

Northcrest News

In this issue:

- Annexation Op Ed and SPLOST II Updates
- Creek Cleanup August 19th - We Need You!
- Northcrest Swim & Tennis Club Update
- Membership Drive - Don't forget your 2023 Dues
- 4th of July Holiday Parade
- Social Spotlight - Bunco Babes



Summer 2023

A Publication of the Northcrest Civic Association

A Note From Our President

Hello, Northcrest Neighbors!

And happy Summer! I sincerely hope you're staying as cool as you can and taking full advantage of all of Northcrest's lovely shade trees. They're so invaluable to us all when the temperatures start rising. And it's been so great to see so many of you out and about strolling our streets, even daringly going for a run up and down the Northcrest hills (I do try...)

Adopt-an-intersection!

If, like me, you are one of those who regularly strolls our hilly streets, you may have noticed that some of our street signs, including our historic district sign-toppers, are looking a little on the dirty side. We thought a nice way for people to get involved with keeping the neighborhood spruced up might be if we got local volunteers to adopt a nearby intersection and give their signs a little wipe-down. (Small print - the board can't take any responsibility for any shaky ladders, though!). If you have a storm drain at your intersection, some of those can often not be in the best of shape, so this could be a way to monitor those too. If you like the idea, get in touch with us detailing the intersection you'd be interested in adopting, and we'll see what level of interest we get! Here's hoping!

4th of July Parade!

But before all that, I want to give a massive shout-out to our Social Committee chair, Debbie Talasek, for recently pulling together our 4th of July Parade - Northcrest's first for some time! It was an enormous organizational effort. When the thunder and lightning started on the morning of the 4th, it looked touch-and-go as to whether we could actually proceed. But she persisted...and on it went! It was fantastic to see so many of you actually join in the parade, or line the neighborhood streets to cheer and wave us all on. And it was wonderful to see and meet so many of you at the Swim & Tennis Club for donuts and refreshments afterwards too. You can see pictures and a write-up of the whole event later in the newsletter.

Creek Clean-up Day!

Our Creek Clean-up Day is August 19th! Check out our website for dates and times, and look for any posters around the neighborhood for all the information about where to meet, and what it'll involve. Again, it's been a while since we've done one of these, but it's a great way to meet some of your neighbors and should be a rewarding activity for those who don't mind a bit of work alongside their fun. And of course it all helps to keep our cooling creeks at safe water levels.

Call (again) for volunteers - and a board member!

Talking of social events - yes, at the risk of sounding like that broken record - we would still love to hear from anyone who'd be interested in helping the board out with future events. It's a tough ask for Debbie to take it all on for herself, and we'd love to have more people involved. We're flexible enough to play to whatever your interests are, or what your level of involvement might be. If you're in the slightest bit curious, contact us via email, which you can find at the website. Secondly, sadly for us, our lovely Treasurer, Holly, will be stepping down in October after her one-year term. She's done an amazing job in the last 10 months of getting the NCA's financial tracking and payment systems all in order, and will be much missed! But thanks to all her hard work, it'll be a breeze of a role for anyone interested to step into - you really won't need past experience as a CFO, I promise! If you're interested, or just want to know more at this stage, do get in touch. Hopefully we can have a small list of candidates to put to members at our annual meeting in October, where we'll hopefully get to meet many of you again....

Annual Meeting!

On that note, do keep an eye out in the next couple months for details about this year's annual meeting, due to be held in October. Ahead of that, we'll be posting some proposals regarding small amendments to the NCA's bylaws that we'd love people's input on at the meeting. In addition, we're hoping to invite our local DeKalb County Commissioner Robert Patrick along to meet all of you. He does take a direct interest in our neighborhood, and I'm sure would be happy to share any updates from the county and hear your thoughts too. Talking of DeKalb County, past board member Chris Hester has kindly written some words regarding cityhood questions which have recently been circulating, as well as information on the DeKalb SPLOST program. Thank you, Chris!

Callout for future newsletter ideas!

And thank you again to everyone for reading this far! I say it each time, but we'd love to have more of you involved. We would very much like to devote an upcoming issue to renovations done to our midcentury homes in the neighborhood. Got any interesting tales about your own renovations? Any unexpected surprises? Photos? Do share them with us, we'd love that! And if you have other ideas for future newsletters, of course, pass those along too - we'd love your feedback and future input.

