



TM

November 2023

MESSENGER

Thank You, Fall Fest Volunteers

See page 10



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Join the 25th Birthday Celebration of Freedom Park!

Freedom Park was born on September 28, 1998, when the 99-year Lease between the City of Atlanta and the Georgia Department of Transportation was signed. What a gift to the more than 34,250 people who live within a ten-minute walk to Freedom Park.

Freedom Park is described as a linear park because the land it occupies was originally acquired and cleared with a plan to build a highway system. Today, Freedom Park provides connectivity for bicyclists and pedestrians among many intown neighborhoods and beyond. The Park also provides green space for recreation, respite, and relaxation. And it is an Art Park with both permanent and temporary art installations. In 2023, the City of Atlanta adopted the Freedom Park Master Plan developed by the Freedom Park Conservancy to guide strategic maintenance and infrastructure needs.

In gratitude for this urban treasure, we are

celebrating the Park's 25th Birthday all year long and we invite you to join in. We are hosting, and invite our neighbors, to host celebratory pop-up events to bring Friends of Freedom Park to celebrate the amazing 130-acre park that winds thru our streets.

Freedom Park Conservancy is kicking off two fundraising campaigns, developing a strategic plan focused on implementing improvements listed in our Master Plan and creating a Maintenance Fund to supplement the City of Atlanta's small budget.

Together, we can craft an equitable, culturally rich, and civic-minded urban park within the City of Atlanta – a national example of the importance of citizen empowerment and the value of common ground.

If you want to host a "Pop-Up" Event or have questions, please reach out to: info@freedompark.org. Freedom Park is Our Park

The mission of the **Candler Park Neighborhood Organization** is to promote the common good and general welfare in the neighborhood known as Candler Park in the city of Atlanta.

BOARD of DIRECTORS

PRESIDENT president@candlerpark.org	Christina Hodgen
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Find a complete list of CPNO committee chairs, representatives and other contacts at www.candlerpark.org.

MEETINGS

CPNO Members Meetings are held every third Monday via Zoom.

All CPNO meetings are open to the public. Only registered members are eligible to vote at monthly Members Meetings. Membership applications must be received by Membership Officer by the first day of the month of meeting.

Committee meetings typically take place at The Neighborhood Church, 1561 McLendon Ave., unless otherwise announced. Check online calendar or with committee chair for changes.

Find specific meeting information on page 4 and up-to-date meeting and event information at www.candlerpark.org.

MEMBERSHIP

CPNO membership is free to Candler Park residents, property owners and businesses. Membership must be renewed annually.

Sign up at www.candlerpark.org or mail name, address, and email to

CPNO Membership
PO Box 5418, Atlanta, GA 31107



CONTACT US TODAY
770-623-6220
info@frontporchatlanta.com

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DATES TO REMEMBER

NOVEMBER

- 05** Adult Kickball Tournament, Candler Park v. Lake Claire
- 09** Little Five Points Llama Pub Crawl
- 18** Deadline to submit content for December Messenger!
- 20** CPNO Membership Meeting, 7-9 pm, Zoom and in-person at First Existentialist Church

DECEMBER

- 18** CPNO Membership Meeting, 7-9 pm, Zoom and in-person at First Existentialist Church



Please check CPNO's Upcoming Events list at candlerpark.org and watch for membership email notices for location and cancellation information. All CPNO meetings are open to the public.



Candler Park Playground Project Update

Candler Park Conservancy Board | Submitted by Ryan Anderson

For the past couple years you have seen updates about the Candler Park Conservancy's project to redesign and rebuild the playground in Candler Park. From the outset, we committed to fund this project primarily through private donations. With a full refresh needed, and inflation-related cost increases during the process, our final fundraising goal came to \$956,059.

And now, after months of hard work, we have exciting news. During the weekend of Fall Fest, and over the following week, we were able to raise over \$60,000 from our friends and neighbors, putting us securely on track to fully fund the project. At the November CPNO meeting, the membership will be voting on one final gift to put us over the top and allow us to place our order for the new equipment.

This also means that we are about to close our brick sales! If you are interested in purchasing a brick, please visit <https://candlerparkconservancy.org/playscape>.

After we place the order for equipment it will take 4-5 months for everything to be fabricated. During that time the current playground will remain open, although you may see some work going on to help reinforce the hill below the tennis courts.

Once the equipment is ready, the demolition and install should be very quick and we're hoping to have our new playground in place by next Spring.

Thank you again to all of our neighbors who have helped support us in this process. We can't wait to celebrate with you at the ribbon cutting!



THE MESSENGER

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The Messenger is the monthly newsletter of the Candler Park Neighborhood Organization. Articles reflect the opinions of authors, and not necessarily those of CPNO, the CPNO Board of Directors, the Messenger or the editor.

Articles must be signed and submitted via email to editor@candlerpark.org by the 18th of the month prior to publication.

If you have a news tip or story idea, please email relevant information including contacts to editor@candlerpark.org or call the editor.

If you live in CP or own a business in CP, and aren't receiving the Messenger by mail, be sure to notify us! Send your name and address to editor@candlerpark.org. Place the words "Messenger Delivery" in the subject line.

CP ONLINE

For the most up-to-date information on Candler Park events and news, check us out on the Web at candlerpark.org.

JOIN CPNO TO GET EMAIL BLASTS

To receive informative email blasts, sign up online to become a CPNO member. We don't spam!

MESSAGES & CRIME ON NEXTDOOR



Join the Candler Park group at candlerpark.nextdoor.com to keep up on crime reports and other messages.

LIKE US ON FACEBOOK



You'll get the latest news and will be able to interact with 500 of your neighbors at facebook.com/CandlerPark.

