



The Huntley Hills

HERALD

Summer 2023



The Official Newsletter of the Huntley Hills Neighborhood Association

Fostering Community
Engagement, Beautification,
and Safety in the Vibrant
Chamblee Neighborhood of
Huntley Hills



Located in Chamblee Plaza | www.chambleeace.com | (770) 881-7922

Locally Owned & Operated, we're proud to serve our Huntley Hills Neighbors!

Ace Services:

- Propane Fill Station - best value!
- Screen & Window Repair
- Knife & Scissor Sharpening
- Custom Paint Color Matching
- Free Assembly & Delivery
- Lamp Repair & Re-wire
- Lock Rekeying / Master Keying
- Automotive Keys, FOBS, Remotes
- Next Day Special Orders!
- Unique Gift & Décor Dept.
- Bagged Mulches, Soils, Rocks
- Over 10,000 fasteners in stock!

Premium Brands:





huntleyhills.net

HUNTLEY HILLS NEIGHBORHOOD ASSOCIATION



2023-2024 Board of Directors

Laura Addison, President

president@huntleyhills.net

Carolyn Weber, Membership

membership@huntleyhills.net

Marci Hooper-Smith, Treasurer

treasurer@huntleyhills.net

Yvonne Bubienko, Community Relations

communityrelations@huntleyhills.net

Rachel Branch, Communications

secretary@huntleyhills.net

Nicole Kronenberger, Social

social@huntleyhills.net

Greg Schwartz, Webmaster

webmaster@huntleyhills.net

Mike Frintner, Neighborhood Beautification

beautification@huntleyhills.net

Dara Nunn, Newsletter

newsletter@huntleyhills.net

In This Issue

- 4 Editor's Note
- 5 President's Corner
- 6 Neighborhood Nickels and Dimes
- 8 The Latest from Huntley Hills Elementary
- 12 New Neighborhood Street Signs
- 13 Join your Neighborhood Association!
- 14 Local Tastes
- 15 Experience the HH Swim & Tennis Club!
- 16 Neighborhood Beautification
- 17 'Twas the Night
- 20 Creating a New Backyard Space
- 22 To Buy or Not To Buy
- 24 Getting Social in the Neighborhood
- 26 Downward Dog in the Park
- 27 City of Chamblee Update
- 29 Overlooked Home Maintenance
- 30 Congratulations to our Graduates!

The Huntley Hills Herald is a publication of the Huntley Hills Neighborhood Association (HHNA). Subject matter published is the opinion of the author and does not necessarily reflect the opinion of the publisher of this newsletter. Professional advice should be obtained before making any decision in which a professional is readily available. Advertisers assume responsibility for the content of the ads placed in this publication. Material published may not be reproduced without the written permission of HHNA. The information and advertisements contained in this newsletter are provided for the members of the Huntley Hills Neighborhood Association as a courtesy only. No representations are made as to information presented, the quality of the goods or services advertised, or the veracity of the statements relating to the goods and services. The printing of opinions, information, or advertisements does not constitute an endorsement by the Neighborhood Association of such opinions, information, goods, or services.



Editor's Note

Dara Nunn, HHNA Board Member, Newsletter Editor

What a year it's been for the neighborhood! As you flip through the pages of this year's newsletter, I hope you'll see that the neighborhood board works hard to plan events that serve all demographics of our neighborhood community. From kid-friendly ice cream parties, to adult-friendly happy hours, everyone should be able to find something that interests them. And if social events aren't for you, donate your time to a neighborhood clean up or toys to our annual Christmas toy drive! And if that's not for you, please support one of the local businesses who bought an ad for this newsletter. We're proud to highlight Chamblee's best in these pages so we hope you'll pay them a visit too!

We've also tried to highlight some special interests in the articles in this edition. Curious about home renovation projects? Wondering about our

neighborhood yogi? Unclear about Chamblee's new open container law? Keep reading to learn more! Huntley Hills and Chamblee are growing quickly and we hope you'll use this newsletter as a way to stay in touch with your neighbors and the broader community.

In the meantime, please don't hesitate to reach out to any of your HHNA board members - we're here to serve the neighborhood so don't be shy with suggestions or feedback.

Thank you for your continued support of Huntley Hills, the neighborhood association and this newsletter - hope to see you at an event in the near future!

**Reach out to the real
'Jake from State Farm'
for a quote!**



Ottoson Agency
Text/Call 470-800-7369
jakeottoson.com (or scan me below!)



Family Owned & Operated
We treat you like family, not just another policy!
We're in your neighborhood, too!
*Our office is located at the front of Longview Dr.,
across from Lightning Auto Glass!*
3700 Longview Dr, STE 200





President's Corner

Laura Addison, HHNA Board Member, President

Hi Neighbors!

This past year was action-packed for the Huntley Hills Neighborhood Association. We hosted all of our favorite events and even added a Chili Cook-off in February! We have had record-breaking membership counts and attendance at all of our events thanks in part to some fun-loving new neighbors moving in. We are so glad you're here!

FAQ

Q. Are you the HOA?

A. Nope. HOAs have rules. We have parties! Our optional Neighborhood Association is run by a 9-person board of directors made up of some very talented and hard-working homeowner volunteers. Our membership passed 300 households this year and we'd love to have more! Join us!

Q. Are you associated with the Pool?

A. No, even though we all love swimming, we are not associated with the HHSTC.

Q. What does my \$25 annual membership fee cover?

A. Your membership fee helps to support all of our monthly neighborhood parties & happy hours, beautification of the entrances, park, traffic circles, etc., dog waste stations, new neighbor Welcome Packets, along with our various annual activities such as the graduation banner, Public Works Appreciation Breakfast, Toy Drive, and National Night Out. We also work to keep you updated with news and events happening around the City of Chamblee. Check out our website HuntleyHills.net. Last but not least, this newsletter is entirely sponsored by the advertising within, so please support our local businesses! Looking forward to another fun-filled year!





