERTY TAX BATTLE HEATS UP!
COME TO A PUBLIC MEETING AUGUST 15!
SEND MONEY!**

By the time you read this, you will probably have received your 2000 Atlanta City property tax bills. While property taxes in Lake Claire and other Atlanta-DeKalb neighborhoods increased an average of 33% this year, the rest of Atlanta received only a 3.7% increase. Why the huge difference?

The primary reason is the same as it was last year: the differences in assessments methods and practices between the two counties. Working for the last year to correct this inequitable situation, F.A.I.R. and Councilwoman Cathy Woolard convinced the City to pass an ordinance to give us refunds for overpayments of taxes for 1999. State Senator Mike Polak crafted a new state law to provide equality between the different sections of Atlanta beginning next year, 2001.

But we don't have anything yet for this year. We need your help to provide tax relief and equality for tax year 2000. We need people to lobby the City Council to pass an ordinance for overpayments of taxes for 2000. We also need contributions. We have only been able to accomplish what we have because we have been able to employ an attorney to write ordinances and consult on the crafting of the state law. She is also defending the 1999 refund ordinance from a lawsuit brought by the School Board, which does not want to pay its share of the 1999 refunds. We need contributions to continue her vital work on our behalf.

We are holding an open meeting on **Tuesday August 15 at 7:30 PM at Epworth Methodist Church**. Epworth United Methodist Church is located at 1561 McLendon Avenue across the street from Candler Park (the park itself). The meeting will be held in the Fellowship Hall, which is in the basement on the Mell Avenue side. For more information, call Greg Smith at 404-681-9945 or e-mail at GsmithMD1@aol.com or look on the Candler Park website at www.candlerpark.org. Checks can be made out to F.A.I.R. and mailed to the F.A.I.R. treasurer:

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We know it's August and it's too hot to do anything but you need to do something about this!

~ Greg Smith

This comes straight from the horse's mouth as it were. **McLendon Gardens apartments** is a Section 8 (Subsidized housing) complex at the end of Hampton Terrace Ave., with an entrance off Sutherland (not a typo - the street signs are wrong according to neighborhood historian Bob Schreiber) Terrace. McLendon Garden's ninety units were built in the early 1970's as housing for single mothers but, sadly, the buildings have been in a state of neglect for at least the last fifteen years. The construction is plywood siding with slab on grade foundations. They have not weathered well; there is significant deterioration of the exteriors and roofing. Many units flood in heavy rains, thanks to poor drainage, and many of the interiors are heavily damaged.

What has happened is the value of the land has surpassed the value of the buildings and the owner has agreed to sell the complex to a developer. The developer plans to demolish the apartments and replace them with homes of various types. Meanwhile, work is in progress on the important task of re-accommodating the current McLendon Gardens residents in suitable housing elsewhere in the city and, where possible, the local neighborhood.

The real estate agent referred the developer to me and he has hired my firm to plan the community. We are currently working on the plans and, as I learned during the Neighborhood planning process, the current zoning does not promote pedestrian friendly, nor environmentally sensitive design. But these issues will be paramount in our design process. Early in the design process we will be consulting the neighborhood, because adhering to the neighborhood priorities of **pedestrian friendliness, sustainability, environmental sensitivity and diversity** will more than likely require variances.

To keep on a schedule we applied for the variances in July and missed the newsletter deadline. This will not limit the neighborhood in any way because changes initiated by the neighborhood are usually enacted by Board of Zoning Adjustments. The developer is committed to making this a model for better intown development and we are committed to making this development fit the priorities stated within the **Lake Claire Community Plan** as closely as is possible.

~ Robert Reed
Lake Claire Planning Committee Member

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The June minutes were not available in time for publication in the July newsletter. Following is a summary of motions made at the June meeting. The minutes in their entirety may be obtained from the Communications Vice President upon request.

Presiding at Meeting: Robbie Collins, VP-Communications
Attendance: 24

PLANNING REPORT - GEOFFREY DUNNE

Land Trust Mulch Pickup Station

Discussion of location at end of Arizona, potential traffic problems and whether alternative site exists if traffic problems develop. Further discussion of request by Land Trust for donations. Mr. Powers clarifies that donations are for wood chips only which are not provided by city.

Motion is made and seconded to support Land Trust mulch station. Approved unanimously.

NPU REPORT - BOB SCHREIBER

McLendon Gardens

In attendance were several residents of McLendon Gardens (McG); Ms. Karen Smith, resident manager of McG; the area representative for the general manager of McG, Housing Services, Inc.; and Heather Pritchard, a local real estate agent representing the developer John Willis Homes.

Suggestions made to help McLendon Gardens residents:

- Canvas landlords for potential apartments.
- Allow preferential out-of-district transfers of McG students to Mary Lin.

City of Atlanta Comprehensive Development Plan

Discussion of items one by one. Motion made to support by Warren McConaughy and seconded by Robert Reed. Motion passes by large majority.

TREASURER'S REPORT - DENNIS MCCARTHY, VP-FINANCE

Discussion where it is decided that publication of newsletter is also funded with dues and no appropriation vote is necessary.