FOLLOW US ON INSTAGRAM



See what we're sharing at Instagram.com/candler_park/



Welcome and Thanks!

By Roger Bakeman, membership@candlerpark.org

CPNO welcomes new members:

- Amanda, Mark & Hattie Walker
- Brandon Eisenhart (Moxie Burger)
- ... and 4 others who wished to remain anonymous.

CPNO thanks members for their donation:

... 2 who wished to remain anonymous.

Bylaws Survey Questions and Responses (N = 351)

1. Would you like to see the bylaws revised to allow members to vote at times outside of the regularly scheduled monthly meeting times, however this is best accomplished (e.g., early online voting, absentee voting, proxy voting), but only for especially consequential issues?

No, voting should only be allowed at regularly scheduled meeting.	71	21%
Yes, but only for consequential votes.	135	39%
Yes, for all votes.	138	40%
TOTAL responding	344	98%

2. Currently, to vote at a CPNO meeting you must be a member of record on the first day of the month of a vote. Should we make voting eligibility more or less restrictive?

Decrease waiting period before voting.	146	42%
Increase waiting period before voting.	20	6%
Keep it the same.	180	52%
TOTAL responding	346	99%

3. Would you support same day voting registration/eligibility at CPNO meetings?

No	151	44%
Yes	191	56%
TOTAL responding	342	97%

4. Do you have any other thoughts on how CPNO should manage voting in the future?

111 diverse responses

5. Currently, motions for funding in excess of \$500 and changes in zoning require advance notice (i.e., notice at the previous meeting or at least five days in advance). In practice, we have given notice of funding motions at the previous meeting and of zoning five days in advance. Should we continue these practices?

No	9	3%
Yes	333	97%
TOTAL responding	342	97%

6. Both the 2007 Bylaws and the 2015 revision have required annual renewal. Would you like to:

Continue to renew annually.

	209	63%
Register once.	123	37%
TOTAL responding	332	95%

7. Currently there are 7 standing (permanent) committees of CPNO: Fall Fest, Membership, Zoning, Public Safety, Fundraising, Education, and Infrastructure. Should we add a Technology Committee (to address hybrid meetings, online voting, etc.)?

No	72	23%
Yes	248	78%
TOTAL responding	320	91%

8. Are there other standing committees we should consider?

~39 diverse responses

9. Are there non-standing (special or temporary) committees you think are important?

~22 diverse responses

10. Currently, the rules on how to gain the floor do not account for remote attendees in hybrid meetings. Should we change the bylaw to address remote attendees?

No, the bylaw is fine as written.	37	11%
Yes, need to address how remote participants can gain the floor.	289	89%
TOTAL responding	326	93%

11. How would you address remote attendees gaining the floor or participating in meetings?

~152 diverse responses

12. Currently, before any CPNO officer (e.g., Fall Fest chair) can enter into a contract, the President designates two current Officers to review each contract. Should we consider changing this practice?

Make it easier to enter into contracts.	32	10%
Make it harder to enter into contracts.	11	4%
No change.	270	86%
TOTAL responding	313	89%

13. Term limits for Board members are limited to 3 consecutive years in the same position and 5 consecutive years on the Board. Would you like to increase or decrease term limits?

Eliminate term limits.	16	5%
Increase term limits (more years in a position and on the board)	41	13%
No change.	228	73%
Reduce term limits (fewer years in a position and on the board)	26	8%
TOTAL responding	311	89%

14. Currently there are 3 agents/representatives (unelected volunteer positions the Board appoints) of CPNO: Editor of the Messenger, Freedom Park representative, and Candler Park Conservancy representative. Should we add the Little Five Points Alliance Representative?

No	40	13%
Yes	266	87%
TOTAL responding	306	87%

15. Are there other agents/representatives we should consider?

~23 diverse responses

16. Currently, the Board appoints a full nomination committee of 5 members to nominate candidates to be CPNO officers. Should we change this process?

No, this process should stay the same.	261	92%
Yes, the Board should only nominate the chair and then let the chair appoint members.	23	8%
TOTAL responding	284	81%

17. Are there any other changes to our bylaws you would like to address? Are there additional comments you would like to make on any of the previous questions? In particular are there replies you favor that were not listed.

~63 diverse responses

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More of your Questions Answered!

By the Historic Designation Committee

Q I have been told there are ways to actually add density with historic designation. What are these ways and is the committee open to adding density?

A According to City Staff when we asked this recently: Typically a Historic District will not restrict the use of a property, only the design of a property. The Historic District [overlay] functions as a design overlay on top of the underlying zoning which governs the use of the property. In that way, the Historic District regulations do not affect density other than restricting the vertical size of the building. It is quite possible for an existing historic single-family building to be converted to a duplex or multi-family structure (3 or more units) provided that the underlying zoning allows for such. However, if the district repeals the underlying zoning and governs the use of the properties [not an overlay but creates a new zoning category], as is the case in our Landmark Districts and the Poncey Highland Historic District, then the regulations could very easily be used to allow more density than would otherwise be permitted.

If we want to address density directly it sounds like we will have to replace the underlying zoning with new, historic district regs. The other option is to keep the historic district regulations as an overlay like we have discussed and not address use (including density) at all, this would leave changes in use and density up to the current, and any future, zoning.

We will find out more about what this would mean for Candler Park and will discuss this at the November 9 meeting and get your opinion!

Q Are you able to get a variance in a historic district? I have heard both no you don't need them and yes you are able to get one.