Neighborhood Nickels & Dimes

Marci Hooper-Smith, HHNA Board Member, Treasurer

Financially, 2022 was a great year for the Neighborhood Association! We started the year with just over \$2,800 in the bank, had LOTS of great events, sold HH T-Shirts, bought street sign toppers and still ended the year with over \$6,400!!! Our total revenue was almost \$16,000 and expenditures were just over \$12,000. The 2022 Year-End Financial Summary in this newsletter gives you the nitty-gritty details, but for a quick overview:

- The **ADMINISTRATIVE** expenses of just over \$2,500 covered organizational fees, website costs and the purchase of Huntley Hills t-shirts which were pre-sold to residents online and at events. Donations of \$330 from members helped offset costs of dog waste station bags, flowers and social events. Late in the year, we received \$1,883 in special donations from 60 residents to replace our aging street sign toppers.
- Our expenditures for neighborhood **BEAUTIFICATION** were just over \$1,700 for dog waste bags, to install one new waste station, for planting materials in the Train Park and traffic islands, and new signage to recognize that the HHNA is maintaining those “common” areas.
- We generated revenue of almost \$7,000 from **MEMBERSHIP** fees and reached our long-time goal of 300 members before the year ended.
- We almost broke even on the **NEWS-LETTER** last year with ad revenue of \$3,092. The cost to print and mail them to every resident was \$3,146. Please continue to support those local businesses that support our activities!
- We added two new **SOCIAL** events in 2022 and enhanced many of our regular annual events for total expenditures of almost \$4,600. To help enhance our biggest event, the Fall Street Party, we received cash donations of over \$1,200 from 12 businesses, along with in-kind donations valued at \$450 from three local businesses.



We ended 2022 with over \$6,400 in the bank and we are off to a good start this year! We added a new event in February, a successful Chili Cookoff, and lined up 6 months of free Yoga sessions in the park. Be sure to watch for the emails and NextDoor/Facebook posts about upcoming events throughout the year. There’s something for everyone!



HUNTLEY HILLS NEIGHBORHOOD ASSOCIATION				
FISCAL YEAR 2022 SUMMARY				
Category	Sub-Category/Activity	Expenses	Revenue	Balance
Beginning Balance (1-01-22)				\$2,832.80
Administration	State Corp. Registration	-\$30.00		
	P.O. Box Rental/Postage	-\$166.00		
	Bank Fees/Checks/Errors	-\$15.98	\$ 15.98	
	Website SSL - 2 yr Renewal	-\$199.98		
	Domain - Annual Renewal	-\$20.17		
	Office Supplies/Printing	-\$60.77		
	Graduation Banner	-\$40.00		
	HH T-Shirts - Expense	-\$1,743.68		
	HH T-Shirts - Revenue		\$ 2,389.20	
	Board Member T-Shirts	-\$221.73		
	Board Appreciation Dinner	-\$230.90		
	Misc. Receipts/Donations		\$ 330.00	
	Street Signs Donations		\$ 1,882.98	
Beautification	Dog Waste Bags/Stations	-\$743.56		
	Traffic Cir./Gardens-Plants	-\$813.84		
	Work Day Food/Drink	-\$69.24		
	Signs/Misc.	-\$83.09		
Membership	Dues/Event Guest Fees		\$ 6,962.69	
	Certificates/Swag/Stickers	-\$95.61		
Neighborhood Connection	Welcome Packets	\$0.00		
Newsletter	Ad Revenue		\$ 3,092.32	
	Printing/Postage	-\$3,146.07		
Social	Happy Hours	-\$704.32		
	Spring Fling (new in 2022)	-\$263.76		
	Annual Meeting	-\$240.69		
	Breakfast for City PW Dept.	-\$265.49		
	Donuts in the Park	-\$142.64		
	Pizza in the Park	-\$593.03		
	Neighborhood Night Out	-\$40.26		
	Ice Cream Party	-\$241.48		
	Street Party Exp./ Sponsorships	-\$1,477.06	\$ 1,222.25	
	Christmas Toy Drive	-\$74.75		
	Yoga in the Park (new 2022)	-\$225.00		
	Event Supplies Inventory	-\$323.80		
	YEAR-END TOTALS	-\$12,272.90	\$ 15,895.42	
ENDING BALANCE			\$	6,455.32



The Latest from Huntley Hills Elementary

Deborah Hakes Roney, PTA President

After a few years impacted by COVID-19, the Huntley Hills Elementary and Montessori School PTA was able to return to a full calendar of events and support for staff and students at our neighborhood’s local elementary school.

Academy, Jim Ellis Chevrolet, Chamblee Orthodontics, and Ed Voyles Acura and Kia. Additional local business sponsors are detailed on the event website, hhespta.square.site/2023-runforthehills.



On April 29, we held our second annual Run for the Hills race and festival on school grounds. It was well-attended by many in our school community, with over 250 individuals registered for either the 5k or 1 mile fun run. Families stayed after the race for a festival featuring homemade Guatemalan food, a suite of inflatables and slides, face painting, crafts, and a chance to dunk a favorite teacher. The event saw wonderful support from local businesses, including our race sponsor David Lawhon Compass Real Estate, as well as Gold Level sponsors Kiddie

“We loved seeing so many parents, students, staff, and neighbors come out to support Huntley Hills Elementary,” said Principal Dr. Mia Bradshaw. “I appreciate PTA for organizing this amazing community event each year, and we hope to see even more people next year!”

The end of the school year is busy for all, and during May, PTA supported food, activities, and raffle prizes for Staff Appreciation Week; a science assembly for students; the school’s production of Matilda, Jr.; field day; 5th grade graduation activities; and more.





To engage our school families throughout the year, the PTA held monthly Spirit Nights that benefited the school while also supporting local restaurants like Farm Burger and Takorea.

The PTA is powered by donations of time and money, and we are fortunate to live in such a close-knit community in Chamblee that wants to support the school. The Chamblee United Methodist Church holds drives to gather food items and school supplies, and Whole Foods provided a grant for healthy snacks.

Our support also includes a partnership with Keep Chamblee Beautiful for a renovation of the courtyard garden. The space is now able to be utilized for educational purposes including STEM activities and a thriving student garden club.