Oh, and if ever you find out that you've not had one of our newsletters hung on your mailbox - just reach out! We always have a few extras printed up just for that reason, as we know people really like getting their physical copies.

Thanks again, everyone - have a great rest of your summer, and we're looking forward to putting out our next newsletter in the fall!

Jo

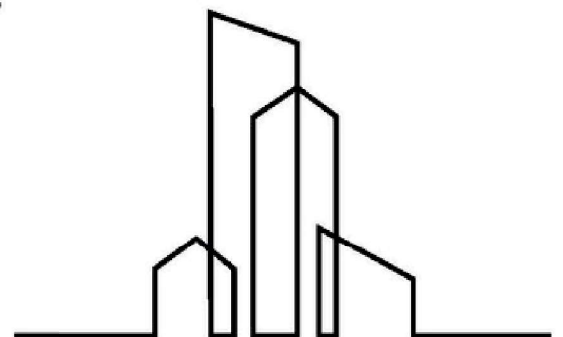
JUST SOLD!



BUYING OR
SELLING A HOME

LET'S WORK TOGETHER!

Your new neighbor found this Fantastic opportunity to own in the Historic Northcrest Neighborhood! We just sold this 4 bed, 2 bath home with original hardwood floors in all bedrooms and the living room. Skylights in the foyer and kitchen bring in lots of natural light. Let us help you find your piece of paradise in Northcrest!



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Membership Drive

The Northcrest Civic Association (NCA) is currently rebuilding our membership. If your household was a member of the NCA in the past but you haven't joined or renewed for 2023, we need you to join again. If you're new to the neighborhood, we'd love for you to join us. Membership for the rest of this year is only \$20. The membership year runs from January-December each year.

What the heck is the Northcrest Civic Association anyway???

First and foremost, the Northcrest Civic Association is not an HOA. We are not in the business of limiting your choice of exterior paint color or measuring the height of your lawn. Secondly, we are a separate and different type of organization from the Northcrest Swim & Tennis Club, although they graciously allow the NCA to host events there.

The NCA is a community organization founded by neighbors to foster harmonious relationships within Northcrest and engage in activities that bring our neighborhood together. We serve as a liaison with governmental and nongovernmental entities and give voice to Northcrest when a serious issue affects us, such as tracking re-zoning requests impacting the neighborhood.

Your membership helps support and fund community events and social activities. We need our membership numbers to increase so we can best serve our awesome neighborhood. We have several goals on the horizon, one of which is establishing a plaque for Northcrest Historic District, which was added to the National Registry of Historic Places in 2017 which was also a NCA project.

We welcome your input and participation! Your membership in the Northcrest Civic Association grants you a platform for your opinions and an organization in which to utilize your talents and ideas. We encourage you to visit www.northcrestcivicasociation.com to learn more about us and join!

This QR code will take you directly to our sign up page:

Or go directly to our website @

<https://northcrestcivicasociation.com/products/renew-membership>



The NCA 2023 Board. We look forward to serving the community in 2023!

Annexation Op Ed

By Chris Hester

By now, many of you have probably heard about the recent attempt to annex the Toco Hill area into Brookhaven. But most of you probably haven't heard about the potential annexation of Mercer and Embry Hills into Chamblee. While the Brookhaven effort has been derailed for now, although I fully expect it to happen in the near future, the Chamblee effort seems to be a done deal. The only question there is the timing, but it should happen before the end of the year. These upcoming annexations will have a direct effect on the future of our neighborhood and the surrounding areas. With the likelihood of a new city in North DeKalb pretty much dead, annexations such as these will become the norm for a while. It is my opinion, and that of every government official that I have spoken to about this except a few DeKalb County folks, that eventually all of DeKalb County will be incorporated. The real question is the timeline for this. In our part of the County, I see this taking place over the next few years, probably 2 or 3 at the most.

This means that we, as citizens, need to be proactive and have input into where we will be annexed and when this will happen. Several years ago, when this was an issue sparked by the potential new cities of LaVista Hills and Vista Grove, the NCA conducted a survey to see what our residents preferred. The options were to stay unincorporated, annex into Doraville, annex into Tucker, or join the new city. At that time, the survey results were roughly 25% for each option. When we removed the option to stay unincorporated, the results were very different. When forced to choose a city, Tucker and the new city were about even with Doraville a distant third. At the time, several folks asked that Chamblee be included in the survey. It was decided at that time that Chamblee wasn't a viable option as they had not crossed 85 and would need to annex a lot of other areas between us first before we could be considered.

