

Kirkwood

NEIGHBOR

historickirkwood.org

The President's Post



Howdy neighbors! How are you hangin' in there?

Are you doing okay? Gosh, it has been a really tough year! I miss seeing so many of your lovely faces. I miss getting to walk the artist market at the Spring Fling. I miss dancing the night away at the Wine Stroll, Saturday night karaoke at The Pullman, Sunday morning brunch at Le Petit Marche, and Sunday evening football

at Kirkyard. I miss hugging friends and strangers alike. I miss sending my children to school and daycare.

Man ... we've been through a lot, haven't we?

Fortunately, there's always a flip side. I've spent more time in Kirkwood this year than I ever have. With no vacations or traveling, and fewer date nights and family outings, we've come to appreciate even more this amazing place we call home.

We have incredible green spaces, great restaurants, and businesses who have taken care to provide the best services to our community, and awesome neighbors who are always willing to lend a hand when you need it most. In the words of my late neighbor Ms. Jean Lynn (she was 100 years old when she died this spring) "Only way they're getting me to leave this place is in the back of an ambulance or a wooden box!" She was a very fiery woman.

Kirkwood Neighbors Organization will come out of this

year with a renewed commitment to serving our neighbors in the most equitable way possible. I knew when I became president in January that that was something I wanted to focus on—but after the murders of George Floyd, Breonna Taylor, Ahmaud Arbery, and many others, I knew that it was something that I HAD to devote every ounce of energy to.

This newsletter is a direct result of that work.

That's why not only are we making the Kirkwood Newsletter available in our local businesses, but also, for the first time ever, we're doing doorstep delivery so that EVERY SINGLE RESIDENT has access to it. Further, we're working to make Kirkwood Neighbors Organization a place where our Black and Brown neighbors feel welcome and can safely express their opinions. If you want to be a part of this work, please reach out to me directly at president@historickirkwood.org, or get in touch with any of our committee chairs through our new and improved website: historickirkwood.org.

Finally, I want to thank the many, many neighbors who stepped up during the midst of a pandemic to answer the call of service in our "beloved community." As the late Representative John Lewis once said:

Nothing can stop the power of a committed and determined people to make a difference in our society. Why? Because human beings are the most dynamic link to the divine on this planet.

Sincerely,
Katie Kissel
President, Kirkwood Neighbors Organization

Newsletter Staff



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We love feedback from readers. Email the Kirkwood Newsletter Staff at newsletter@historickirkwood.org.

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Email ads@historickirkwood.org or visit us at historickirkwood.org/newsletter.

Quick Guide for Voting

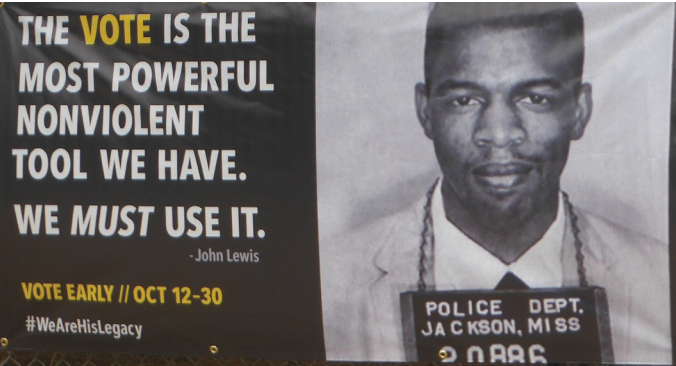
by: Ania Truszczyński

Kirkwood's former representative in the U.S. House, the legendary John Lewis, dedicated his life to the fight for equal rights and justice. In a New York Times opinion piece published after he passed in July, Representative Lewis tried one more time to redeem the soul of this nation:

Ordinary people with extraordinary vision can redeem the soul of America by getting in what I call good trouble, necessary trouble. Voting and participating in the democratic process are key. The vote is the most powerful nonviolent change agent you have in a democratic society.

You have three ways to vote this election season.

1. Return your absentee ballot by mail or to a registered ballot box. By the time this newsletter is published, it will be too late to request an absentee ballot. If you have already requested and received your absentee ballot, complete and return it as soon as possible. DeKalb County has 16 drop box locations, including one by Decatur City Hall, so those are a good option, particularly as we approach election day. All drop box locations are posted online at <https://www.dekalbcountyga.gov/voter-registration-elections/our-mission>. Your ballot must be received by 7 PM on November 3 to be counted.