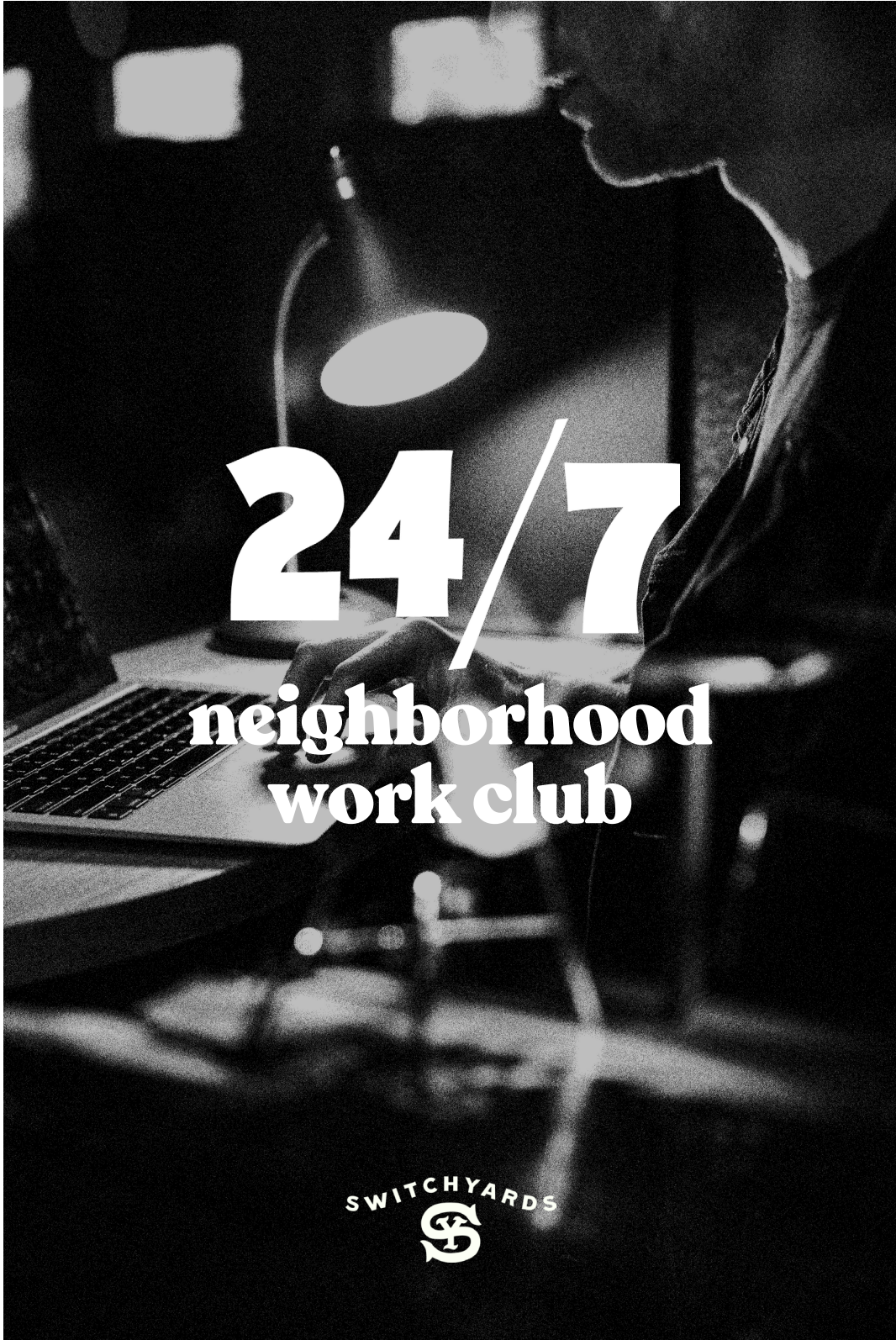
“The courtyard garden will not only be a great place for students to learn about gardening, the environment, science, and nature, it will also be a place for relaxation and enjoyment because it is such a beautiful area to spark inspiration and curiosity in our community and our natural environs,” said Thais Jones, special education teacher at HHES. “Because of its inclusivity and thoughtfulness in design, all our students will have the opportunity to take joy in and learn from it, regardless of abilities.”

Another collaboration this year was the construction of an outdoor classroom by Eagle Scout candidate Dylan Lawson. Over several months, Dylan cleared a space and constructed benches for students and a chalkboard stand. The classroom has been enjoyed by students and teachers during many fair-weathered days.

“I hope this classroom encourages teachers and kids to be outside more often,” said Dylan, who also is a HHES alumni.

There are so many ways that individuals, organizations, or businesses can support our unique neighborhood school, which also happens to be one of only two free public school Montessori programs in all of Georgia. Those who may be interested in being involved can reach out to PTA at ptahhes@gmail.com.





24/7

neighborhood work club



FAST INTERNET
HOT COFFEE

ALWAYS OPEN IN DOWNTOWN CHAMBLEE
3436 MILLER DRIVE

DEEP FOCUS
SO MANY LAMPS

JOIN AT SWITCHYARDS.COM

Home of Atlanta's Best Cheese Steak and More...

The Mad Italian:

(not just for cheesesteaks any more)

Other things we do:

- Beer and Wine Tasting Dinners
- Catering: Pickup, Drop off or Full service
- Private Events: Graduations, Weddings
 - *On site cooking (cheesesteaks)
 - Spirit Nights, Fund Raising

Contact: Shannon Mothershed
 Shannon.mothershed@maditalian.com
 770-451-8048 option 2
 www.maditalian.com
 *some restrictions apply



The Mad Italian

SAVOY DRIVE
CHAMBLEE
770.451.8048

WWW.MADITALIAN.COM
HUNTLEY HILLS HERALD 2023 2024

BUY ONE GET ONE

OFFER VALID 07/01/2023-06/30/2024

Buy one menu item and two beverages and receive one menu item free.

Maximum discount \$15.00. Lesser item will be discounted.

Offer is not valid with other restaurant promotions or discounts.

One discount per table, per check, per party, per visit.



New Neighborhood Street Signs

Nicole Kronenberger, HHNA Board Member, Social Chair

If you've been paying close attention this spring, you may have noticed that Huntley Hills has gotten a makeover on our street signs! Our previous neighborhood street sign toppers had been up for many years, and were quite faded and hard to read.

The HHNA Board began the process of designing a larger, updated sign topper design in mid 2022 and went through several rounds of revisions before we got it just right. We then worked closely with Public Works to get our new signage approved by the City of Chamblee.