But the upcoming annexation will basically bring Chamblee to our doorstep. This annexation will start on the west side of 85 at Chamblee Tucker Road (CTR) at the McDonald's across from the QT and cross 85. It will then travel down Mercer University Drive and Flowers Road to include all of Mercer and the apartments in that footprint continuing down to Henderson Mill Road. It will then go along Henderson Mill back to Chamblee Tucker. From that intersection, everything on the Kroger side will be included, but not the properties on the opposite side of CTR such as Zaxby's, KFC, Dunkin, Wendy's, etc. However, once it crosses back over 285, both sides of CTR will be included capturing the Big Lots shopping center and all of the residents of the Embry Hills neighborhood and all of the businesses between there and 85 on both sides of CTR.

This gives us a new option and a renewed sense of urgency to participate in the annexation process. I have recently met with the mayors of Doraville, Tucker, and Chamblee to gauge their interest in annexations in general and our neighborhood in particular. Doraville and Tucker both stated that they would be receptive to annexing our neighborhood if that is what we wanted, but that it would need to come from us. They both state that they are not actively pursuing annexations, but are certainly open to discussions that could lead to a mutually beneficial outcome.

Chamblee, on the other hand, is actively pursuing annexations and already has another area that will be announced soon. They are interested in expanding our way if our area is interested.

In order to make that happen, our neighborhood would have to join together with Stonecrest on CTR and Northcrest Condominiums, Ivy's Landing, and Rose Arbor on Northcrest Road. An annexation of our area would also probably need to go as far north as Pleasantdale Road to not leave an unincorporated island just below Gwinnett County. There are already some neighborhoods on CTR northeast of us that have annexed into Tucker and there would need to be some negotiations between Tucker and Chamblee to determine where the boundaries would be.

Needless to say, there are a lot of possibilities and a lot that will need to be discussed related to annexation for Northcrest and the surrounding neighborhoods. I personally feel that the days of being ambivalent or wishing to remain unincorporated are over. I feel that we need to be proactive and have a say in which city we land. There are pros and cons to each. Topics to be explored include: the population of each city and how we would compare percentage wise in each, the services offered by each city, the millage rates charged by each city, the proximity to our neighborhood, the success and reputation of each city, etc. For example, Doraville and Chamblee each have their own police department while Tucker still utilizes DeKalb County for police service, although they are moving that up somewhat on their priority list. Tucker City Hall is about 5 ½ miles from our neighborhood, Doraville City Hall is about 3 miles from our neighborhood, and Chamblee City Hall is about 5 miles from our neighborhood. But it feels like we are closer in proximity to Tucker and Doraville. The population of Doraville is less than 12,000. The population of Chamblee is just over 32,000. The population of Tucker is about 38,000. So it would seem that we could have a bigger voice in Doraville since we would be a larger percent of their population. However, they are landlocked on all other sides and couldn't grow any more. Chamblee and Tucker both have lots of options to grow and expand. Again, this could be good or bad. One issue that I am very concerned about is the overhaul of Pleasantdale Park. I have stressed to each mayor that I wouldn't want to see that fall apart if we annex into one of the cities. I will also follow up with DeKalb County on this.

The bottom line is that we should all be aware of what is going on around us and educate ourselves about the cities where we could one day wind up being residents. I encourage you to talk to your friends and relatives that live in these cities and get their feedback as well exploring their websites and reaching out to representatives of the three cities along with DeKalb County representatives. This issue is only going to become more important as time goes on and we don't want to be caught unaware.

Dekalb SPLOST II & EHOST -11/7 Ballot

In November 2017, DeKalb County voters approved a referendum to implement a one-cent Special Purpose Local Option Sales Tax (SPLOST). DeKalb County was the last county in the metro area to institute a SPLOST. SPLOST I went into effect in 2018 and will run through 2024 and is expected to generate \$636 million for capital improvements for the County and cities within DeKalb. Since it was DeKalb's first experience with SPLOST funding, they included a restriction that 85% of the funds had to be spent on transportation related projects and the remaining 15% on repairs to other existing capital assets.

