

The CANDLER PARK MESSENGER

September 1994

9
Vol.6, No.8

MONTHLY REPORT OF THE CANDLER PARK NEIGHBORHOOD ORGANIZATION

From the President

The September meeting should be a fun one as Summer winds down and we again have a full agenda. The first order of business will be the resumption of discussion of the Historic Guidelines. Discussion will be limited to one hour. Copies of the guidelines are available at Etcetera located at 427 Moreland.

The second item on the agenda will be an application for subdivision zoning at 1380 Dekalb avenue. This is the land that is for sale at the corner of Oakdale and Dekalb. The requested subdivision will allow twelve houses to be built on the land. I encourage all interested parties to view the property before the meeting.

This month's edition of the *Candler Park Messenger* contains an article regarding housing rentals during the summer of 1996. I asked Judy Hotchkiss to write this article so that you might be informed of opportunities that are available outside of the official Olympic rental agency. It is my understanding that many real estate agencies and bed and breakfasts will offer rental services. I chose Oakwood & Hotchkiss, Inc. to write an article because of Judy's involvement with the neighborhood.

The neighborhood is in the process of selecting candidates for next years officers. Please call me at 522-7130 if you are interested in either being an officer or in helping to recruit candidates.

- Eric Dusenbury

Last Chance to Put your House on the Tour

We are still interested in talking with anyone who would like to put their house on this years tour. The late is Saturday October 29 from 12-6. Please call James Culton at 659-5021 for information.

Calendar

Tues.,9/13-7:30 p.m. CPNO Monthly Mtg.
Tues.,9/20-7:30 p.m. CPNO Exec. Com. Mtg.
Tues.,9/20 *Messenger* Deadline
Thurs.,9/22-7:30 p.m. NPU-N Monthly Mtg.

CPNO Meeting September 13th

The Candler Park Neighborhood Org. meets on the second Tuesday of the month at Epworth United Methodist Church, 1561 McLendon Ave.

This month's agenda:

7:00 – 7:30 — Refreshments
7:30 – — Officer Reports
— Historic Guidelines
— Subdivision 1380 Dekalb

CPNO Officers

President: Eric Dusenbury
1st Vice President: Clifton Mack
VP Finances: Christine Stanton
VP Special Events: James Culton
VP Communications: Matt Jordan
VP Zoning: Michael Bishop
VP Environment: Michael Lyman
VP Safety: Matt Williams

Volunteer Needed

We desperately need someone to help with the publishing of the *Candler Park Messenger*. Volunteers should have access to a word processor with a letter quality printer. This effort should not require more than four hours of your time a month. Please call Eric Dusenbury at 522-7130 if you are interested.

The Candler Park Messenger, P.O. Box 5418, Atlanta, GA 31107

CPNO Voice Mail – 453-8255

CANDLER PARK MESSENGER

So You Want to Rent Your Place July 19–Aug. 4, 1996?

You'd like to rent all or part of your house during that special time. After all, about 150,000 people will attend events each day plus thousands of others will be here to work (in the media, as vendors, drivers, caterers, etc.). Atlanta has 55,000 hotel rooms. Obviously, opportunity knocks.

Since my husband and I own the only Bed & Breakfast inn in the area (Oakwood House in Inman Park,) we're keeping a close eye on this. Here's what we think we've found:

The closer a sponsor is with Atlanta Committee for the Olympic Games (ACOG), the more likely there are already rooms reserved for them at the major hotels. Those more tied into teams or coming to Atlanta independent of sponsorship are most likely shopping for housing. And then there's the traveling public—American and foreign.

In July, ACOG announced its private housing group. They'll help homeowners rent their homes and are quoting a net of \$5,000 to \$15,000 for three weeks rental of a four-bedroom home. Their prices are based on property value (when was the last time you WANTED your home to be worth more on the tax rolls?). They are not based on location.

Because ACOG is "big," there are standards to be met: air-conditioning, cable TV, private baths, a smoke detector, bedroom door locks, and touch-tone phones in every bedroom. One off-street parking space per bedroom is required. A half million dollars in liability insurance is recommended. Presumably homeowners provide "maid service."

The Atlanta Journal-Constitution reported a top price of \$200/day for a room in a \$110–\$250,000 house and up to \$150/day in homes under \$110,000. Out of that price the homeowner will get 45% or \$67.50–90/day. ACOG's committee gets 35%, ACOG itself 10% and the Georgia Amateur Athletic Foundation 10%.