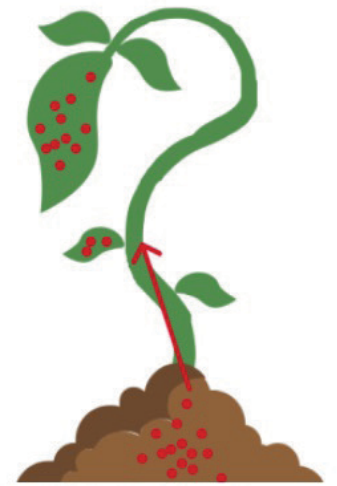


2. Vote in person during the early voting period, which runs from October 12 to October 30, Monday through Friday, 7 AM to 7 PM. There are two weekends with early voting, too: Saturdays October 17 and 24, 9 AM to 6 PM, and Sundays October 18 and 25, noon to 6 PM. During early voting, you can use any location within DeKalb County. Coan Park Recreation Center located at 1530 Woodbine Avenue is a convenient early voting location for many Kirkwood residents. A full list is available on the My Voter Page hosted by the Georgia Secretary of State's Office at <https://www.mvp.sos.ga.gov>.

3. Vote in person on election day, Tuesday, November 3. On election day, you must go to your polling place. Kirkwood is served by three separate precincts, so please check your My Voter Page to confirm your polling place. The polls will open at 7 AM, and as long as you are in line by 7 PM, you will be able to vote. Lines may be long, so you may want to pack some snacks. Wear a mask.

Safeguard Your Yard with (Free) Soil Lead Testing

by: Ania Truszczyński



Plants take up heavy metal contaminants from the soil through their roots and accumulate them in their leaves or stems. <https://atlsoilsafety.com>

Urban gardeners and backyard enthusiasts, take note.

The Community Science SoilSHOP is offering free soil lead testing for all Georgia residents through November 15, 2020. Lead is a heavy metal associated with myriad negative health outcomes, including behavioral issues and damage to the brain and nervous system.

Contact with contaminated soils and produce is one common way people are exposed to lead, so knowing lead levels before planting a garden or setting up an out-

door play area can be helpful for making good decisions. Instructions for collecting and returning soil samples can be found at the Community Science SoilSHOP website: <https://atlsoilsafety.com/community-science-soilshop>. The community-based investigation of soil contamination is led by Dr. Eri Saikawa and her lab at Emory University,

Building raised beds, washing hands after working outdoors, and covering exposed soils with grass or mulch are just a few ways to reduce exposure.

in partnership with the Historic Westside Gardens. This soil sampling event is occurring in partnership with Georgia Department of Public Health, the Agency for Toxic Substances and Disease Registry, and Georgia Adopt-A-Stream.

Around the House by: Donni Jones

Where we share tips, tricks, and life hacks we've discovered that are a huge help in the home.

Towel Holder = Tape Holder

WHERE'S THE TAPE??? I could never find it, so I'd just buy more.

After I moved to Kirkwood this past January, once all the unpacking was done I was a tad embarrassed to discover that I had this much. It was taking up valuable space on the shelves in the utility room—but I can't just throw it away. That's good tape!

Imagine my delight when I discovered, quite by accident, that a paper towel holder makes a great tape holder. Bonus: hanging it on a wall frees up even more shelf space.

You're welcome, fellow clutter-fighting friends. You're welcome.

Readers! Do you have a clever tip to submit for "Around the House"? Email us at newsletter@historickirkwood.org.



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| + Sealants | + Root Planning |

Virtual Learning May Be Here to Stay by: Dwayne Carter



Let me start with a disclaimer: I am an educator. However, I will try my best to be objective as I share this information.

The coronavirus pandemic has become an event so significant that our daily actions moving forward may be identified as pre and post Covid-19. We have not seen a phenomenon this significant since September 11, 2001. Just as the days of running through an airport without having to be scanned, screened, and even patted down are over, the days of carelessly touching public surfaces or snuggling into that middle seat on flight may be over as well.

Our education system has been forced to make major shifts in the way that we deliver instruction, and in the way students and teachers interact. I posit that this change may not have the negative effect that many people are fearing that it might.

For more than a decade, public schools have been transitioning to what we call 21st-century teaching and learning. Generation Z students are digital natives, and research

has shown that these students learn best when technology and digital resources are a part of the instructional environment. A popular meme about on-line schooling shows a little girl of kindergarten age sitting in front of a computer looking frustrated. However, that same little girl likely knows, with no assistance from an adult, how to scroll through an ebook, text

her parents, facetime her grandparents, and find a video on YouTube.

Children today own expensive devices than can help them produce blogs, create infographics, and make how-to videos and tutorials, just to name a few. But in most in-person classes, they are asked to turn those devices off and work with handouts and worksheets. If your kid was in one of those classes, they will notice that shift from pre COVID-19 vs. post COVID-19 instruction.