A You can get variances, however, the goal is to make the common variances we have to get now (like side and front yard setbacks) unnecessary. Those variances are typically needed to build an addition or change something that is within the existing footprint of your house which currently has an "illegal" setback. We may also want/be able to write the rear yard setback requirement differently for accessory structures making that one less problematic too.

Q The Poncey Highland regulations include a compatibility zone within 60 horizontal feet of the front line. Is the assumption we will be using the same criteria?

A The Poncey Highland Historic District Compatibility Zone is within the first 60 feet from the front of the lot, OR 50% of the lot depth, OR 50% of the building, whichever is less. This way of defining the compatibility zone is clear but also flexible to accommodate for different sized lots. It is a definition we could certainly consider with any adjustments we feel are needed. See figure 2

Q Compatibility is mentioned so much! What is the Compatibility Rule?

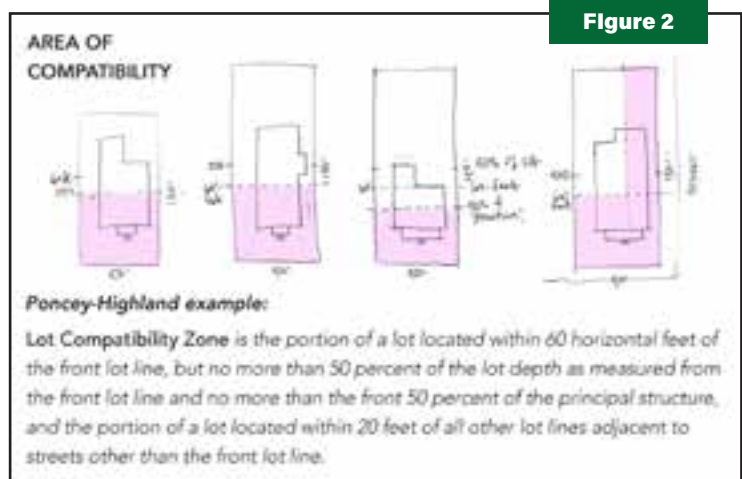
A The Compatibility Rule, or "Block by Block compatibility) is used in Atlanta historic districts and sometimes Zoning as well. It means that "designated elements can be no greater than the greatest and no smaller than the smallest of the measurable elements of contributing structures on a block face." Our current R-4 and R-5 Zoning uses the compatibility rule as well such as this regulation: Front porches and/or stoops on the façade of the principal structure shall be required when such treatments are established by a majority of the single-family detached dwellings on the block face. See figure 1

WHAT'S NEXT?

After these Community Meetings, Aaron, working with the Committee, will analyze the data we've collected to inform a first draft of regulations and define the potential district. We will get input from the City on proposed regulations and begin discussions and revisions of proposed regulations at public meetings around late winter/spring of 2024.

The end goal of this part of the process (Phase 2) is to have a defined Candler Park-specific Historic District which the neighborhood can then vote on whether or not to submit the nomination to the City. The earliest we would vote to submit a historic district nomination is May 2024.

More info at HistoricCandlerPark.org



How Historic Preservation Prepares Future Generations to Know the Stories of Segregation, Entrepreneurship, Civil Rights, and the Organizations that Strengthened Candler Park

By David Yoakley Mitchell, Executive Director of the Atlanta Preservation Center

As the Executive Director of the Atlanta Preservation Center, I was pleased to read about Candler Park's pursuit of a local Historic District. Historic Preservation is a way to better appreciate the value of our historic places as definers of our national character. Historic Preservation is a key component for a thriving, livable community that can support varied and rich experiences. Understanding how to retain historic character and cultural diversity should be embraced as a universal goal. We are indebted to those who had the foresight and self-determination to protect and steward the interests of the citizens of Candler Park.

There are concerns that becoming a Historic District will compound the means that are required to do work on homes and/or property. The faith that any property owner will be a kind agent of both their community and the home they share to every resident of Candler Park is a thoughtful ambition. However, we live in a society where everyone is expected to follow the rules, which are designed to protect the public at large.

Candler Park has existing zoning guidelines that dictate what property owners can or cannot do with their property. To further this point, Sapelo Island recently weakened zoning restrictions that for decades had protected a Georgia Sea Island community populated by enslaved Gullah people's descendants. Those residents have vowed to fight the new zoning policy, which allows double the size of homes in their community. This has created great fear that larger homes will be constructed on the island and both cause taxes to rise and force Black landowners to sell. I welcome the opportunity to quell the similar fears that a dependence upon zoning alone will retain the character of Candler Park and the culture and identity of this significant neighborhood.

Next, Candler Park should embrace the opportunity to establish additional oversight of alterations or improvements to property. Although we all want to grow density, the absence of rules on how to do this runs the risk of making an unjust process. The Historic District has the opportunity to create a guide to both growth

and preservation. It is not the steward of some draconian law that will encumber the property owner in endless permit requests and fees. Quite the contrary: this neighborhood will become a more inclusive place that has a mechanism to accomplish the needs of all with a respect for the uniqueness of Candler Park.

If our mutual happiness depends on how we treat each other as both friends and neighbors, then this discussion of two different approaches to how to exist together should bring out the best in each side. Yet, this discussion has a weighty transactional undertone that seems to make the idea of Candler Park as a desirable place to live and work secondary. I have never wanted to—nor desired—to place a financial assessment of what happiness costs. Happiness should be felt and given, and great communities ensure that.

I would like to invite anyone here to meet at any time to discuss this subject. I operate out of the oldest house in this city. I welcome the chance to share the purpose and cultural value that Historic Preservation provides.