On May 3, 2023, Governor Brian Kemp signed HB 431 which authorizes DeKalb County to hold a SPLOST II referendum on the November 7, 2023 ballot. This bill received unanimous support from the DeKalb House and Senate delegations. For this round of funding, which will also run for 6 years, there is no restriction on percentages to be spent on transportation. Instead, they have proposed 14 categories that the funds can be spent on as follows:

- Roads, streets, bridges, sidewalks, and bike paths
- Public safety and airport facilities and related capital equipment
- Qualified repairs of Existing Capital Outlay Projects *
- Cultural, recreational, and historic facilities
- Courthouse, administrative building, civic center, correctional/detention facilities, libraries, coliseum, and solid waste and recovered material process facilities
- Storm water
- Capital projects by County authority operated in conjunction with one or more cities
- Water and sewer projects
- Retirement of general obligation debt
- Voting capital equipment
- Transportation facilities for people or goods, including railroads and mass transit
- Qualified hospital or hospital facility
- Any capital outlay project owned, operated, or administered by the State within the County
- Broad general authorization for Cities and County to fund outlay projects

* Proposed qualified repairs will be reviewed on a case-by-case basis for compliance with the law governing the use of SPLOST funds.

Although SPLOST II, if approved, will give DeKalb County a lot more leeway in how to spend the funds, I still believe that it is a good way to raise the funds needed to address the areas noted above. By collecting these funds through a sales tax instead of a property tax, the burden is more evenly spread out amongst DeKalb County citizens as well as visitors that shop and do business in DeKalb.

In addition to approving SPLOST in November 2017, DeKalb County voters also approved the new Equalized Homestead Option Sales Tax (EHOST) of one-cent that replaced the former Homestead Option Sales Tax (HOST). EHOST was approved by a vote of 71% of the voters. EHOST went into effect in April 2018 and is a one-cent sales tax that is 100% dedicated to providing property tax relief to qualified homeowners in DeKalb County. All properties in DeKalb County with an approved Homestead Exemption qualify for the EHOST credit. From 2018 to 2022, EHOST has saved DeKalb homeowners over \$591 million in property taxes. Again, this is a way to more evenly distribute the tax burden throughout DeKalb County and to collect taxes from folks outside of DeKalb shopping in DeKalb.

For more information on SPLOST II and EHOST, please check out the DeKalb County website www.dekalbcountyga.gov/splost so that you can be an informed voter in November.



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Northcrest Swim and Tennis Club

This summer has been epic for members of the Northcrest Swim and Tennis Club! Swim sessions have been refreshing thanks to the all-new pools and filtration plants. The schedule has been packed with special events like the Low Country Boil, Dive-in Movie Night, Mediterranean Summer Night, Independence Day BBQ and Italian Night.

These special evenings are not only a great opportunity for members and their guests to unwind, dine and socialize, but they serve as a primary fundraising source for our private, member-funded and volunteer-run club. Weekly events like water aerobics and adult swim ensure all members are getting full use of the club, while tennis courts have been busy with friendly matches and lessons for adults and kids alike.

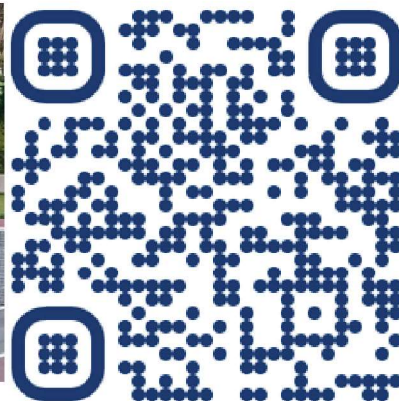
America's obsession with pickleball has descended on Northcrest Club in full force, with dozens of players now meeting three times a week. Look for "Northcrest Pickleball Group" on Facebook to coordinate matches with other members and visit the events page at northcrestclub.com for the full schedule expected to extend well into winter.

But the season of fun is nowhere near over, starting with the club's premium dining event of the year August 19. French Fête will showcase some fantastic dishes offered by some extremely talented volunteers. The event wraps with a crêpe bar made fresh to order.

To round out the summer, adults and kids alike are encouraged to join us on the back 40 for field day September 2. Latin Night returns September 16 with our traditional pig roast and all the fixings. Heading into fall, the club will host a chili cookoff October 14 and the haunted trail will be back October 21. Kickball is scheduled for November 4 and the Black Friday Bazaar will be hosted by the club November 24.

For non-members interested in attending a special event, pair up with a current member to reserve your spot at any of the events above. Keep in mind guest slots are limited for some events. New to the neighborhood and ready to secure your year-round pass to fun at the club? Submit your application today and receive 50 percent off your first year's dues. This is a great opportunity to lock in membership at 2023 pricing.