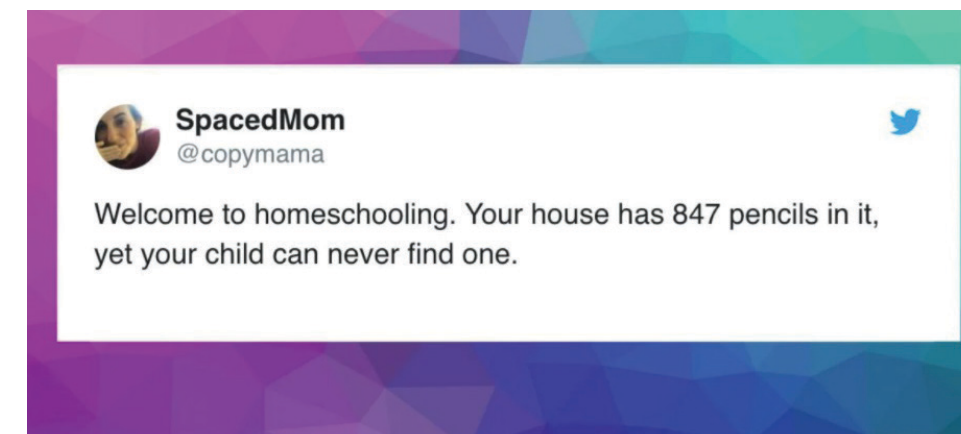
And, trust me, it will benefit them in the long run.

Gen Z learners are not learning to do, they learn by doing¹. Gone are the days of students sitting at desks looking to the teacher for all of the answers. Today's classrooms are student-centered, where students are given a concept then work together to create examples, explanations, illustrations, and more questions. Often, this collaboration takes place in shared digital documents accessed from students' laptops, iPads, or cell phones. While this shift has not been the easiest for parents and even some teachers, students feel right at home.

Many post-secondary schools already offer some type of blended courses or totally online courses. These have been proven to be as effective as, and in some cases more efficient than, face-to-face classes. Teachers can implement differentiated strategies, but the inclusion of technology is key to the instructional environment and students' academic enrichment.

In the future, when we think back on Covid-19, one positive takeaway will be the way we educate our children. When in-person classes can safely begin again, these new digital skills will certainly come back as well.

¹www.edutopia.org/discussion/15-characteristics-21st-century-teacher



Kwirky
Inclusive
Renowned
Kindhearted
Walkable
Outstanding
Openhearted
Diverse

What’s Happening in Kirkwood and Quarterly Calendar

by: Paige Sullivan

Stay engaged with Kirkwood through these opportunities for residents and business owners. For more information about the neighborhood and community events, visit historickirkwood.org, and follow KNO on Facebook at @KirkwoodNeighborsOrganization.

Kirkwood Neighbors Organization Monthly Meeting (virtual)
7 PM on the 10th day of each month
Learn more at www.historickirkwood.org

City of Atlanta NPU-O Monthly Meeting (virtual)
6:30 PM on the fourth Tuesday of each month
Learn more at www.atlantaga.gov

Kirkwood Business Coffee (virtual)
9:30 AM on the first Tuesday of each month
Everyone welcome | Do not need to be a KBOA member to attend
Learn more at www.kirkwoodbiz.com

SAVE THE DATE
6th Annual Lanta Gras Parade
January 30, 2021
Learn more at www.lantagras.com

Event Review: The Kirkwood Wine stROLL

To honor its annual Kirkwood Wine Stroll fundraiser, which was not possible because of COVID-19, the Kirkwood Business Owners’ Association (KBOA) hosted a free, virtual, hyper-local experience in support of KBOA business members, cleverly renamed the Kirkwood Wine stROLL. Touring bands rolling through the neighborhood, watch parties, and wine education celebrated the Kirkwood community spirit in the midst of challenging times.

Hosted by DJ Tiny, the “roll” lineup featured Mermaid Motor Lounge, Che Marshall, and Elegant Bachelors, with each band winding their way through Kirkwood on a unique route. Neighbors were able to enjoy acoustic, jazz, and rock tunes from private porch, yard, and sidewalk watch parties, or

from the virtual live stream. To “top off” the experience, KBOA also organized the sale of commemorative shirts and wine glasses to be enjoyed long after the stroll ended.

Here’s what a few neighbors had to say about the event:

“It was so much fun for the whole family in our beautiful Kirkwood!” — Danielle Crane

“It was a great way to spend a Saturday in Kirkwood. Great broadcast! Kudos to all the talented people involved.” — Brad Kramer

“Way to go, KBOA Wine stRoll Team! Good Music & Wine.” — Susannah Davis of Kirkwood United Church of Christ

“That was SO MUCH FUN! Thank you to everyone who brought such happiness to the neighborhood.” — Catherine McGovern

“Fantastic time! And the bands were fabulous! Thank you KBOA!” — Lisa Harte



Before and After by: Donni Jones

A showcase place for the neighborhood’s transformed homes.