Many private (non-ACOG) brokers will help homeowners find tenants. One of them is Oakwood & Hotchkiss, Inc., which is my company.

We propose to match visitors and homes in

much the same way we match occasional B&B guests for some of our neighbors.

While the room's amenities—such as cable TV—may enhance the price, we don't require them. Unlike ACOG, we take the view that location IS everything. That means that the intown neighborhoods are prime rental areas because of proximity to MARTA.

Big agencies are likely to require availability for the entire period; smaller agents can work around times when relatives want to visit you. Additionally, not all visitors stay the entire period.

As to pricing, our research isn't complete and prices won't be set until we have a better feel of the market. An elegant home may well bring a higher price than the ACOG committee charges—but it might not. It depends on the market and the home's "extras" or lack of them. Clean, neat and user-friendly are most important.

Our service fee is likely to be 20–25% of the rental price. Homeowners will be in charge of maintenance and cleaning. I expect some business opportunities for those who want to clean or maintain Olympic rentals. (Clean rooms and houses are required!)

Housing rentals should kick into gear once tickets go on sale in May, 1995, or certainly by September, 1995, when ACOG begins to market its rooms-and-tickets packages.

Meanwhile, I'm surveying potential rentals with a form which can be copied at Copies Etc. in Little 5 Points. (One form for entire houses and one for rooms.)

ACOG and others will require guests pay for their rooms by January, 1996. We accept credit cards and also collect sales and hotel-motel tax as required by law. Homeowners will receive a final check once the guests arrive and an IRS 1099 (miscellaneous income) form.

Contracts will bind both the homeowners and the visitors to the rental deal; mind changing will prove costly.

Finally, where are these guests coming from? Contacts. Oakwood House is in about 12 B&B directories, AAA, Compuserve, the U.S. government travel book.

—Judy Hotchkiss/Oakwood

CANDLER PARK MESSENGER

Traffic Patrol

The Pedestrian, Bicycle, and Motor Vehicle Co-Existence Task Force of Candler Park (PBMV) is conducting a poll to help identify traffic problems that are of concern to Candler Park residents. Please take a moment to identify traffic problems and to let us know what they are. We will be using the Candler Park Voice Mail System to collect this information. Please dial 453-8255 for the mailbox and select 1 for community news. Leave your message at the beep. Letters may also be sent to the neighborhoods post office box.

We are looking for the following information that may also be used to help formulate your thoughts and organize your message.

- Your name, address, and phone number (optional)
- Routes used to cut through Candler Park
- Sections of streets where speeding is prevalent
- Streets and intersections with frequent accidents
- Frequently used walking routes and problem spots along these routes
- Frequently used bicycle routes and problem areas along these routes
- Anything else you feel is relevant

With your response we will identify key traffic problems, develop solutions, and work toward implementation of these solutions. Your problems will not be solved if we don't know what they are.

Poster Contest For Tour of Homes

We need your ideas for this years logo for the tour of homes. We know that there are many people out there who can get their creative juices flowing and come up with a wonderful design for our poster. We are offering a \$50 prize to help stimulate that process. Our theme is 'Spooky Tour of Homes' as we will be coordinating with the Little 5 Points Festival which will occur the weekend before Halloween. The deadline for the contest is September 30. We can have any color paper plus two colors of ink. Artwork should be ~~1 ft. by 3.5 ft.~~ and needs to be able to be shrunk for the ticket cover. Please call Mary Alice Bray at 522-5455 with any questions.

14" X 20"

Night Out Against Crime a Success

Thanks goes out to all Candler Park residents participating in this year's National Night Out Against Crime on Tuesday, August 2nd in the park. More importantly, thanks to the following professionals who came to speak, sharing their thoughts and opinions on making ourselves and our neighborhood more safe.

- Captain Paul Boeker, Atlanta Fire Department, Station 12, 577-3143. The Fire Department offers free fire safety audits for residents and businesses.
- Captain Carl Lathrop, Atlanta Police Department, Zone 6, 371-5002. Captain Lathrop emphasized the importance of Neighborhood Watch and noted that the Police Department offers a free security audit.
- Don Kimble, The Energy Shop, 371-1535. A former LSP business neighbor and current Lake Claire resident, Don offers several safety-related products for your home. His shatterproof window films are of particular interest, providing an economical and effective window treatment for anyone desiring added household protection, but not wanting to install burglar bars. Don also sells protective roll shutters.
- Mike Van Horn, Rollins Protective Services, 321-6800. Rollins, the only major security system company in Atlanta with local monitoring,
- Lorne Coleman, ESCAPE women's Self Defense, 371-8696. Lorne's company provides self-defense training for both individuals and groups.