LGBTQ+ History in Candler Park

By Emily Taff

At the CPNO monthly member meeting October 16, Charlie Paine, with Historic Atlanta, and Susan Coleman, with the City's Historic Preservation Studio, gave a brief presentation of the recently completed Atlanta LGBTQ+ Historic Context Statement.

Historic context statements identify important themes in history and then relate those themes to the built environment. While it is not intended to be a complete narrative history of the LGBTQ+ experience in Atlanta, the document seeks to establish an understanding for what resources may be historically significant under the identified themes. The Atlanta LGBTQ+ Historic Context Statement defines nine historic themes that can be used to better understand the history of Atlanta's LGBTQ+ places and spaces. These themes provide context on areas of Atlanta history that proved pivotal for the LGBTQ+ communities.

The Atlanta LGBTQ+ Historic Context Statement provides the starting point for formal recognition of historic LGBTQ+ places and spaces, open doors for property owners to Local, State, and Federal historic preservation tax and zoning incentives, and serves as a springboard for other preservation-minded programs and research and much more.

Charlie noted that Candler Park (along with Little Five Points) has one of the highest concentrations of LGBTQ-significant sites that have not been lost here in Atlanta. For more information, visit www.atlfutureplaces.com/lgbtq-grant.

Historic Designation COMMUNITY MEETINGS

Join us for the last of our "deep dive" Community Meetings focusing on essential topics that could be covered by a potential Candler Park Historic District.

Thursday, November 9, 7pm

4. Districtwide Options
(Density, Parking, etc)



In-Person:
FIRST EXISTENTIALIST CHURCH
470 Candler Park Drive

<< Via Zoom:
Scan to Register and receive a confirmation email with zoom link.

MISS A MEETING?

We still want to hear from you!
All Meeting Materials, including Video, Slides,
and Worksheets are posted on:

HistoricCandlerPark.org



Volunteers and festivalgoers meet together in front of the main stage to sing "Happy Birthday" to former President Jimmy Carter. (Credit: Christina Hodgen).

The Heart of Fall Fest *Volunteers, We Couldn't Do It Without Them*

By Dillon Thompson

If you talk to enough people at Fall Fest, you'll start hearing the same phrase over and over again: "We couldn't do it without them."

The "them" in this case are the volunteers — around 200 of them — who make the weekend possible each year. In terms of impact, it's easily the neighborhood's most important annual fundraising event, pulling in five-figure amounts that have been spent on initiatives like the Candler Park Playground Project and the Mulberry Fields capital campaign.

"If we do a good job with Fall Fest — getting a lot of sponsors, selling beer, selling merch — then that means we do well as a neighborhood, so we can do things like playground improvement and sidewalk improvement," Lee Lindsey, the marketing and promo officer for Fall Fest, told the Messenger. "[For] those types of things that are neighborhood improvement, those are the primary ways we get money."

All that fundraising rests on the shoulders of the neighborhood residents who donate their free time to setting up tents, clearing trash, selling merchandise, coordinating with vendors, plus managing the 5K, Kidlandia, Fall Ball and the Tour of Homes.

But in the midst of the excitement, it's easy to forget about those blue-shirted volunteers who keep things moving. The leaves start changing,

flyers go out and the neighborhood descends on the Park for an incredible weekend. Then, as if by magic, the streets return to normal within hours. Of course, the "magic" comes from plenty of hard work and long hours.

One Fall Fest volunteer, Andy Deutsch, said the volunteers' jobs can often feel "thankless."

"[This event] is only possible because of the tireless work of the organizers and the planning committee," he said. "So, if you see folks that help plan the festival, thank them."

It's an issue many members of the community are aware of. Several members of the Fall Fest Committee — the smaller group of residents who actually plan the event, also on a volunteer basis — told the Messenger it's crucial for attendees to recognize the people who raise their hands to help out each autumn.

"Fall Fest wouldn't happen without volunteers," Fall Fest treasurer Amy Wheeler, who also serves as the CPNO treasurer, said. "Show up, volunteer for Tour of Homes, volunteer for Fall Ball — get to know the people, get to know your neighbors. It is the most rewarding part and it is so fun."



Dima Nazzal, a Fall Fest's operations officer, drives a golf cart through the festival. (Credit: Christina Hodgen)



Volunteers take the main stage with a customized banner. (Credit: Christina Hodgen).

Despite the sometimes thankless nature of the work, the payoff is clear.

"We work very hard for a weekend," Wheeler added. "And then you look at everyone having a good time — it's very special."

Deutsch, who helped out with Kidlandia and the 5K, said the hardest thing about volunteering was clearing his schedule. However, he was quick to note how rewarding that sacrifice felt.

"[The best part is] feeling like I'm part of the neighborhood," he said. "The sense of community."

Members of the Fall Fest Committee, like Wheeler and Lindsey, also sacrifice huge amounts of their free time. Wheeler said the committee began planning this year's event in January, with regular meetings that often lasted two hours.

Beyond that, she estimated most committee members were spending at least an additional hour on preparation each week. In fact, members couldn't give an exact estimate of the total hours involved, and it's easy to see how it's possible to lose count.

It's clear the effort is worthwhile, though, considering the number of volunteers who come back to help year after year. Lindsey told the Messenger she's been helping out since 2017.

"I agreed to help out a little bit, and then it became a lot and just has continued," she said.

Ultimately, it seems there's something about the atmosphere — the teamwork, the energy, the excitement of pulling it off — that turns the volunteer experience into an unforgettable part of the year. Wheeler referred to the weekend itself as the "Super Bowl," the moment when all those hours and all that hard work pays off.

That said, you can't make it to the Super Bowl without a great team.

Dillon Thompson, a one-year resident of Candler park, is a writer and editor for the Messenger.