One of those favorite Kirkwood things is when an older home gets an update that preserves its original charm. That happened with this small two-bedroom one-bath cottage.

Built in 1940, it had been “that little red house on the corner” for quite a while. It went on the market in September 2019, was bought in January 2020, and then got this dramatic makeover in the spring.

Painter: Robert Boyd, Boyd Enterprises Painting & Roofing, 404-399-4540

Paint Colors (Behr):
House: Wintergreen Dream
Trim: White
Porch: Granite Grip Gray
Door: Colorful Leaves



Readers! Would you like to share before-and-after pictures of your home? Email us at newsletter@historickirkwood.org.

“I’m not on Facebook much,” explained homeowner Marisa, “and one of my old neighbors told me there was a Facebook chat happening about my new house!”

Last summer, a couple was extremely amused to discover their home had briefly become Kirkwood-famous.

Since 1963, the bungalow had been a three-bedroom one-bath. In 2019 the home was updated into a four-bedroom three-bath, beautifully designed by M2Rest Real Estate Solutions Team (www.M2REST.com).

After being alerted, Marisa promptly logged in to take a look and saw this post:

When you randomly take a different way home ... and happen to pass that other house that was on your short list during your house-hunting ... and it's been so completely transformed that you damn near drive off the road.

Many neighbors, who had also noticed—and loved—the dramatic transformation, were praising the colors and design. Marisa and her husband Billy, understandably,

were quite surprised to see this lively conversation, with over 400 likes and scores of comments, happening on social media about their home. But they took it all in stride and were absolutely tickled as they read through the accolades.

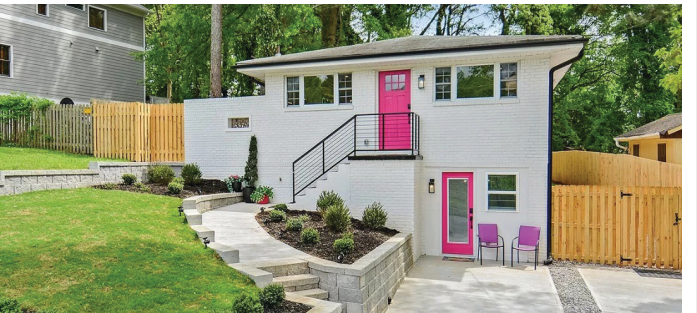
“Thank you for all the compliments on the house,” Billy commented. “We love our new home and neighborhood.” He even answered a question:

Commenter: “Wonder if they turned the basement into a rental unit when they nixed the garage.”

Billy: “The basement ... could be rented, but then I would lose my beer fridge. Haha.”

Commenter: “Losing a beer fridge sounds terrible. I respect your decision, lol.”

Marisa also weighed in: “Thanks for all the kind words. We feel grateful to join everyone in Kirkwood.” “We love the park and look forward to meeting our neighbors. Feel free to stop if you see us, but try not to drive off the road!”



Kirkwood Gives!

Residents Rally to Help a Domestic Violence Charity

by: Donni Jones

"Hello everyone," the September 8 Facebook post began. "My name is Lawanda Jordan. I am a Domestic Violence survivor...."

Lawanda explained that she had started an organization called Feet of Clay (FoC), which provides assistance and temporary housing for women and children escaping domestic violence, and was in need of donations. "As these young ladies and children are placed into the homes, I am seeing that they are in need of so many

"One consequence of COVID-19 is a projected global increase in domestic violence, including intimate partner violence."
— "Domestic Abuse Can Escalate in Pandemic," NPR, June 2020

things." "[Kids] clothing, dishes, covers, blankets, towels, and you name it, there is a need. If you are able to donate any of these ... I can use all the help that I can get." "All donations are appreciated, and I will do porch pick-up for any items."

Kirkwood responded remarkably.

Overwhelming Generosity

Moved by the post, scores of residents began commenting and messaging Lawanda to encourage and thank her, volunteer for FoC, send cash, and offer a huge assortment of sorely needed items.

"In the first 15 minutes," Lawanda recalled, "the post had over 70 comments, and people were directly messaging me. My phone was like, ding, ding, ding," she laughed. "I couldn't believe it. Because of COVID, I was surprised at how many people were willing to give in this time. I was just overwhelmed with joy."

Initially, Lawanda thought collecting the donated goods would consist of a quick drive around the neighborhood in her car—but it soon became

apparent that a much, much larger effort was necessary. To get everything from approximately 60 Kirkwood homes and nearby storage units, FoC staff had to rent two U-Haul trailers, one hitched to a pick-up and the other to a large SUV, and make three trips. They collected from 9am to 5pm. And that was just day one.

Day two, staff added a third truck and made another three trips, back and forth from Kirkwood to FoC's office and warehouse in Powder Springs.