NEW BUSINESS

Half for the 'Hood

Robert Reed asks that his "Half for the 'Hood" presentation be postponed until next month.

Lake Claire Website

After short discussion, motion made and seconded to approve funds for website.

With no new business, meeting is adjourned.

~ Respectfully submitted, Robbie Collins

Walking for Exercise?

Why not volunteer to distribute newsletters for LCN at the same time?

Call Georgii at **404.373.4523** now!

The Styling in Lake Claire tour of homes is rapidly approaching. At the Horizon School tour site there will be a presentation of the maps, photographs and real estate ads that are being used to assemble a history of the area now called Lake Claire. Originally, residents of our part of modern Atlanta were considered to be "living in the country" before electric trolleys facilitated the growth of Atlanta during the late 1890's. The Horizon School is located on Dekalb Avenue with an entrance on Sutherland Terrace. Residents who are interested in the history site and do not have the time to walk the entire tour will be able to view the exhibit for a modest donation to LCN at their discretion.

Over thirty documents will be on display, including Real Estate Ads showing all or portions of the the streets for:

- Colquitt Hills, 1896 - Connecticut, Indiana, Delaware, New York, McLendon
- Edgewood City Subdivision, 1907 - Adolphus, Nelms, Arizona, McLendon, Dekalb
- Edgewood Park Realty Co., 1910 - Hardendorf, Harold, Muriel, Harriet, Marlbrook
- Sutherland Terr., 1911 - Hampton, Sutherland, Gordon, Oxford
- Oakwood Terr., 1913 - Palifox, Tuxedo, Ridgecrest, McLendon
- Massell Development Co., 1926 - Claire, Lakeshore

Bob Schreiber will be available from Noon - 4:00 p.m. to answer questions about "your street" and explain various events that were occurring as the neighborhood evolved.

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Presiding at Meeting: Dennis McCarthy, VP-Finance
 Attendance: 17

SEVEN STAGES EVENT

No one present to discuss this issue.

TOUR OF HOMES - PEG ZIEGLER

Tour committee working hard and now meeting weekly. So far 12 homes on Tour including 2 from co-housing. Advance tickets are \$10 at Clifton Presbyterian and Horizon School and \$12 day of Tour. Refrigerator magnets of tour poster will be for sale (\$2). Because no Candler Park Festival to leverage publicity trying to add concurrent events: yard art displays, boomerang demo by national champions, etc. The committee asks for a motion to appropriate \$900 for startup costs including ticket, poster printing.

Motion made, seconded and passed unanimously.

FREEDOM PARK DELEGATE - RICHARD RIMER

Richard: I will attend law school in fall and must resign. My wife Andrea has been attending meetings with me and is up to speed. She would like to update you on Freedom Park and ask to you to appoint her the Delegate.

Andrea Rimer gives recent FP issues. Ribbon cutting on Sept 15th to open park.

Motion made to appoint her Freedom Park Delegate is seconded and passes unanimously.

OLMSTEAD LINEAR PARKS - BETH GRASHOF

Hardscaping will be finished in Oak Grove Park by August. Plants will be planted in Oct-Nov. Underground power problems...design change on how utilities enter and exit underground. Must have nearing before UDC next Wed 4pm at City Council Chambers to approve.

PLANNING COMMITTEE REPORT - GEOFF DUNNE

432 Hardendorf Rd: Elizabeth Davis, homeowner, represented by contractor, Serge. Wants to put in 2 car garage but hard to meet setback requirements. Wants 3' side yard and 3' back setbacks. Homeowner has cerebral palsy and has difficulty driving. Would like to site garage in way that makes it easy for her to manage.

Robert Reed requests adherence to watershed standards. Contractor agrees. Bob Schreiber notes that homeowner must have approval of neighbors before NPU will approve. Contractor says approvals obtained but not in his possession yet.

Motion made to approve setback variance is seconded. Motion passes unanimously.

CLIFTON PRESBYTERIAN CHURCH NIGHT HOSPITALITY SHELTER -- ROCKY THOMPSON

The Night Hospitality Shelter helps the elderly, disabled, and ill. We would like support from LCN to include with grant application to City. We are asking for \$40,000 grant for 2001, up from \$31,000 this year. This increase is mostly for staff. The grant is from Community and Urban Development, part of HUD, but these block grants must be approved by City.

Motion made to support CDB grant at Clifton Presbyterian Church is made, seconded, and passed unanimously.

MCLENDON GARDENS UPDATE - ROBERT REED

The property is under contract and owner has given notice to residents who must depart by end of October. Residents will get housing vouchers with increase in dollar amount to help residents find places in metro area.

3 McLendon Gardens residents in attendance. They individually make appeals to group to help stop this project. Mr. G.H. Michael says that he has 9 children and cannot find suitable housing in the amount of time given. He appeals for LCN to require developer to give residents an additional year. Rocky Thompson notes that since project does not require variances then LCN does not get to approve or comment on development... "It's a done deal." Patricia Emerson says that she would like to volunteer to help residents find housing and otherwise help with move. Rocky Thompson makes motion for LCN to write letter to Atlanta Housing Authority and/or HUD requesting additional relocation assistance for residents.