In December, we had a successful Adopt-A-Sign fundraising campaign, where dozens of Huntley Hills neighbors pitched in to support the cause. In April 2023, the Public Works department officially began installing our new sign toppers, along with fresh new street signs. Thank you to all those who donated to help refresh our signs and show off our love for Huntley Hills!





Join the HHNA and support your neighborhood!

Carolyn Weber, HHNA Board Member, Membership

What does the Huntley Hills Neighborhood Association (HHNA) do?

- We plan fun social events like Ice Cream Parties, the Spring Fling, Pizza Parties and Happy Hours
- We beautify the neighborhood by planting flowers in the park and maintaining the Butterfly Garden
- We provide Welcome Packets to all new neighbors to introduce them to all the great things about Huntley Hills and Chamblee
- We installed the doggie waste stations around the neighborhood and keep them stocked with bags
- We publish this amazing newsletter

Why should I join?

- Your dues of just \$25 a year help to support all of these great activities
- The more members we have, the more activities we can sponsor
- You will get a really cool HHNA magnet for your mailbox

Please support YOUR neighborhood association by either joining online at <https://huntleyhills.net/join/> or filling in the form below and mailing it in.

Membership is open to all residents - both owners and renters. Join today!



Huntley Hills Neighborhood Association

Application Form

Membership is \$25 per household per year

Name _____

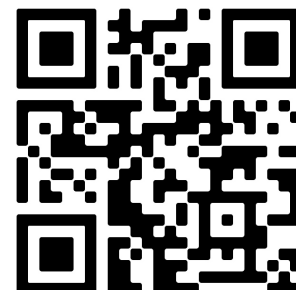
Name 2 _____

Address _____

Email _____

Email 2 _____

Date _____



Make your check out to “HHNA” and mail to:

HHNA, P.O. Box 80141, Chamblee, GA 30366



Local Tastes

Greg Schwartz, HHNA Board Member, Webmaster

As you may have seen this spring, Chamblee recently announced a new ordinance for an Open Container District downtown that started on July 1, 2023. The district spans from Ingersoll Rand Drive to McGaw Drive and allows individuals to purchase alcohol from licensed establishments in the district from 9am to 10pm with container and amount stipulations. And while this is exciting news for enjoying time out in downtown Chamblee, do you know all the options for an enjoyable evening that stretch the same corridor? Let's explore!

Downtown Chamblee centered around the new Open Container District provides 15 varying establishments (more to come). Within those 15 establishments are two breweries, one distillery, 11 places that provide food and one ice cream shop. A definite array of options to craft your evening.

To the southwest of the district, you'll find three establishments including Rojo Cocina Mexicana y Cantina, a Mexican restaurant featuring fresh ingredients and wide array of dishes. Just next door, Yuzu Sushi provides delicacies from Japan including fresh sushi rolled daily. And newest to the group Oaxaca offers traditional Oaxacan inspired cuisine defined by their corn imported from Oaxaca, Mexico. They also have hand crafted cocktails influenced from the region of the birthplace of Mezcal, the smokey little brother to tequila.

As you move northeast along Peachtree Road, you'll find five establishments all within a block or two of each other. Hopstix is the first stop and is an Asian fusion brewpub that features Chamblee's first of two breweries on this list and pairs it with a sushi bar, ramen or poke bowls. Himalayas Indian Fine Dining & Bar is right across the street and relocated from Chamblee Plaza a few years ago but still serves up its Indian staples made in a tandoor oven. BLUETOP Restaurant & Bar,

which serves Americana fast-casual, features a lively open-air space, while next door, Antiguo Lobo is the third Mexican restaurant on this list and features a tequila bar to pair with its menu of dishes from multiple regions throughout Mexico. Lastly, Southbound is a southern comfort food eatery with an inviting atmosphere nestled in a late 1800s building.

As you travel northwest, you arrive at two more casual Chamblee staples, Vintage Pizzeria with its New Jersey influenced thin crust pizza and Frosty Caboose, an Ice Cream Shoppe located on the Norfolk Southern rail line where kids can get a sweet treat and watch the trains fly by. To round out the options, a little further northwest you'll find Gus's World Famous Fried Chicken, a fried chicken restaurant based in downtown Memphis, Tennessee that spices up the options and two differing places to grab a drink, Contrast Artisan Ales and the Distillery of Modern Art.



Contrast Artisan Ales, the second brewery on this list, provides a diverse array of beers and seltzers, and even non-alcoholic options. From fruited sour beers to juicy hop-forward IPAs, lagers to barrel-aged dark beers and cocktail inspired gluten-free hard seltzers, there is something for everyone and the offerings are paired with a packed foodie calendar. The Distillery of Modern Art is a craft distillery of artisan spirits that combines a modern art gallery with a cocktail lounge.

Downtown Chamblee provides plenty of options for eating, socializing and grabbing a drink. And, you can even look forward to a new opening in the fall or early 2024, the Chamblee Tap & Market, that will feature a taproom and micro food hall among other offerings! All of these options paired with the new Open Container District should be enjoyable for that relaxing evening out with or without the whole family!



Experience the HH Swim & Tennis Club!

Carol Winters, HHSTC Board Member

Welcome to the Huntley Hills Swim and Tennis Club, a members-only retreat nestled within Huntley Hills. Our premier recreational facility offers exceptional swimming, tennis, and social experiences. Even non-members can enjoy our stunning clubhouse by renting it for their special events.

Here's what makes our club exceptional:

Swimming: Our large swimming pool provides a refreshing escape during the summer months. Swim lessons and our summer swim team promote important swimming skills and foster a sense of community. This year, the Huntley Hills Hammerheads swim team achieved remarkable success, obtaining 3rd place in their division during the regular season, 3rd in the divisional championship meet at Georgia Tech, and receiving the ASA Coach of the Year award for our outstanding head coach, Mary Adams.

Tennis: Tennis enthusiasts can indulge in their passion on our two courts, available year-round. Members can challenge friends and neighbors to friendly matches or join our ATLA and USTA tennis teams. In the month of August, the club is extending its tennis programming to its youth members providing access to instruction and a chance to develop their skills. Most excitingly, the club has plans to renovate and expand the courts and surrounding area in the near future.



This ongoing project will guarantee an even better experience for all members, promising a top-notch facility that caters to the increasing demand for racket sports.