A group of volunteers man the Fall Fest merch stand on Saturday, Sept. 30. (Credit: Dillon Thompson)



Melissa Pressman, a Lake Claire resident and member of the CPNO's Infrastructure Committee, works at an informational booth for festivalgoers. (Credit: Christina Hodgen)





Volunteers of all ages helped make this year's Fall Fest 5K possible. (Credit: Christina Hodgen)



A sign advertising T-shirt sales for festivalgoers. Volunteers work the merch stand with proceeds going toward neighborhood fundraising. (Credit: Christina Hodgen).



Brittany Schwartzwald, a Fall Fest committee member, poses with her sister, Annsley Klehr. (Credit: Christina Hodgen)

QUOTES AND FACTS

Lee Lindsey

Marketing and promo officer for Fall Fest

- Has been involved with Fall Fest since 2017
- This is CP's primary fundraiser. "If we do a good job with Fall Fest — getting a lot of sponsors, selling beer, selling merch — then that means we do well as a neighborhood, so we can do things like the playground improvement, sidewalk improvement. Those types of things that are neighborhood improvement, those are the primary ways we get money."

Amy Wheeler

Committee member (Fall Fest treasurer)

- 3rd year on the committee
- Started planning in January = over a dozen volunteers on the committee
- Meet for "at least two hours" once a week, in addition to outside work they each need to do
- "This is the Super Bowl!"
- How many hours do committee members spend? "Probably more than I care to admit. Let's say an hour a week. Everybody's an hour a week and sometimes more."
- "Fall Fest wouldn't happen without volunteers. Show up, volunteer for Tour of Homes, volunteer for Fall Ball — get to know the people, get to know your neighbors. It is the most rewarding part, and it is so fun."
- "We work very hard for a weekend ... and then you look at everyone having a good time. It's very special."
- "The neighborhood fall fundraising events including the Fall Festival, Tour of Homes, the 5K and now Fall Ball have raised tens of thousands of dollars for the neighborhood each year. This fundraising has helped CPNO contribute money toward neighborhood and park improvements. For example, CPNO has donated over \$80,000 to the Candler Park Playground Project and has also pledged up to \$25K to the Mulberry Fields capital campaign."

Monica and Gabriela Waldman

(volunteers)

We just can't do it without volunteers

When you are setting up the numbers for all the vendors ensure the community talks to their children about respecting and taking care of the flags on the floor with the vendors numbers

Reminding vendors to respect each other space.

Having a first aid kid available in more than just one location

If you are volunteering make sure you volunteer of find someone to take your space we can't do this without volunteers

Maya and Dima are beyond amazing humans!

Andy Deutsch

(volunteer)

- What part(s) of the festival did you help with? - Kidlandia + 5k set-up and tear-down
- What was the most challenging part of your time as a volunteer? - It wasn't challenging so much as it is just hard work and time. So, clearing my schedule was the hardest part. But, as for time volunteering? Kidlandia - being the "safety monitor" isn't the easiest job because the kid in me wants to let each kid
- What was the best part? Feeling like I'm part of the CP neighborhood... the sense of community.
- In the past couple of weeks, countless people have told me how the festival literally couldn't happen without each and every volunteer. With that in mind, what's something you want everyone to know about the work the volunteers do? That is largely thankless -- and is only possible because of the tireless work of the organizers and the planning committee.. so, if you see folks that help plan the festival? THANK THEM!





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Cranberry Brie Pull Apart Bread

Submitted by Kerry Hanson

Thanksgiving is one of my favorite holidays. Nothing makes me happier than cooking for my family and friends. Sometimes, maybe all the time, I tend to be a little too ambitious biting off way more than I can chew. I end up spending more time stressing in the kitchen and not enough time relaxing with loved ones. This is the perfect appetizer to make sure that doesn't happen. It's just a few simple ingredients that come together quickly, but it's absolutely delicious!



INGREDIENTS

- 1 round loaf sourdough bread
- 4 tablespoons butter
- 2/3 cup raw pecans chopped
- 3 tablespoons brown sugar
- 1 (16 ounce) wheel of brie, cubed
- 1 cup dried cranberries

INSTRUCTIONS

Preheat the oven to 350 degrees F. Slice the bread horizontally and vertically to create 1 inch cubes, being careful not to actually slice all the way through the bread. In a small bowl, combine 2 tablespoons butter, the pecans and brown sugar. Use your hands to mix the butter into the pecans to create a crumble. Take the remaining 2 tablespoons of butter and cut into thin slices. Insert the butter slices into the loaf of bread. Place the loaf on a baking sheet and stuff the brie inside the bread, filling in all the spaces in between the cuts. Add the cranberries and pecan mixture into the bread and sprinkled on top. Transfer to the oven and bake for 15-20 minutes or until the brie is melted and gooey. Serve immediately.

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COMMUNITY CALENDAR LISTING: FIDDLER'S GREEN

Fiddler's Green Coffeehouse presents Rob McHale and Rupert Wates Saturday, November 18, 7:00 pm, at First Existentialist Congregation of Atlanta, 470 Candler Park Dr. NE. Rob McHale is a North Carolina songwriter and storyteller whose songs can take you through a small town, down a dirt road or on an historical journey – and bring you back home again. Rob currently performs regionally, internationally, and in select US cities, combining stories and songs about some of our greatest legends. Rob was named Folk Artist of the Year 2019 by the International Music and Entertainment Association (IMEA). Rupert Wates was born in London, UK, and has been based in the US since 2007. Rupert has won over 50 songwriting and performing awards. More than 25 of his songs have been covered by other artists, including two full length tribute albums to his material recorded by independent artists in Nashville and Los Angeles. He has released 10 solo albums, tracks from which have been played on radio worldwide. Presented by Atlanta Area Friends of Folk Music (AAFFM). Minimum Admission: \$10 general, \$8 AAFFM and 1st E. Cong. members; additional contributions appreciated. Cash or check at door. Masks are encouraged. More information: www.aaffm.org (go to AAFFM Events) or 404-444-2334.