Motion is made, seconded, and passes unanimously.
 Mr. Michael requests copy of letter be sent to him.

NPU REPORT - BOB SCHREIBER

Gives brief of ongoing development in NPU-N.

FINANCIAL REPORT - DENNIS MCCARTHY

Hands out copies of July treasurer's report.

Meeting Adjourned.

~ Respectfully submitted by Robbie Collins

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This month, we have two applications for zoning variance which will require a vote by residents of Lake Claire attending our 17 August LCN Meeting. Having made their presentations to the LCN, the applicants will then be able to proceed to the NPU meeting on 24 August and finally to their assigned hearing before the BZA - City of Atlanta Board of Zoning Adjustment. Both applicants have been advised about the Lake Claire Community Watershed Guidelines, and the need to obtain written support from their adjacent property owners.

Zoning Variance Application No.V-00-246

Address: **261 Connecticut Ave.**

Owners: Veronique Perrot and Rustom Antia

Variance is requested for **sideyard set-back** from 7ft (the current code) to 3.5ft to build a sunroom flush with the house. The sunroom will replace an existing deck.

Zoning Variance Application No.V-00-276

Address: **305 Arizona Ave.**

Owner: Noel Dent

Variance is requested for **sideyard set-back** from 7ft to zero (the property line) to allow expansion and renovation of an existing garage (free-standing structure). The garage will be flush with the property line on an alleyway at the rear of the house.

Neighbors must be present at the LCN for their vote to be recorded.

~ Geoffrey Dunne

Alert! Although the major crime in our neighborhood is car break-ins, we need to remember to be cautious about who approaches us anytime we are out. A man with his little boy in a stroller on McLendon near Candler Park had 2 men in a car ask him if he knew of a certain street. He told them no, and they drove on up the street a ways, turned around, and came back by. They then asked if he knew directions to another street, and the man told them no again. But then the passenger got out of the car, covering his hand with a cap, as if he had a gun, and went over to the man and demanded everything he had on him. The robber took a scarf and the man's house key from his pockets. So stay alert!

July was a bad month for cars in the neighborhood. So also keep an eye open for people roaming the streets at odd hours.

July Crime Stats for Lake Claire

Vehicle Burglaries

07/06 - after 6pm, 200 blk Oxford Pl., vehicle STOLEN

07/08 - 12:25pm, Hampton Terrace, police caught thief and recovered a stolen car

07/11 - 1:25am, 2000 blk McLendon, With aid of a witness on a 911 call, police catch thief trying to flee the scene of a vehicle break-in. Full details of break-in and 911 call in next newsletter.

07/15 (?) - 200 blk Arizona, vehicle STOLEN and battery out of van stolen

07/18 - early morning, 1900 blk Palifox, passenger window broken, CD player and \$ stolen, dash damaged

07/18 - early morning, 2000 blk Palifox, battery powered lantern stolen from car

07/23 - 400 blk Clifton, radio stolen, vehicle damaged

07/25 - Hampton Terrace, vehicle stolen from Gwinnett County recovered

07/30 - 5:10am, 600 blk Clifton, window broken, nothing stolen

Home Burglaries

07/13 - 12:30am to 2:00am, 400 blk Clifton, suspect came in through UNLOCKED kitchen window, WHILE RESIDENT SLEPT, and stole TV, phone, and several other items

07/14 - daytime, 1800 blk McLendon, suspect climbed up back porch (with no stair access), entered unlocked door and stole \$ and a gun

Keep ALL your windows and doors LOCKED!!!

~ Elizabeth Hamilton



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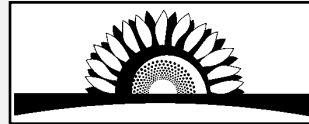
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Garden Club Update

The Garden Club has been on summer break with no activities over the past two months. However, monthly meetings will resume in September. A special event is planned for Tuesday **September 19 at 7.00 pm** when Mr. **Gary Peiffer** of the Dekalb Extension service will speak on drought resistant plants and low water use or xeriscaping. The presentation will be held in the auditorium at the **Frazer Center** located at 185 S. Ponce de Leon (use the back entrance at the end of Ridgewood).

All Lake Claire residents and friends are invited to attend and pick up valuable hints on how best to replace those plants that did not make it through the recent hot and dry summer months. A minimal donation will be requested to cover the cost of the auditorium. The Garden Club hopes to arrange additional speakers over the coming months, so watch this space for updates on future events.

~ Jackie Katz



Lake Claire Neighbors
Organization

www.lakeclaire.org / lcn@lakeclaire.org

Regular Monthly Meetings

Third Thursday, 7:30 pm Frazer Center Auditorium

VP-FinanceDennis McCarthy, 404/378-2870
treasurer@lakeclaire.org
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Zone 6 Precinct404/371-5002
APD Officer Bud Watsonpgr. 404/225-7085
VP-CommunicationsRobbie Collins, 404/377-9553
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VP-Planning & ZoningGeoffrey Dunne, 404/373-4356
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NPU RepresentativeBob Schreiber, 404/373-1947
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