Social Events: Alongside our sporting facilities, we host various social events throughout the year. From summer barbecues and movie nights to festive holiday celebrations and live music entertainment, we offer exciting occasions for members to come together and create lasting memories.

Renting the Clubhouse: Although the club is primarily for members, non-members can rent it for their special events. Whether it's a birthday party, family reunion, graduation celebration, or corporate event, our fully equipped clubhouse offers a spacious interior, comfortable seating, and a full kitchen for your convenience. Visit www.hhstc.com for availability, rates, and additional arrangements to ensure your event is a success.



With exceptional facilities, delightful social events, and a strong sense of camaraderie, the Huntley Hills Swim and Tennis Club offers an unparalleled experience for our members. Non-members can also rent the club's clubhouse for their special events. Whether you want to relax poolside, play tennis, or create memorable moments with loved ones, our club promises an extraordinary experience. Discover the exclusive charm that awaits you in this members-only paradise.



Neighborhood Beautification

Mike Frintner, HHNA Board Member, Neighborhood Beautification

Hi Neighbors,

First, a big shout out to all the volunteers we've had for the quarterly neighborhood cleanups! We made great progress this year – new sign toppers on the street signs, flowers in the traffic circles, a major cleanup of the “traffic triangle” at the end of Longview, and a refresh of the mulch and gravel at the entrance by the train park. There's still a lot to do but we are making progress! Our next efforts will be focused on taming the Kudzu that is creeping into the landscaped areas at the entrance and a re-work of the Butterfly Garden – We are always open to suggestions for improving the neighborhood common areas, so let us know if you have any ideas you'd like to share!

With summer upon us, we have a lot of work to do, and we need volunteers to make it happen. Please join us for the quarterly work parties, they're usually held on Saturday mornings between 10 and Noon. Occasionally we will also meet outside of these times to address special projects, so let us know if you're interested in being added to our notifications for impromptu work parties.

Thanks again for all the hard work that goes into keeping our neighborhood beautiful! We hope to see you at the next work party.





'Twas the Night

Dan Nunn, HH Neighbor, Amateur Poet

'Twas the night of my deadline,
And all through the house,
“Have you finished the poem yet?”
Cried out by my spouse.

The newsletter was done,
And for that I must credit her,
On top of having two kids,
She moonlights as your editor.

Last year I picked teams,
Supported by Huntley Hills,
Girls High School Soccer won state!
But no Super Bowl for the Bills.

So this year it's a poem,
Recapping what all is new,
Between HH and Chamblee,
How's it impacting you?

Brand new street signs and toppers,
Making all our parks clean,
Neighborhood beautification,
Helping Huntley Hills stay green.

HHNA membership soared,
Reaching an all-time high,
And to our fourteen new grads,
We are sad to say bye!

Yoga and chili cook-off,
Were two brand new events,
Maybe next year a brew-off,
But that's just my two cents.

Happy hours, park hangouts,
The school's second 5k,
And be sure to attend,
This year's Fall Street PAR-TAY.

I'm nine stanzas in,
And I'm already stuck,
I can't get this re-started,
Like the Chamblee leaf truck.

So what all's new in Chamblee,
Other than a new City Hall,
Concerts with Plain White Tees,
And 90's favorite Fastball.

New food and drink options,
Our list of restaurants grows,
I devour Oaxaca,
And I'm afraid that it shows.

This fall hop on your bike,
And in downtown just park it,
Have a bite, sip a beer,
At Chamblee Tap and Market.

I've droned on long enough,
And I thank you for reading,
But I hear my kid crying,
So I better start with the feeding.

Thanks to The Association,
For all you do – everything!
And I can't wait to see,
What the next 12 months will bring.



Helping You Find Your Place in the World

David Lawhon

Realtor®

m 404.964.6443

o 404.668.6621

david.lawhon@compass.com

@ davidlawhon.atlanta

DAVID LAWHON IS A REAL ESTATE LICENSEE AFFILIATED WITH COMPASS, A LICENSED REAL ESTATE BROKER AND ABIDES BY EQUAL HOUSING OPPORTUNITY LAWS.

COMPASS



Dirt Doctor

MANAGED LANDSCAPE SERVICES

CONTACT US FOR A FREE ESTIMATE!

404.500.7575

mike@dirtdoctorlandscaping.com

QUALITY ABOVE ALL ELSE

- MOWING/EDGING
- LAWN DEBRIS CLEANUP
- LEAF REMOVAL
- ROOF CLEANUP
- WEED CONTROL
- LAWN AERATION
- PRUNING
- TREE WORK
- PINE STRAW
- POST-STORM CLEANUP
- PRESSURE WASHING
- AND MUCH MORE!





Outdoor Patio
Full Bar
Lunch Specials
Full Dinner Menu
Catering

5336 Peachtree Rd
Downtown Chamblee
770.458.6557

Open Daily
Lunch 11:30am - 2:30pm
Dinner 5:30pm - 10pm

Proud to be serving Chamblee for over 41 years!

DISCOUNT COUPON

15% OFF

YOUR ENTIRE MEAL

DINE-IN ONLY, NOT VALID ON
ALCOHOLIC BEVERAGES
EXPIRES 6/30/2024





Creating a New Backyard Space

Jonathan & Rachel Branch, New Huntley Hills Homeowners

We moved to Huntley Hills from Brookhaven last July because we loved the neighborhood and found a perfect house for our soon-to-be-growing family. As with any new home, you quickly find areas for improvements and ways to make it your own. For us, that meant creating an outdoor living and entertainment space, and upon moving in, we realized we'd also need some landscape improvements, especially when it rained.

Our first priority was creating an outdoor living space. At our previous home, we had an open-air deck off the main living area that was often underutilized because it was too hot, too cold, too wet or too covered in pollen. Our new home in Huntley Hills had a similar configuration—a deck off the main living area and a screened-in porch below—and this time, we really wanted to utilize the area off the main floor during the seasons that mattered most.

Given that, we knew we wanted a covered, screened-in deck that would allow us to extend our living space and serve as a space to entertain. Since this area was destined to be a focal point for fall Saturdays and summer movie nights, we wanted a TV wall in the screened-in portion designed for privacy, and we also wanted an open-air landing for grilling. Along the way, we opted to build a bar top on the open-air portion as well to allow for dining, relaxing and grill prep. We chose to leave the new patio below unscreened, opening directly to the backyard.