(AAFFM is a non-profit organization.)

Kinder-Parents Blast Off!

By Jeannie Beckett

On a perfect Thursday night on Sept 28th, the Mary Lin Education Foundation (MLEF) Board of Trustees and its Principal Sharyn Briscoe hosted our annual Kindergarten and new families' parents night out event. What a wonderful opportunity to meet new friends and get all your school-related questions answered. Many thanks to all who came out. Special thanks to John Morgan and Park Realty for hosting our space, and Candler Park Market for providing discounted beverages and appetizers.

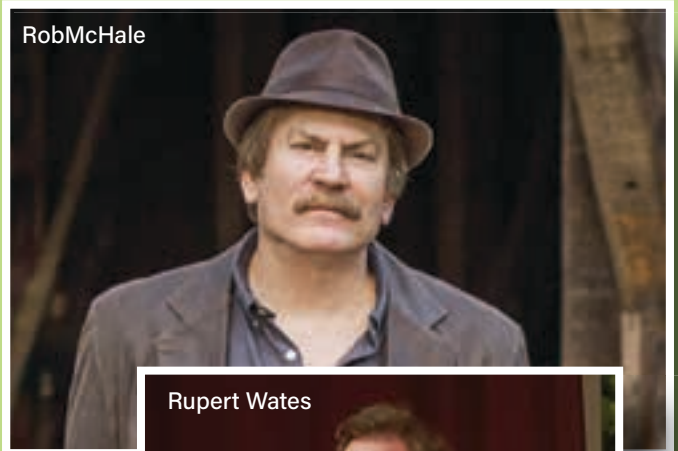
Please consider supporting our neighborhood public elementary school and donate to MLEF at www.marylinfoundation.org today!

Mary Lin Dine-Outs

November 11: The Daily in Inman Park. Mention "Mary Lin" and kids get a free pastry plus 15% donated back to Mary Lin PTA

December 13: Chipotle in Emory Village. Order online and pickup by using the Promo Code VBQXZQH on the Chipotle app or website. 33% (!!) will be donated back to Mary Lin PTA

RobMcHale



Rupert Wates





Are You Getting the Seasonal Blues?

By Gail Turner-Cooper, Candler Park Resident and Founder, Align Health

Now that autumn has arrived and the days are starting to get short once again, some of us may get a feeling of sadness that occurs during the winter months. Seasonal Affective Disorder (SAD) is a form of depression that about a quarter of people experience and about five percent are significantly affected by it. Some symptoms include depression, lower energy levels, agitation, anxiety, and sleeping troubles.

Why are some people so affected by the seasons?

There is not one specific reason causing SAD. One of the most likely causes is the lack of light especially for those who work during the day and may not see much of the sun. Your endocrine system is greatly affected by sunlight meaning your hormones could be out of balance. Additionally, with longer nights and less strong sun, your body may produce more sleep hormones, making you feel more tired and less energetic. Other hormones shift during the winter months including serotonin levels leading to a feeling of depression.

How can I alleviate these symptoms?

There are several ways to shoo away the winter blues. One of the simplest methods is to increase the amount of light you absorb. The best time to gain access to the sun is the first morning hours. If it's nice out, going outside is the obvious solution but let's be honest, it is not always possible! Cold, windy, and stormy, make it less desirable. You are not likely to go outside for an hour or more every morning. So, getting a full spectrum light box and using

it for thirty to sixty minutes in the morning can help awaken your endocrine system allowing you to help bring your hormones in balance.

Another key factor can be exercising. Staying on your regular exercise routine during winter is critical. Thirty to sixty-minute workouts multiple times a week make a huge difference in balancing your system. Even if you struggle to get a proper strong workout, spending ten minutes dancing around the house can be a great help! Another way to help is by boosting your Omega-3s by adding more wild-caught fish to your diet.

If you find that these are not a strong enough intervention, introduce vitamin D. Vitamin D is nicknamed the sunshine vitamin as it is produced when we get direct sunlight. Many people suffer from a lack of vitamin D throughout the year and it is only heightened in the winter when there is less time for sunlight. Just make sure to take it with a meal that includes fats to ensure proper absorption. And use a quality brand that also has the co-factor nutrients with it. Best to seek advisement from your medical provider. These are just a few simple ways to help stave off the effects of SAD. If you find that winter really gets you down, know you are not alone. It is a common wintertime symptom. Don't ignore the issue, instead seek out that ray of sunshine that will keep you bright and shiny until the warm sun returns again in the spring. And, you may also wish to visit with your medical provider to have them run labs on your thyroid and adrenal glands to ensure they are in proper range.



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Saturday, Dec. 9 | 8 p.m.

Sunday, Dec. 10 | 4 p.m.

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October 16, 2023 CPNO Members Meeting – Draft Minutes (Hybrid)

The meeting was called to order at 7:02 pm by Christina Hodgen, President. The motion to adopt the agenda was by unanimous consent. The motion to approve the September Minutes with corrections was by unanimous consent.