Got questions for the club? Email the volunteer board at membership@northcrestclub.com or text 770.580.3052 anytime. Follow the QR code below for membership information and sign up.



Planting Trees In The Neighborhood

Go for a walk, and you'll likely enjoy the shade of pines, tulip poplars, oaks, and sweet gums, among plenty of other kinds of trees. The Southeast in general is home to some of the greatest diversity of tree species in the United States, and you can see that at play in our neighborhood. One of the features neighbors cite as being a draw of living in Northcrest is our beautiful canopy of mature native trees.

As we enter a new era of climate instability, it's more important than ever to treasure and maintain that canopy. Besides sheer enjoyment, trees benefit us in a number of ways:

- Trees absorb stormwater and increase filtration into the soil. This helps reduce the load on our stormwater drainage system, reducing flooding.
- We enjoy improved air quality where there are greater numbers of trees.
- They slow extreme winds and block noise pollution.
- Trees serve as a habitat for all sorts of birds, insects, and small mammals.
- There are immense cooling benefits to planting trees. According to the EPA, "shaded surfaces, for example, may be 20–45°F (11–25°C) cooler than the peak temperatures of unshaded materials. Evapotranspiration, alone or in combination with shading, can help reduce peak summer temperatures by 2–9°F (1–5°C)."

While you can, of course, plant more trees on your property wherever you like, Trees Atlanta offers a Front Yard Tree Program that several Northcrest neighbors have benefited from. The program involves submitting a request for up to two trees to be planted by the program in your front yard, within 35 feet of the right of way. You are responsible for the care of the trees, but they come at no cost to you. You are able to choose between a number of offered tree species that changes with availability. Visit treesatlanta.org/yardtree for more information and to apply.

"We had a few trees on our lot expire within our first year as owners and wanted to add native species back into our yard's ecosystem.

A friend recommended the Trees Atlanta Front Yard Program—we couldn't be happier with the process, supporting local native efforts, and getting to watch our wildfire black gum grow in.
-Amanda & David Sweeney

4th of July Holiday Parade

By Debbie Talasek

We got the band back together - the marching band, that is! The NCA was very excited to bring back the Northcrest 4th of July Parade this year.

Atlanta weather had other ideas about our parade's scheduled start time though. After a quick flash of lightning, the event was almost canceled. Many of us were waiting under carports while watching the sudden and unexpected thunderstorm pass. The weather radar showed that it would be completely clear thirty minutes past our planned start time and it was!

On with the parade! Our neighbors were ready to go. They all showed up right after the storm passed, the young and not so young, with bicycles, decked out vehicles, costumes, instruments, flags and banners ready to be a little rowdy. Northcresters know how to have some fun.

As we marched, it was truly a joy to see our neighbors out on the street cheering us on and celebrating the holiday. The happiness was palpable.

Due to the hilly nature of our neighborhood, the parade route always follows the most level route possible from the Pleasantdale School parking area on Northlake Drive to the Northcrest Swim and Tennis Club. Domo Realty provided many dozens of donuts and drinks in the pavilion for everyone after the parade. Thank you Domo Realty!

We would also like to thank the members of the 2023 Northcrest Marching Band. It would not have been the same without your participation: Corregan Brown, Matt Jeffirs, Jacqueline Cohen, Jim Taylor, Elliot Vigil, Jack Taylor, Paul Abrelat and Mairi Dean Wiles. Thank you!

The Northcrest Civic Association organized the neighborhood's first 4th of July Parade in 2016. There has been a parade in Northcrest every year since then. We hope to see the parade continue to grow in 2024 with more "floats" and band members. Please join us next year!



Thanks to Matt Jeffirs, Jessica Hayes, Amelia Kinahoi-Siamomua and Will Lozier for providing photos!



Social Group Spotlight - Bunco Babes

By Gretchen Hull

One of our enjoyable neighborhood groups you will want to learn about is the Bunco Babes of Northcrest. This fun group of ladies gathers monthly to play and enjoy catching up with each other. We always have room for more!

What is Bunco?

Bunco is a dice game generally played with twelve or more players, divided into groups of four, trying to score points while taking turns rolling three dice in a series of six rounds. A bunco is achieved when a person rolls three-of-a-kind and all three numbers match the round number which is decided at the beginning of the round.

Who are the Bunco Babes?