The work was completed by Graham Culbreth and his team at Decks by GWR, who came highly recommended to us by fellow Huntley Hills residents. His team started just after Thanksgiving, and despite delays from the frigid temperatures and December rains, it was completed by mid-January. We couldn't be more pleased with how it turned out, and it also helped us realize our next project: addressing our backyard drainage issues.



Above: When we moved in, our home had a deck and screened-in patio. **Below:** Our complete rebuilt deck and patio taken just after construction in January 2023.



As many Huntley Hills residents know, it's always a gamble how the yard will hold up when the rain comes. Like so many houses in the neighborhood and surrounding areas, we don't just move our own stormwater; we also catch runoff from neighboring yards. During heavy downpours, our backyard would become an extension of the creek that runs between Admiral Drive and Seaman Circle, creating a short-term river through the middle of our yard.



A photo of our yard flooding during a heavy rain shortly after we moved in.

We set out to develop a solution to collect and move as much stormwater as early and upstream as possible then mitigate the effects of the rainfall our own yard collects naturally. We received quotes and proposals from a number of companies, each with their own proposed solutions and no two alike. We opted for a landscaping company that provided an affordable solution in a relatively quick timeframe.

The solution: we trenched a long dry creek bed that runs parallel to the rear property line and helps collect the rainwater from our uphill neighbor before it reaches our lawn. The trench runs the length of our lawn before discharging in the low area of our backyard. We also upgraded an existing catch basin that was often overwhelmed in heavy rains by runoff from surrounding properties, and we replaced our main drain line in the middle of the yard with a larger pipe to accommodate added catch basins and our gutter downspouts. In addition, to help handle the direct rainfall on our lawn, we added a small network of french drains that tie into the larger drain pipe, all designed to collect and move water to the existing creek area.

Once the drainage work was completed in March, we set out to landscape the hill that slopes from the new dry creek bed to our lawn. We worked with a landscape designer from ServeScope, an online plant nursery and design studio headquartered in Chamblee, to establish a concept using primarily a mix of native, evergreen shrubs. Our hope is that these shrubs and plants will help prevent additional erosion and provide a scenic landscape to admire from our outdoor living spaces in the years to come.



It's certainly been an eventful first year for us as homeowners in Huntley Hills, and we couldn't be happier with how practical, functional and beautiful these projects turned out. While the work of maintaining a home is never truly complete, until the next project comes along, you can find us enjoying the progress we've made so far. Visitors welcome!





To Buy or Not To Buy?

Yvonne Bubienko, HHNA Board Member, Community Relations

As the Summer market approaches, many people find themselves sitting on the fence. Let's not kid ourselves, if you needed a reason to NOT buy a home right now, every media outlet has you covered. They list dozens of negatives, what ifs - most of which leave buyers sitting on the proverbial fence. I am going to use math to counter that narrative and hopefully provide a different perspective on the topic. As a licensed loan officer in the state of Georgia, I have this conversation with buyers on a daily basis. I found that using math and some hard numbers equips people to make a better decision. This is where every mother, father or a math teacher is going to nod their head and silently say 'I told you we are going to use math in your life!'

To begin, let's cover a recent reduction of Mortgage Insurance on FHA loans. MIP stands for Mortgage Insurance Premium, and it's required on all FHA (Federal Housing Admin) mortgages, and on all loans with less than 20% down payment. FHA requires insurance on every loan, regardless of downpayment.

To calculate the monthly payment we use a factor of .55% (recently reduced from .85%). If you purchased a house for say \$400K and utilized FHA mortgage, the minimum required down payment of 3.5% under the old calculations would result in a monthly MIP of \$273.42. But with the new reduced rate, the monthly payment drops to \$176.92. Under this scenario, you just picked up \$15K in additional purchasing power without changing anything on your end!

Next, let's look at MIP on a conventional mortgage. Every day, I hear comments from buyers waiting to purchase a home until they can put 20% down to avoid MIP. This is a fair concern - but misguided, and let me show you why. Assuming you have a great credit score (780) and you are looking to buy a \$400K house, waiting to save \$80K can take a long time. So,

let's look at the numbers with only 5% down: \$400K with 5% down can be done with a MIP factor of .19%, which is \$60.17 per month. If you put 15% down (\$60K), the PMI factor goes down to \$28.33 per month. These amounts only add up to around \$340-\$722 per YEAR in monthly payments! If it takes you 2 years to save the 20% down payment and that house appreciates at a modest 4%, you traded \$32,000 in equity appreciation to avoid paying less than \$2,000! That is a \$30,000 loss of equity (In Georgia the values are increasing by about 8% so you are likely losing \$60K in equity).

A wise friend once told me that sitting on the fence leaves you with nothing but fence marks on your legs.

It's why I'm here.

Your home and car are more than just things. They're where you make your memories – and they deserve the right protection. I get it. It's why I'm here.
LET'S TALK TODAY.

Kerry Mitchell, Agent
3114 Mercer University Dr. Ste 205
Atlanta, GA 30341
Bus: 770-455-0017
kerry.mitchell.rqr1@statefarm.com

State Farm
State Farm Mutual Automobile Insurance Company
State Farm Fire and Casualty Company
Bloomington, IL

1706812



MAGICIAN & BALLOON Artist

LIVE RABBIT

KIDS & ADULTS

PTA FUNCTIONS

CORPORATE EVENTS

Huntley Hills Discount!
20% discount for residents if you mention this ad

✉ jeff@classic-magic.com | ☎ 706-340-7737 | Jeffrey Williams, owner



Located 1 Mile from Huntley Hills



BALANCE
DANCE + GYMNASTICS

3550 Broad Street, Suite E
Chamblee, GA 30341
www.balanceatl.com



Classes for toddlers through teens in gymnastics, tumbling for cheer, ballet, jazz, tap, hip hop, and more!



CHAMBLEE FIRST
UNITED METHODIST CHURCH
deeply rooted · ever growing

chambleeumc.org/happenings
4147 Chamblee Dunwoody Road | Chamblee, GA 30341

COME ON IN, HUNTLEY HILLS!

You drive by almost every day.
Why not stop and visit?