Guest Speakers:

- Sarai Draper, State Representative for House District 90, reported a problem with the ballot for School Board of Education, District 3 which includes Candler Park.
- Charles Paine reported on the LGBTQ+ Historic Context Presentation
- Nomination Committee presented the 2023 Slate of officers

Christina Hodgen	President
Jason Key	Zoning
Sydney Boggess	Membership
Stacey White	Fundraising
Amy Wheeler	Treasurer
Bonnie Palter	Secretary
Larry Compton	Safety
John Fleming	Communications
Christopher Spruell	External Affairs / NPU Rep.

- Halloween Decorating Contest
- Education Committee-Stacey Burton White reviewed the work of the Committee
- Social Events announced by Amy Wheeler-Yoga, Kickball, Pub Crawl.
- These are fund raising activities for CPNO.
- Fall Fest Committee members were mentioned by name and thanked for their hard work.

Fall Fest Chair- Brian Kyle; Operations Officer- Dima Nazzal Duwayri; Treasurer-Amy Wheeler ; Artist Market Lead -Maya Abboushi; Fundraising Officer-Hallie Meushaw; Food Vendor Lead-Ryan Boblett; Marketing & Promo Officer- Lee Lindsey; Social Media Lead- Alex Russell; Social Chair- Brittany Schwartzwald; 5K Lead-Doug Brandenburg; Design Lead- Beryl Firestone Music Selection Committee- Mark Clement, Hallie Meushaw, Brian Kyle, Jennifer Pridgen, and Meshall Shumate; Fall Fest Student Lead- Sadie Kyle; Emcee, Main Stage Management, & Event Advisor- Mark Clement; Tour of Homes- Michell Thurmond; Kidlandia Lead; Martin von Dickmann; Volunteer Director- Erica Greenblatt.

Treasurer Report- Amy Wheeler

The numbers for FallFest will be ready in November; Fall Ball made over \$10,000; Tour of Homes made \$16,000; Social Events-\$350.

Candler Park Conservancy-Doug Wetzel

The playground funding is \$53,000 short of their goal and Conservancy is requesting this amount from CPNO.

Historic Designation Committee- Emily Taff

Next meeting is November 9th.

Zoning- Jason Key

The motion to support V23-133 (545 Page Avenue) application passed.

The meeting was adjourned at 7:55 pm.

Submitted by Bonnie Palter, Secretary

October 16, 2023

CPNO Membership Application

All who live in Candler Park, or own property or a business in Candler Park, are eligible to join. Mail this application or visit our website to join or renew candlerpark.org

Name: _____

Address: _____

Email: _____ Date: _____

Business applicants

Name of business: _____

Address of business: _____

Name of designated agent: _____

Agent's Email: _____ Date: _____

Optional contributions

Membership in CPNO is free, but we welcome optional contributions. To contribute, please visit our website candlerpark.org/donate-to-cpno or mail a check with this application. Typical contributions range from \$10 to \$100.

**If sending by mail, please address to:
CPNO Membership
P.O. Box 5418, Atlanta GA 31107**

CPNO Officer and Committee Report for October 16, 2023

Public Safety Officer- Larry Compton

In general, positive crime trends continue for Candler Park. I am glad everyone is having a safe and wonderful Fall Season!

- The APD Zone 6 Quarterly update was held 4 October by Maj Webster. I was not able to attend the live meeting but viewed highlights for situational awareness.
- There are reports of extended 911 hold times. If you call 911, even if on hold for a long time, do not hang up and call back. This just extends the wait time. The call will be answered. The city is working staffing and pay issues with civilian staff - please consider advocating for increased pay for 911 operators.
- APD Zone 6 will kick off a holiday toy drive soon. If you are interested in details please contact me or Zone 6.

Historic Designation Committee- Emily Taff

The Historic Designation Committee met Wednesday, September 27 via zoom.

10 committee members, Aaron Fortner and 2 guests were in attendance.

Committee thoroughly reviewed the presentation for the October 5 Community Meeting with Aaron Fortner. Discussed breakout room logistics for Zoom.

Breakout session format of upcoming meetings will lend themselves to a Worksheet format for recording individuals “answers” and comments.

Also discussed issues with the Sept 7 Companion Survey and how to improve it. We want to keep it open and continue encouraging people to take it, whether they were at the Sept 7 meeting or not. Due to the confusion, it was recommended that if participants can revise their answers after submitting, we should allow that (this was done, participants can now edit their answers on the survey after submission).

Membership- Roger Bakeman

As predicted last month, membership in CPNO now stands at over 800—the highest since keeping electric records began in 2010. About 400 of those gave a single street address. The other 400 represent households (two individuals with a shared street address). Of the 200 households, 150 listed their names separately (each with its own email address) and the other 50 provided a joint name (e.g., Pat and Chris Smith). Almost half of our members responded to a survey sent out last month, which represents what many would view as an impressive level of involvement.

External Affairs- DJ Roedger

Two items addressed at the September 28, 2023, NPU-N meeting were pertinent to Candler Park:

- NPU-N 2024 Bylaws - Residents of NPU-N voted to affirm.
- First Voices Festival (L5P) Special Event Application - NPU-N voted to support the application.

Safer McLendon- Naoya Wada

Great Fall Fest! Had lots of good conversations around Safer McLendon

- Still fundraising for our first Tactical Urbanism site at McLendon @ Oakdale. Donate here: <https://candlerpark.org/safestreet/>
- Confirmation from Amir that stop signs have been legislated for in Candler Park per our Safer McLendon plan
- Stop sign went in on McLendon @ Connecticut (Lake Claire)
- Worked with Lauren Welsh to fix a crosswalk signal at McLendon @ Moreland
- We will be at Lake Claire’s Halloween festivities (10/28)
- We will be at Little Candler’s Fall Fling (11/4)

NOVEMBER CRIME REPORT, CANDLER PARK

Date	Day	Time	Location	Description
Property Damage / Vandalism	10/04/2023	Wednesday	0630	1100 Block McClendon Ave NE
Theft from Motor Vehicle	10/15/2023	Sunday	0600	300 Block Candler Park Drive NE
Theft from Motor Vehicle	10/15/2023	Tuesday	0530	300 Block Josephine St NE
SIGNIFICANT ACTIVITY ROLLUP (3) PROPERTY DAMAGE - 1 THEFT FROM MOTOR VEHICLE - 2			SAFETY OFFICER ASSESSMENT <ul style="list-style-type: none"> • No stolen vehicles this reporting period. • Great news for neighborhood safety - few concerning incidents reported. 	