"They were asking me, 'Why didn't you tell us it was going to be this much stuff?'" Lawanda said, laughing. "I was like, 'I didn't know!'"

Kirkwood Gave

- furniture: beds, mattresses, recliners, couches, chairs, dining set, chests of drawers, TVs, entertainment centers, lamps, mirrors/wall mirrors, plastic and metal trash cans, and decorative housewares
- kitchen and dining goods: Ziploc bags, kitchen appliances, dishes, potholders, pots, pans, skillets, hand towels, and dishcloths
- linens: curtains, sheets and sheet sets, bedspread-sham sets, blankets, throws, pillows, towels, and washcloths
- toiletries and supplies: soap, lotion, toothbrushes, feminine hygiene products, cleaning products, and bathroom scales
- art and entertainment: artwork, paint, new paintbrushes, books, motivational books, magazines, jigsaw puzzles, board games, and chess sets
- clothes, shoes, and coats
- workout equipment
- children's items: cribs, toddler beds, car seats, strollers, changing pads, toys, dolls, bedding, rugs, books, and "tons of children's and baby clothes"

"One lady donated her whole

exercise room: ellipticals, weights," Lawanda remembered. "One lady said, 'Come look through my basement and take whatever you want.' Another lady said, 'My brother is moving and I told him, don't put anything in storage! I'm coming to get it for Feet of Clay!'"

In the Beginning

FoC began in November 2018, when Lawanda was working as a nanny for several Kirkwood families and writing a book about her experience as a domestic abuse survivor. After being invited to a poetry event for domestic abuse survivors, she was so inspired that she threw her own event the following June.

After that, she said, "people started calling me with requests like: 'Hey, I have a friend who just ran away from a violent husband. She's at a gas station; can you help her?' I would find them a place to go." During all of this, Lawanda met her partner Chris, who buys, renovates, and sells mobile homes. They began temporarily housing the women and children in the newly renovated homes.

"You can only stay at the shelter for 30 days," Lawanda explained, "so after that, we can provide longer-term



housing. But we realized right away: wait a minute—these houses are empty! We needed everything."

The Facebook post happened after Lawanda was told about a young lady who, after leaving her abuser, was sleeping in her car with her 2-year-old little girl and 3-year-old-little boy. She had nothing. Lawanda reached out to Tina, one of the Kirkwood moms for whom she once nannied, to ask about getting some kids' clothes and two car seats, and Tina suggested she post in the Kirkwood Facebook group. The rest is history.

"Walking up to the houses and seeing the items set out for us was just so overwhelming," Lawanda recalled. "There was so much stuff. We got whole bedroom sets. A water fountain, one of those tall ones, like for a patio. I told Chris: someone gave a water fountain!" she laughed. "We got four dining room tables. A brand-new chandelier, in the box. Funny stuff like a brand-new Star Wars shower curtain."

"I really couldn't believe how much people gave," she marveled. "I mean, I was just trying to get two car seats!"

Additionally, a Kirkwood resident started a GoFundMe: [gf.me/u/y2bgwg](https://www.gofundme.com/y2bgwg). By early October, it had brought in \$100, and the cash app, \$feetofclaydv, had received \$500.

GoFundMe: [gf.me/u/y2bgwg](https://www.gofundme.com/y2bgwg)
Cash App: \$feetofclaydv
Zell: feetofclayinc@gmail.com
Instagram: Feetofclay22
Email: domesticviolence.survivors186@gmail.com

FoC provides two months of free housing while the women focus on healing, gaining their independence, and starting their lives afresh. In addition to housing, they receive services such as job placement assistance and access to a 12-step program.

The organization pays for everything, providing very necessary—even life-saving—assistance during a critical time.

How to Help

Have some things to donate? Neighborhood collections are ongoing. Email domesticviolence.survivors186@gmail.com with a description and pictures, if possible. The need continues for all previously mentioned furniture and items, and FoC needs printers, laptops, and computers for training and job searching.

Along with gifts of cash and donations, FoC also needs volunteers who can assist with the following:

- picking up items from businesses, schools, churches, homes, etc.
- inventorying donated items
- working on the FoC website
- tutoring
- counseling
- helping with job searches
- teaching GED classes
- providing resume-writing help
- contacting women who need housing
- sharing the gofundme: [gf.me/u/y2bgwg](https://www.gofundme.com/y2bgwg)

"We once had a lady donate a fire-damaged, burned-out house to Feet of Clay so she could get the tax write-off," Lawanda said. "And people can donate abandoned homes, or generational or inherited land they don't want. We take it all. There's always a way to use whatever we get to help these women."

Heartfelt Gratitude

In follow-up posts, Lawanda shared a picture of a bedroom furnished completely with donated items, thanked Tina for her suggestion, and thanked those who donated for their generosity.