Whether you're laying down new roots or looking for ways to branch out, we'd love to meet you!

Chamblee First United Methodist Church is more than just a place to gather on Sundays. Here, you will find a community of friendly people, classes and activities for all ages, and a chance to dig deeper and explore the spiritual side of life.

Whether you have been a churchgoer forever or if this is your first time, Chamblee First UMC wants to make you feel welcome.

So don't just pass through. Stop. Come in. And give your neighborhood church a try!



Getting Social in the Neighborhood

Nicole Kronenberg, HHNA Board Member, Social Chair

The HHNA has had a ton of fun social events since our last newsletter! We hosted several fabulous happy hours at new local restaurants Spice + Sky, Lagarde and Cajun Blues. In July, more than 100 neighbors came out to the HH Train Park to cool down with some frozen treats at our Ice Cream Party. Our 2022 Fall Street Party was even more of a success than the previous year, with almost 275 Huntley Hills members attending and grooving to a live band and enjoying the magic show. This April we threw our 2nd annual Spring Fling event with tons of games, crafts and face painting for the kids.

Look out for email blasts and Nextdoor posts for more info on all of our upcoming events! Feel free to email any ideas for new events to social@huntleyhills.net, we are always open to member requests. Please enjoy this photo recap of the last year's events, and we look forward to seeing everyone even more next year!







Downward Dog in the Park

Carolyn Weber, HHNA Board Member, Membership Chair

The HHNA is always looking for new and fun activities to sponsor in the neighborhood. Last summer we began offering free outdoor yoga classes. Our teacher is Ashley Wolfe, who is not only a great yoga teacher but also a Huntley Hills resident. How did a farmer's daughter from Illinois with a marketing degree end up in Chamblee teaching yoga? Read more and find out!



both traditional Vinyasa flow yoga, as well as yoga sculpt which combines yoga, weights and cardio. Ashley commented that many people think yoga is just about stretching. While that is an important part of it, yoga also focuses on balance and strength.

After living in Chicago for 11 years, she and Ben were ready for a change. Ben's parents live in Duluth, so they chose this area and bought their house in Huntley Hills in June 2022. She currently teaches classes at Lifetime Fitness and Core Power Yoga. What does she like most about teaching yoga? She enjoys the connection with the students and helping to challenge themselves to expand their abilities.

Ashley was raised in central Illinois on the family farm. She grew up performing – cheerleading, gymnastics, dance – and always enjoyed being in front of a crowd. She went to college at Illinois State, where she studied marketing and sales. After college, she moved to Chicago and went into sales for AT&T. This where she met her husband Ben, they've been married for almost 5 years. She went into real estate after AT&T and now buys and manages investment properties.

How did she first get interested in yoga? Ashley said that you begin to lose flexibility and strength as you get older. After being so active when she was younger, she wanted to try to prevent that. She started practicing yoga in 2014 and enjoyed it so much that she became certified in 2017. This required over 200 hours of classes (both as a student and teaching), and well as learning about anatomy and yoga philosophy.



What can you expect when you attend yoga in the park? The class is designed to be beginner-friendly with some challenges, should you choose to take them. It is a vinyasa based class, which means “flowing sequence coordinated to breath.” It is like learning a dance. The first round of poses is slower and mindful the next rounds are moving

with your breath. All ages, even kids, and levels are welcome and encouraged to join.

Huntley Hills will offer free monthly yoga classes this year once a month through September. They are usually on the first Sunday of the month at 6pm in the park, but watch for emails for any possible changes. If you want to do something good for your health, meet your neighbors and enjoy the beautiful outdoors, please join us for our next class!

When the pandemic hit in 2020, it gave her time to think. What was she passionate about? How could she make the world a better place? That's when she began teaching yoga. She teaches



City of Chamblee Update

Yvonne Bubienko, HHNA Board Member, Community Relations

One of my responsibilities as a board member is to share on social media events and notable items for which the City of Chamblee might deserve some recognition. Since our last newsletter, the following is a list of hard-earned achievements for the City of Chamblee and those that work to keep it safe, beautiful, engaging, mindful and welcoming. It's an impressive list of milestones, many of which took years to earn. Thank you, City of Chamblee employees, and all of those involved in making the following happen!



- GFOA FY 21 **Certificate of Achievement for Excellence in Financial Reporting** from Government Finance Officers Association of the United States and Canada.
- The City was awarded **Platinum Status** from the Atlanta Regional Commission's Green Communities Program, for Chamblee's sustainability efforts.
- Kevin Farrow, Parks and Rec Program Coordinator, was awarded GRPA's **District 6 Distinguished Professional of the Year**.
- Lori Conway, Public Works Grounds and Greenspace Manager, was awarded GRPA's **State Volunteer of the Year**
- Chamblee was designated as a **2022 Plan First Community** by the Georgia Department of Community Affairs. Designation will last until December 31, 2024. Chamblee earned this status by implementing work plans that generated new MARTA station area development, delivery of streetscape projects, progress with the Rail Trail, updating our development regulations and the launch of a housing study, among other milestones.
- Chamblee Police Department was certified by the International Association of Chiefs of Police for meeting standards of the **One Mind Program** for the past 4 years. The

program requires that officers be Crisis Intervention team certified, have mental health first aid training, and maintain cooperative agreements between CPD and mental health service agencies.

- Chamblee City Hall wins American Institute of Architects Georgia People's Choice Award for **best built project** over 5,000 square feet!!!
- Chamblee named **City of Civility** by Georgia Municipal Association (GMA), in partnership with the nonprofit Georgia City Solutions, created the 'Embrace Civility' program to equip Georgia's cities with resources to create more civility in their meetings and among their residents and meeting attendees. Civil behavior and speech are critically important to a healthy, functional, and respectful society. For public service to be effective, there must be an atmosphere of respect and tolerance and a commitment to a healthy public exchange of diverse ideas and viewpoints."

And remember, 'it's not bragging if you can back it up'!