A/C & Heating	
Anytime Heating & Cooling, Inc.	678-606-9020
Clark's Heating and Air	678-379-2665
Dayco Systems	770-919-9509
Jape Services	404-282-7887
JF Maxwell Heating & Air	678-935-0505
Neese Heating and Cooling	678-856-4785
Shumate Air Conditioning & Heating	678-584-0880
Superior Indoor Comfort	770-664-9098
Zen Air	678-883-7868
Accountants	
Signature Accounting Services, LLC.	770-975-1609
Active Adult Community	
Holbrook/Dogwood Forest	404-445-7777
Vickery Rose Senior Living	470-550-5200
Assisted Living	
Manor Lake BridgeMill	678-990-5055
Rock Creek Manor	678-454-2600
The Arbor at Bridgemill	770-545-6736
Varenita of West Cobb	470-750-3500
Attorney	
Daryl L. Kidd P.C.	770-499-1274
Auto Detailing	
Polished Peach Car Wash	770-592-8102
Banking	
Credit Union of Georgia	678-486-1111
Bathroom & Kitchen Remodeling	
InDesign Kitchen & Bath	770-865-3632
Cabinetry	
Cabinet Buyers Outlet	706-972-4480
Cleaning Services	
House Cleaning Specialist, Inc	770-975-4995
Concrete Leveling	
Advance Concrete Lifting & Leveling	678-208-3426
Consignment	
Finders Keepers	404-377-1944
Uptown Cheapskate-Cumming	770-844-7600
Uptown Cheapskate-East Cobb	770-999-1967
Uptown Cheapskate-Johns Creek	770-495-1515
Dance Studio	
CK DanceWorks, Inc. & CK Yoga	770-975-7298
Dentist	
Acworth Dental	770-974-4146
BridgeMill Dentistry (Scott Merritt, DMD)	770-704-1812
Distinctive Dentistry	770-445-6606
Esthetic Dental Solutions	678-352-1333
Family Dentistry at Seven Hills	678-574-4837
Northpoint Dental	678-274-6987
Roswell Dental Care	470-288-1363
Swords & Phelps Dentistry	770-479-3713
Design & Build Services	
HammerSmith, Inc.	404-377-1021
Doors	
EntryPoint Doors & Windows	770-904-0094
Park Avenue Entries	770-622-0554
Electrical Service	
Arc Angel Electric Corp	470-239-5568
Mr. Electric of Atlanta-Mr. Rooter	770-285-5700
Mr. Electric of Canton	678-408-7174
Rocket Electric	770-288-5855
ServiceWise Electric, LLC	404-704-4903
Shumate Electrical Services	678-584-0880
Eye Care	
Georgia Eye Partners/OPAL Aesthetics	404-383-0956
Flooring	
All Floors Center	
Funeral Homes	
In Their Honor of Jasper Funerals &	706-253-5060
Furniture & Accessories	
Sanders Furniture, Inc	770-867-9414
Garage Doors	
Platinum Overhead Door	678-329-3100
Garbage & Recycling Service	
The Bin Brigade	404-913-5033
Golf Equipment & Supplies	
Golf Cars of Canton	678-880-1156
Government	
DeKalb County Board of Commissioners-	404-371-2899
Handyman	
Happy Handyman LLC	770-685-8421
Shumate Handyman Services	678-584-0880
Home Furnishings	
ARIANA Home Furnishings & Design	678-807-7422
Stash Decor Warehouse	
Home Improvements	
GHIR Construction	404-922-7379
Hospital	
Northeast Georgia Medical Center	770-214-4492
Insurance	
Allstate Insurance Nancy Wells	404-452-5066
State Farm-Matt Cresap	770-982-0064
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Serv'all Plumbing & Rooter Service	770-917-1852
Shumate Plumbing Services	678-584-0880
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Primrose School of Acworth Bentwater	770-529-3925
Propane Service	
Gas Incorporated	770-720-1378
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Atlanta Communities-Elizabeth Martin	678-373-9342
Atlanta Communities-Jennifer and Associates -	770-403-5639
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Coldwell Banker-Sherry Warner	404-784-8848
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Compass Realty-Natalie Gregory Team	404-373-0076
Cory & Co. Realty	404-564-5561
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Keller Williams-Linda Jacobs	770-337-2006
Keller Williams-Williams	678-780-7556
Park Realty-John Morgan & Drew Jackson	877-249-8533
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Remax-Heerema	770-238-6759
Robin Martin and Associates	678-665-0202
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Serv'all Plumbing-Remodeling	770-917-1852
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Kaldi's Coffee	404-727-0405
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McGinnis Woods Country Day School	770-664-7764
The Friends School of Atlanta	404-373-8746
Woodward Academy	404-765-4001
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Reve Aesthetics Medspa	678-447-0801
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Serv'all Plumbing-Water Heaters	770-917-1852
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Davis Window & Door	770-279-0905
EntryPoint Doors & Windows	770-904-0094
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