Classified Ads

RENT INMAN PARK's TROLLEY BARN for your special event--weddings, parties, company retreats and awards dinners. Good prices for a great historic place. Plan ahead for key dates. Call Miriam Holland at 521-2308.

NOOK & CRANNY MAID SERVICE "I earn your business every time I clean." Bonded. Insured. Dependable. Call day or evening. 688-3766

DEADLINE FOR ADS IS THE 15TH DAY OF THE PRECEDING MONTH

Classifieds: \$2/40 letters/spaces which equals one line in The Messenger

Display ads are \$10 per each inch of height and \$20 for double wide. Columns are wide (2 3/8") if you are making your own ad.

Call Judy Hotchkiss early for more information 521-9320 (8-10 am/8-10 pm best time to call)
Mail ads and checks (made out to J. Hotchkiss) to 951 Edgewood Ave. NE, Atlanta, GA 30307

Our Messenger Sponsors

Oakwood House

Bed & Breakfast...A great place for family and friends to stay. Inman Park 951 Edgewood 521-9320

We Have ATM Cards!

As a BOND Credit Union member you have access to desirably priced banking services: checking, savings CDs (often with higher interest rates than banks or savings & loans). Now... ATM cards.



LITTLE 5 POINTS
433 MORELAND AVE 525-0619 MF 11-6.

Bigger & Better For You..

- More card, gift wrap
- A larger pharmacy
- A bigger fountain and grill featuring hot meals and more soda fountain delights
- An expanded housewares department
- Our trademark personal, neighborly service



484 Moreland Ave. 524-4466

Inman Animal Hospital

*Janette Friel, D.V.M.
Alla Sivakoff, D.V.M.
Michelle Espeut, D.V.M.*

A modern facility
with old-fashioned care

Surgery ▲ Borading ▲ Bathing
Dips ▲ Drop-off ▲ By appointment

926 DeKalb Ave. Inman Park
584-8761

FELDENKRAIS Awareness Through Movement

Weekly neighborhood classes at last!

Instructors: Bonnie Joki-Brough and Ron Renz. Mondays, 7-8 pm at Laughing Dragon, 1388 McLendon. \$12/class or \$40/4 consecutive classes. Questions? Call 373-7310 or 659-4738

YOUR INTOWN SPECIALIST

DAVID SCHENCK

Buyer and Seller Brokerage

"Nobody knows like a NATIVE."

659-4757



RE/MAX

Executives, Inc.



2260 North Druid Hills Rd., Atlanta, GA 30329

Selling More and More in '94

| | |
|-------------------------|------------------------|
| 1279 McLendon Ave L | 323 Kings Highway S |
| 334 Elmira Place L&S | 2943 Lowrance Dr S |
| 435 Oakdale Road L | 462 Landover Dr S |
| 353 Oakdale Road L | 2343 Hunting Valley S |
| 335 Glendale Ave L | 1441 Brookcliff Dr S** |
| 464 Sterling Street S** | 1364 Hardee St. L |
| 422 Page Avenue L | 1769 New York Ave S |
| 251 Elmira Place S | 496 Clifton Road L |
| 244 Mathews Ave S | 1359 McLendon Ave L |
| 1291 McLendon Ave L | 630 Clifton Road L* |
| 1759 Delaware Ave L | 486 Oakdale Road L** * |

Sales as of August 15, 1994

* Pending Sale

**Unlisted property

Maya Hahn, GRI

Re/Max Metro Atlanta

522-0011 Candler Park Office

521-3487 Facsimile

Real Estate for Real People



**NOT EVERYONE
IN LSP
HAS GREEN HAIR,
A TATTOO, & SLEEPS
UNTIL NOON.**



Aurora Coffee is open and serving
at 7 am M-F, and 8 am Sat & Sun.



NOT YOUR ORDINARY CUP OF JOE

468 MORELAND AVE • 523-6856 • OPEN 7 DAYS