GET HEALTHY

with Sherry

Virtual Classes Available

Certified Health Coach, COPE, Fitness Trainer

Exercise | Toning | Strength | Mobility
Nutrition | Health Assessments
Specialty - Adults 45+

Fitness studio in Huntley Hills

678.592.7780

✉ tjpr2012@me.com

📱 @Healthy_Sherry

📌 Get Healthy with Sherry

RESIDENTIAL BROKERAGE

CHRIS TALLMAN/ REALTOR
LIFE MEMBER, ATLANTA BOARD TOP PRODUCER CLUB
Cell: 404-606-0044 / Office: 404-252-4908
Email: chris.tallman@coldwellbankeratlanta.com

*Chamblee's #1 Residential Real Estate Professional
Call Today And Let Me Show You How My
Pro-Active, Detailed Marketing Plan Can Work For You!*

All properties below exclusively listed or sold by Chris Tallman

Extensive Seles Experience -Innovative Marketing -Strong Negotiating Skills

Is your legacy secure?

Estate planning is always something people plan to do tomorrow, but planning for your family's future is best done today!

Our experienced team will guide you through the estate planning process to create a customized solution to your needs. We will ensure your assets are protected and your wishes fulfilled.

Schedule your free consultation today!

www.YourLegacyGoals.com
404-872-5959

Carter Law Group



Overlooked Home Maintenance Issues

Laura Addison, HHNA Board Member, President

Hidden issues can turn into big problems if you don't know what to look for. This article will address three hidden issues that we deal with in Huntley Hills every day and what you can do to save money and headaches down the line.

Sewer Line: Each of our houses is connected to a main sewer line in/near the street. If yours is an iron original, things are flowing on borrowed time as their average life expectancy is about 50 years. When this pipe breaks, sinks, backs up, or gets clogged with roots it can lead to a costly repair/replacement that needs to happen NOW. If you'd like to know how yours is holding up, you can always have an inspection company scope it. If you're not sure if yours has been replaced, look at the origin inside the house or for a clean-out pipe sticking up in your yard. If you see PVC, it's been replaced. Finally, many homeowner insurance companies offer a sewer line rider for just a few dollars per month. In my opinion, it's well worth the investment!

Radon: Radon is an odorless, invisible, radioactive gas naturally released from rocks, soil, and water. Radon gets into homes through small cracks or holes in your foundation. Prolonged exposure of high levels of radon can cause lung cancer. Radon IS a problem in Huntley Hills, and if you are concerned about it, you can buy a home test kit or have it tested professionally. If high levels are found, mitigation costs an average of \$2,500.

Trees: It seems every storm that passes through takes down a tree in our neighborhood. First I will mention that under Georgia law, if a tree falls on someone's property, it is generally the property owner, not the owner of the tree, who is responsible for any property damage, as well as the costs of cleaning up and hauling away the parts of the tree on your property. There is an exception: If the neighbor should have reasonably known that the tree was dead

or diseased, or has received written notice by an arborist, neighbor, tenant, or other third party, they can be held responsible for any damage it causes. Therefore, it is your responsibility to remove any dead/diseased trees from your property and to remove tree-killing vines such as Kudzu from your trees to keep them healthy. It's also a good idea to notify your neighbor if you notice a dead or diseased tree on their property. The rest is up to mother nature!

As a Real Estate Agent, my clients deal with these issues all the time. I always recommend a thorough home inspection (including a radon test and sewer scope if applicable) before purchasing a home. The issues discussed above usually fall on the seller to repair and they can be pretty big-ticket items. It is a good idea to take care of these before they become an emergency or you decide to sell your home. Always better to be prepared than surprised!



CAR TREK MOBILE
DETAILING

20% OFF
FOR HHNA MEMBERS

HUNTLEY HILLS VERY OWN MOBILE DETAILER

CarTrek Mobile Detailing is committed to offering quality services to clients by providing them with the professional results they deserve. Get in touch today to learn more about our Car Detailing.

CALL NICK RUDOLPH
770.354.4409
CARTREKMOBILEDETAILING@GMAIL.COM
WWW.CARTREKMOBILEDETAILING.COM



Congratulations to Our Graduates!



Phone (770) 451-3880

Address 2201 Savoy Dr.
Atlanta, GA 30341

Web www.thaionsavoy.com

10% Off Orders Placed Online for Pick-Up
(\$20 or more) with code HH22





TRUSTED ADVISORS

EXPERIENCE MATTERS

<p>Listing Strategies Comprehensive Marketing</p>	<p>Exceptional Reviews Client Focused Top Producers</p>	<p>Social Media Local Knowledge</p>
---	---	---



MELISSA COHEN

c. 770.330.9990
o. 404.480.HOME
Melissa@AnsleyRE.com

DEIRDRE GREENFIELD

c. 678.429.2071
o. 404.480.HOME
Deirdre@AnsleyRE.com

FOR EVERY TRANSACTION, WE MAKE A DONATION TO CHOA.

ANSLEY
REAL ESTATE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

404.480.HOME | 3035 PEACHTREE ROAD, SUITE 202, ATLANTA, GA 30305 | ANSLEYRE.COM

Equal housing opportunity. If you have an existing brokerage relationship, this is not intended as a solicitation. All data believed to be accurate but not warranted.

YOUR NEIGHBOR YOUR FRIEND YOUR REALTOR

Always By Your Side



Visit my Website
LauraAddisonWeb.HarryNorman.com

I Provide 5-Star Service, EVERY TIME

- * Over 25 years of professional experience
- * Strong negotiation and marketing/sales skills
- * I personally manage every aspect of the sale
- * Dedicated, reliable, and loyal service
- * Professional, honest & timely communication

As a proud Huntley Hills homeowner, I am personally invested in our neighborhood. I care about making our neighborhood a great place to live and own a home. I also care about maintaining and increasing home values so you can make the most of your investment.

Deluxe Marketing Package
provided with all Huntley Hills
listings at no additional cost!

My clients
become my
friends, and I
treat my friends
like family.

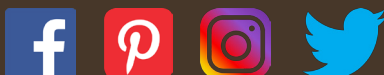
Curious about what your home is worth?
visit HuntleyHillsHomeValues.com or visit my website
LauraAddisonWeb.HarryNorman.com

LAURA ADDISON, REALTOR®
(678) 459-4725 CELL

Laura.Addison@HarryNorman.com

HN
HARRY
NORMAN
— REALTORS® —

Perimeter Office
4848 Ashford Dunwoody Rd
Dunwoody, GA 30338
(770) 394-2131



5-Star Google & Zillow Rated