"My inbox has been flooded with people wanting to donate. I have been overwhelmed with emotion.... This has been a huge blessing to me, my organization, and these women that have come into these homes broken and mentally damaged in most cases."

"In a Pandemic, when the world is falling apart, people are in the worse shape of their lives, you all have pulled together and became such a huge blessing to these families. So I want to say, if ever you think this world has run out of good people, take a look in your neighborhood, because you all have shown so much love, grace, and hope."

"Kirkwood, you all rock!!"

Feet of Clay's annual domestic violence awareness event in October 2020 featured dinner, poetry, a play, and awareness discussions. Honorees included

- a mother who lost her 19-year-old daughter* to domestic violence,
- a young lady who lost her mother to domestic violence, and
- the Cobb County Domestic Violence Unit.

Would you like your business to be a sponsor for next year's event? Email FoC at domesticviolence.survivors186@gmail.com to receive info about sponsor packages that explain what you get for your donation.

**A portion of the proceeds covered the cost of her headstone.*

ASK MR. ED

*If you need advice, just ask Mr. Ed!
Send your questions to
newsletter@historickirkwood.org.*

Dear Mr Ed,

I'll be 50 this year. My fiancé is 37 and has no kids. I already have two grown children and a grandchild who lives in California with my son and his wife. Before I proposed, we had what I thought were definitive conversations about having more children. I told her, I've raised my kids and I'm done.

However. Since we've been in quarantine, suddenly there's talk of wanting to have a baby or possibly adopting.

I don't have any intentions on attending PTA meetings in my 60's, let alone paying for cars, proms, and college, when I should be enjoying retirement.

I really love my fiancé, but I do not want more children. What should I do?

— Happy Empty Nester

Dear Happy Empty Nester,

I get it. Your understanding was that the two of you did not plan on parenting. However, you might want to take into consideration that you are engaged to someone who is a little younger than you, and they have not had the opportunity to enjoy being a parent.

Know that for some couples, this issue is a deal-breaker. But maybe you could find a compromise.

Invite your grandchild to spend more time with you, maybe a couple of weeks in the summer, or for spring break or Christmas. Consider fostering. You never know—you might eventually want to adopt ... or have a child your own, if you're up for the challenge.

One of the things you have to consider when you're in partnership with someone who is significantly younger than you, is that you have experienced some things in life that they haven't yet. Don't rob them of that experience.

Trees Atlanta: Planting Notes

Jacob Kennedy is the NeighborWoods Project Coordinator for Trees Atlanta, and Earl Williamson is the Environmental & Clay Cemetery Chair for the Kirkwood Neighbors Organization (KNO). Jacob and Earl have been working since last March on tree plantings along streets in Kirkwood.

Last March, they started planted along Ridgedale and Bessie Branham but didn't get to finish because of COVID-19. They plan to return to finish in October 2020 and February 2021. Additionally, Trees Atlanta has scheduled a new planting along Woodbine and in Coan Park, also in October 2020. The goals of these plantings include beautification, providing shade, calming traffic, and replacing dead trees in the parks.

Homeowners on the affected streets have received or will soon receive flyers with more information.

Questions? Contact Jacob jkennedy@treesatlanta.org.

New Faces and Community Fixtures

by: Paige Sullivan

Get to know your neighbors! Those who have called Kirkwood home for years, and those who are new to this Atlanta neighborhood.

Meet Dwayne Carter, longtime Kirkwood resident. Dwayne, an educator, grew up in the Kirkwood community and currently lives in the home his parents purchased in 1964.

How long have you called Kirkwood home? I have lived in Kirkwood for 55 years.

What do you like best about living in Kirkwood? I grew up in Kirkwood and have always called this home and that is likely what I love most about the neighborhood. It's home for me. As an adult I love the fact that Kirkwood is so close to downtown and midtown but still feels very suburban.

What's something you wish more people knew about Kirkwood? Kirkwood has always had a very strong sense of community. We have great businesses, restaurants, parks, and some of the most beautiful homes of any neighborhood in the city of Atlanta.

Where's your favorite place in Kirkwood, besides home? One of my favorite places in Kirkwood is Bessie Branham Park. Folks who have been in Kirkwood as long as I have still call it "Kirkwood Park." As a kid attending Kirkwood Elementary School, it was always a treat to walk across the

street for recess and play kick ball or enjoy the playground. Every time I drive past the park, nostalgia puts a smile on my face.

What advice or words of wisdom do you have for those who are newer to the neighborhood? I would tell new neighbors not to be shy and get out and meet some of the neighbors.

“Something we admire about Kirkwood that sets it apart from other neighborhoods is how well this community supports and cares for each other, particularly legacy residents.”

They should definitely grab a bite to eat at Anna's, Le Petit Marche, Sun in My Belly, Elmyriachi, and my favorite, just a few steps outside of Kirkwood, Wahoo Grill. Kirkwood is a great place to call home.