Bunco Babes are merry, caring and love to get to know each other while having a fun time together. The Northcrest Bunco Babes have been together since 2008. Our Facebook page <[hKps://www.facebook.com/groups/196960823648127](https://www.facebook.com/groups/196960823648127)> is where you will find the latest gathering event information and can RSVP to join each month. We welcome all new members from our neighborhood and beyond. We represent all ages and would love to increase our diversity. Some Babes live in nearby neighborhoods. Some Babes have moved out of Northcrest but all join when they can. We have been known to invite the spare gentleman occasionally and spouses are often recruited to join if we have some last minute openings. Some of my dearest friends have come through our fun bunco group!

How do you play Bunco?

Bunco is a game of three dice and some luck. There is no strategy which makes it perfect to play if you want to enjoy a glass of wine and chit chat while you roll.

And there is no skill involved either, although everyone tries a different approach to throwing the dice if they are winning or losing! We play with as few as 4 but always in numbers of fours since that's the limit of players at each table. We usually have between 3 and 5 tables per session. Each game consists of 6 rounds, one for each dot on the dice. We start with ones. We roll until the head table reaches a score of 21 for either of the two teams that play together at the table. If you roll all three dice and get the number you are playing for - three ones on the

first round of ones, for example, that's a bunco and is worth 21 points! If you get a bunco it's expected that your table will make a fuss over you and you get to wear the bunco "crown" until the next lucky player hits a bunco. There are lots of other ways to win, and losing everything will also make you a winner! There is also a lot of truth in "beginner's luck"!

How can I become a Bunco Babe?

If you are on Facebook, just ask to join our page <[hKps://www.facebook.com/groups/196960823648127](https://www.facebook.com/groups/196960823648127)> and you will be notified of our latest events. If not, you can email me at gastylin@gmail.com and I will make sure to let you know when our next event is coming up. The group meets once a month on the last Thursday evening at a rotating list of member's homes. We bring a dish to share and our beverage of choice, including adult choices! We ask \$10 to play since there is a cash pot that goes to the various winners of the evening.

It's =me for our annual Bunco-paloosa on Thursday, August 24 at Northcrest Swim & Tennis Club!

7:00pm we gather, 7:30pm we roll! We ask \$10 to join the fun which will be donated to NSTC. We'll play one round of Bunco, then everyone is invited to go for a swim!

Please bring a dish to share, your beverage of choice and remember no glass in the pool, so we'll have plastic cups for you and you can deposit those adult beverages in the cooler.

This event is open to everyone! You do not need to be a member of the pool, the Bunco Babes or any neighborhood association. This is for all adults. We just ask that you let us know you are joining so we have a headcount before the day of. Please RSVP on the Bunco Babes Facebook page <[hKps://www.facebook.com/groups/196960823648127](https://www.facebook.com/groups/196960823648127)> or email gastylin@gmail.com. Looking forward to a great splash!



Bunco-paloosa

August 24th 2023

Hosted by Northcrest Bunco Babes
at Northcrest Swim & Tennis Club

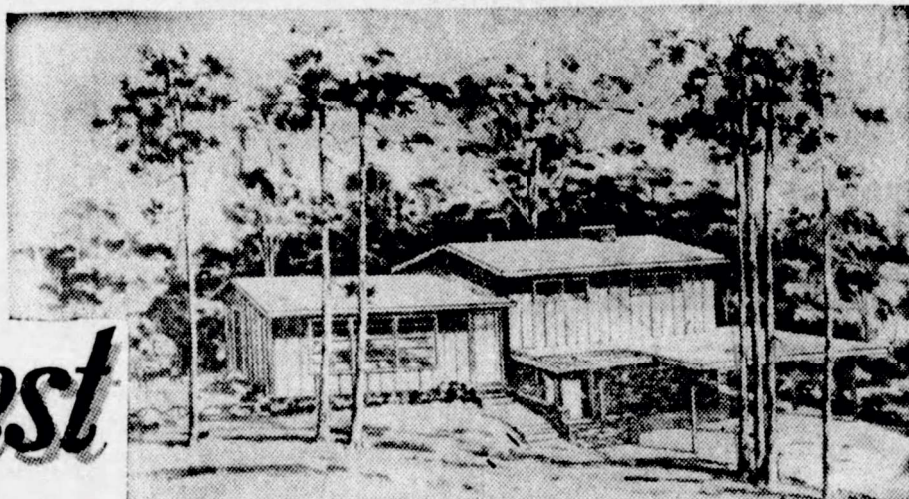


7pm
\$10 per person
All proceeds to benefit
NSTC

A Trip Down Memory Lane....