Meet Madeline and David Tapper, new Kirkwood residents. Madeline is a senior analyst at Habitat for Humanity International, and David is the Account Management Director at a managed IT service provider. They live in the neighborhood with their 2 dogs, Bella and Tucker, and 1 cat, Annie.

How long have you called Kirkwood home? What inspired you to move here? We moved into our home in mid-August. Kirkwood was the perfect intersection of what we were looking for, not only in a house, but also in a neighborhood. We love that the neighborhood is so social (thanks KNO and

KBOA!), close to MARTA, and has just the right amount of "quirk."

What do you like best about living in Kirkwood (so far)? The people! Everyone has been incredibly welcoming and friendly. You can usually find us on the porch waving and saying hi to walkers and joggers. We're really looking forward to getting to know everyone, at a safe distance.

What's something you wish more people knew about Kirkwood? When we were researching the neighborhood before we bought our home, we saw it described by residents as "harmoniously diverse." We've been thrilled to find out that is not an over-exaggeration. Something we admire about Kirkwood that sets it apart from other neighborhoods

is how well this community supports and cares for each other, particularly legacy residents. I [Madeline] have already gotten involved with Kirkwood Cares and plan to continue volunteering. We wish more people knew about this work and could adopt the model for their own neighborhoods.

Where's your favorite place in Kirkwood, besides home? We love the parks! We love seeing so many different kinds of people gathering in the same place to play, enjoy the sun, or just relax. We haven't explored many restaurants or businesses yet, but we are very excited to try Evergreen Butcher + Baker and Dulce Vegan Bakery & Café.

Anything else you want to add about your Kirkwood experience (so far)? We are thrilled to be your neighbors, and we're excited to have the opportunity to contribute to this great community!



Kirkwood Elementary School at 138 Kirkwood Rd NE, Atlanta, GA 30317 was in operation from 1910 – 1995.



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OWN A BUSINESS
IN KIRKWOOD?

BECOME A MEMBER WITH COVID
MEMBERSHIP BOOSTER FOR FREE

ATTEND VIRTUAL MEETINGS 3RD
TUESDAY OF THE MONTH @ 11AM

GET CONNECTED TO COMMUNITY!



EMPIRE ARTS GALLERY

Empire Arts Gallery is Atlanta's First Female-Owned
Tattoo Shop, Gallery & Boutique!



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YOUR LOCAL
CREATIVE AGENCY



BRANDING | WEB DESIGN | BULLSEYEATL.COM



2006 WARLICK
\$689,000
SOLD IN 2 DAYS

KIRKWOOD
SCHOOL LOFT #14
\$369,900
SOLD BEFORE
LISTED!



1849 BIXBY
\$374,900
SOLD IN 24
HOURS!

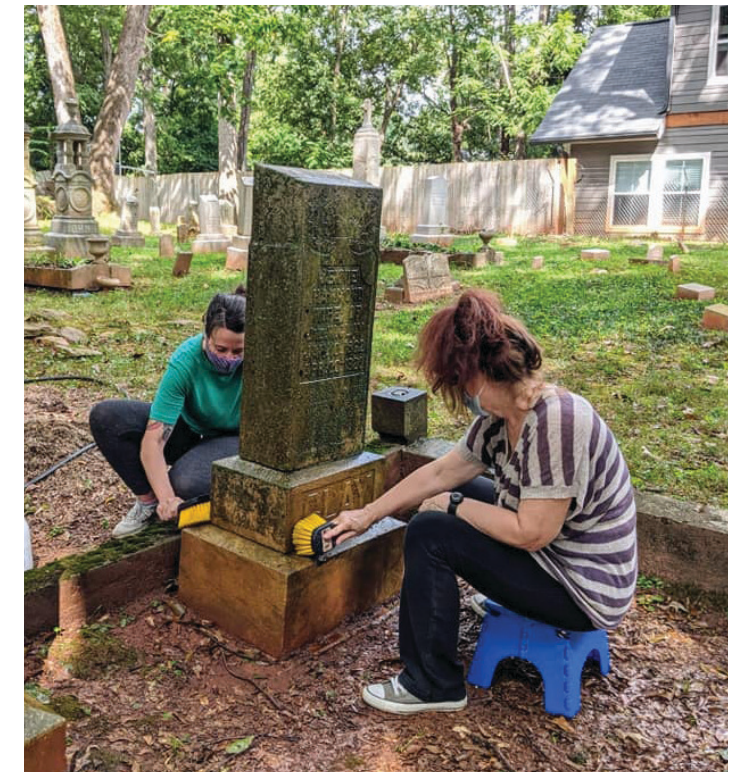


JONATHAN RICH
KELLER KNAPP REALTY
770-402-3957
www.JRichAtlanta.com
JRich@kellerknapp.com



YOUR FRIENDLY
NEIGHBORHOOD REALTOR

Involved in Our Environment



With masks, small groups, and appropriate physical distancing, the Kirkwood Neighbors Organization Environmental Committee's outdoor environmental projects are still continuing, into the fall and winter.