Historical advertisements from 1963 provided by Vanessa Reilly with Domo

Come explore this beautiful wooded residential section!



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- Single or double carport, front patio
- 1,700 to 1,950 finished sq. ft. of living area, plus 300 sq. ft. utility area
- 100 x 180 heavily - wooded lots. 10% down, conventional.

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Nights:
Howard Hardroth, ME. 6-3246
Paul Edwards, ME. 4-8846

A Trip Down Memory Lane....

Historical articles provided by Vanessa Reilly with Domo Realty

ATLANTA'S BEST BUY NO CLOSING COST SEE—TODAY

NORTHCREST—\$19,750 to \$22,000

Contemporary Tri-Level — 17 Minutes to Downtown

350 WOODED LOTS *10% down Conventional*

2 Display Homes

1,700 sq. ft. finished. 300 sq. ft. utility area. 100x180 lots, 3 or 4 bedrooms, den, fireplace, carpet, single or double carport, patio, G-E kitchen, 2½ baths. N. E. Expressway to Northcrest Road, right to Northcrest.

OPEN UNTIL DARK

DESIGNED FOR LIVING

GL. 7-0121
Doraville, Ga.

P & H REALTY CO.

Nights:
Howard Hardrath, ME. 6-3246
Paul Edwards, ME. 4-8846

Northcrest Creek Cleanup

What: Come join your neighbors to help keep our neighborhood creek clean and debris free!

When: Saturday, August 19th from 9:00 AM to 11:00 AM

Where: Meet at the Northcrest Swim & Tennis Club Pavilion

We will be meeting at the Swim and Tennis Club at 9:00 AM to form two teams to enter and clean the creek banks in both directions from the bridge.

Please wear old clothes and boots/shoes that can get muddy. Please bring any tools you deem necessary (gloves, shovels, grabbers, walking sticks, etc.) The NCA will provide the trash bags. If you have waders to wear, that would be good, although the creek isn't usually very deep. We will be collecting trash from the creek and along the banks and possibly removing invasive plants if you feel comfortable with that.

We need you!



NORTHCREST CREEK CLEANUP

Saturday, August 19th

9:00AM - 11:00AM

Meet at Swim & Tennis Club

Tidbits and other notes

Do you have a home that we could showcase in future issues? If interested email us at northcrestcivicassociation@gmail.com

Northcrest Civic Association

Would you like to advertise in future issues? If yes please let us know! Please send us an email!

Northcrest Civic Association

Did you know that we post real time updates on local and county news on our website? Click on "news" to see the latest info!

Northcrest Civic Association

Are you an original or long time resident to Northcrest? We would like to interview you for future issues!

Northcrest Civic Association

Robbie White
770-895-3359

Steve Riley
770-873-7701



Hometown Heating & Cooling

"No problems only solutions"

Residential & Commercial

HVAC, Walk-ins, coolers, freezers, ice machines, etc.

Real Estate Marketing Jackpot

Here are the 4 things I do differently for my sellers:

- **Staging:** My team will transform your home into a jaw-dropping masterpiece. Get ready for buyers to walk in and say, 'Wow, I'd buy this place just for the furniture!'
 - **Beautiful Professional Video:** Hollywood will be knocking on your door asking if they can shoot the next Real Housewives of ATL when they see the captivating video I create for your house. I will showcase your property like a blockbuster movie. My videos are viewed by thousands of local consumers on YouTube and YouTube TV. This equates to more exposure, which leads to more interest and ultimately a higher price for your home.
 - **Epic Open Houses:** Forget boring open houses with 1-3 people. Mine are legendary! With popsicles, donuts and big crowds of buyers! Your home will be the talk of the town (and neighborhood).
-
- Coming soon: **Zillow Showcase Listing Platform.** Say hello to more attention from potential buyers. As a Zillow Showcase Listing your property will shine like a diamond among the sea of listings. Buyers won't be able to resist. It will be sent out in its own exclusive email, by Zillow, to thousands of buyers looking for a house in metro Atlanta.

If you want your house to have the 'wow' factor, with the attention it deserves. Let's have a conversation vanessa@domoRealty.com

Did you know that **domo** REALTY listings sell for 10% more than the average real estate agents?

See why