Recently, volunteers have done the following:

- CSX trail: made woodchip repairs
- Clay Cemetery: cleaned gravestones
- Coan Forest: installed picnic table, removed invasive plant species

Join in! Projects are being planned for the near future.

There will be a clean-up of Gilliam's PATH; improvements on the CSX trail; wood chip spreading in the Gilliam Park off-leash space; and invasive plant removal, structure clean-ups, and a pond overhaul in the Kirkwood Urban Forest Preserve. Parents: kids middle school aged and above can participate in most events.

Most projects take place on Saturdays and are announced about a week before on Facebook and Nextdoor.

Puzzles & Games



There are 27 examples of Figure of Speech in this picture. Be the first in your family to find them all. Break a leg!

Three-Color Challenge

Print enough copies for the family. Each person can select only 3 colors to use. Post the finished products on social media (with a number only) and ask your friends to vote and select your family's best artist. Don't forget to share on the KNO Facebook Page!



We Manage Real Estate Across Metro Atlanta



ONE STOP SHOP

We are a full service real estate & property management company specializing in the investment and management of single family homes, multi-family residences, condominiums, townhouses and boutique apartment communities



TECHNOLOGY

Real-time access to your investment properties' performance through the online owner portal. Owners and tenants can access their portals 24/7, from anywhere in the world.



RENOVATION & MAINTENANCE

We know what upgrades, repairs, and remodeling will add value to your investment. We'll advise you and help you every step of the way in this process.



WE ARE THE STANDARD

Each and every day we work to refine our processes and improve our services to set the standard in residential property management. We strive to provide our clients with quality, reliable service, exhausting all methods to maximize their net income. Our properties are always clean, functional and well-maintained.



INVESTMENT ANALYSIS

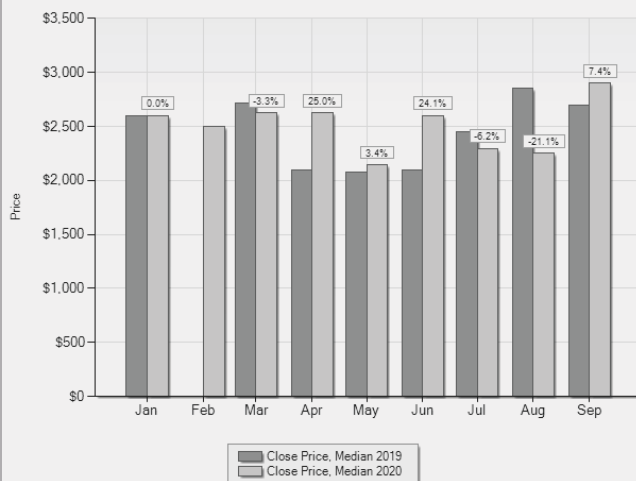
Real estate investing is all about the numbers. Initial acquisition financial analysis, monthly financial reporting throughout the holding period and then sale analysis and 1031 exchange guidance.



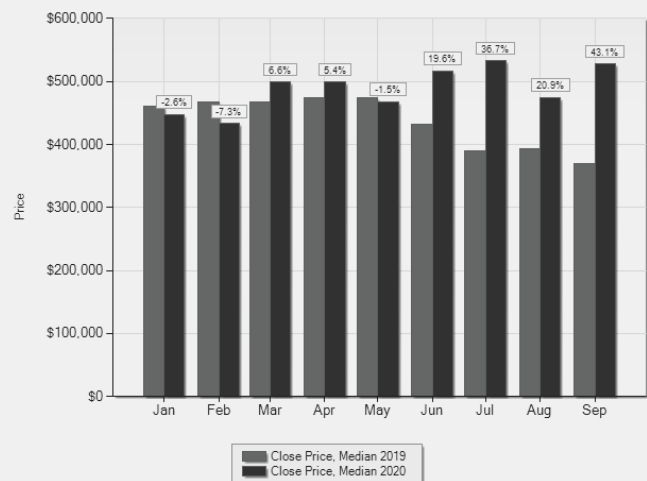
TRANSPARANCY

Our fee structure is honest and open. You only pay for tenant placement, monthly management, and renewals. It's that simple.

ZIP CODE 30317 HISTORIC RENTS



ZIP CODE 30317 HISTORIC SALES



Time frame is the months January-September for the years 2019-2020. Property is one of 'Residential Detached', 'Residential Attached'. Zip Code is '30317'. Results calculated from 586 listings from FMLS.

