

The Mainstream

Spring 2006

Mainstreet Community Services Association, Inc.

Greater Faith Baptist Church coming to town

By Kwadjo Boaitey

"Meeting needs and sharing Christ," is the vision statement of Mainstreet's latest neighbor, Greater Faith Baptist Church. Breaking ground at the corner of Mainstreet Parkway and Hairston Road, Reverend Garry Baker, pastor of Greater Faith Baptist, and its members are looking forward to the completion of their first church home.

Greater Faith Baptist has been together for six years. The 'young, energetic' congregation, as Rev. Baker would describe them has been meeting at the Antioch African Methodist Episcopal Church complex on Elam Road.

Committed to working for the

betterment of the community, Rev. Baker commented that "we are not a self serving church, doing things just for the members but actively looking around to meet our neighbors needs." Greater Faith Baptist will install a pedestrian crosswalk and signal at Mainstreet Parkway. They will also install a sidewalk that

Rev. Baker has been a pastor for 25 years and says what makes Greater Faith Baptist special is the relationships the members have with each other and the community. "When you come to our church you'll discover people who love God, believe in education, discipleship, and looking for opportunities to grow spiritually."

The first phase of construction, the Greater Faith Baptist sanctuary, should be completed Fall 2006.

You can welcome Reverend Garry Baker by email at garrybkr@aol.com



spans the length of the church's property on Mainstreet.

Mainstreet Community Services Association, Inc.

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Call for Ad rates (newsletter and website)

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The Mainstreet swimming pool will be ready for use on the weekend of May 20th and 21st. It will reopen for regular season on May 26th and remain open until September 5, 2006.

The hours of operation are 2:00 p.m. to 8:00 p.m. seven days a week. A lifeguard will be on duty. Any use of the pools without lifeguard coverage will be considered "swim at your own risk" usage.

Sweetwater Pool Management will again manage the pool this

Wanna go swimming?

summer. Sweetwater will provide certified lifeguards. Any private usage after hours will need to be arranged with Sweetwater Pools.

Pool Rules

Olympic Pool will be manned by a certified lifeguard during hours of operation.

East Pool will be unguarded and will be a swim at your own risk. This pool is reserved for adult residents over the age of 18.

Swimmers under 18 must have



life saving certificate.

All Mainstreet residents must have their current ID's for access to pools. If you have not

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BOARD OF DIRECTORS

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Gloria Gaines
Vice President

Brenda Johnson
Secretary

Rick Harris

Anita Cosey
Member at Large

** Board members can be reached at 770.469.7238*

COMMITTEE CHAIRS

Architectural Review Board
Lee Sanders 770.879.4790

Crime Watch Committee
Mamye Britt 770.498.7589

Tennis Committee
*Brenda Johnson 770.498.8533
Larryette Kyle 770.413.2299
Marsha Jackson 770.469.5282
Jennifer Newton 770.413.8515

*Liaison to Board of Directors

Social Activities Committee
Volunteers Needed

Special Events
Audrey Arthur

Landscaping Committee
Anita Cosey 770.469.7238

Town homes Committee
Mamye Britt 770.498.7589
Al Little 770.465.1226

Welcome Committee
Denise Paul 770.413.3712

Seniors Committee
Beverly Wright-Paige
770.465.9397

Communications Committee
Kwadjo Boaitay 770.413.7522
Karama Neal

HERITAGE MGMT. STAFF
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Carol Caldwell
Portfolio Manager

MCSA, Inc.
770.469.7238

Diane Mundine
On-site Property Manager

Jackie Bowers
Asst. Property Manager

Irving "Nick" Price
Maintenance

By the Board of Directors

FREQUENTLY ASKED QUESTIONS BY HOMEOWNERS

The following is expected to be a regularly occurring feature for the Mainstream. Be sure to read future articles to find out things you have wondered about but were afraid to ask.

What does the Board Do?
The Mainstreet Board of Directors is responsible for implementing the Mainstreet Covenants and By-Laws. These are the governing documents for the Mainstreet Community Association, Inc. The Mainstreet subdivision is a mandatory homeowners association.

What is a mandatory

From the Board Room

Homeowners Association?
This means that you as a Homeowner in Mainstreet MUST pay a monthly assessment as determined by the Board of Directors for the upkeep of the common grounds and property.

What are the common grounds and property in Mainstreet?
The Mainstreet common grounds and property include the tennis courts, swimming pools, playgrounds, pavilions, clubhouse, lakes, walking trails, trees and the grounds covering 70 acres and the entrances to the subdivision.

When does the Board meet and who can attend?
The Board meets on the third Tuesday of every month in the Clubhouse at 7:30 PM. All

homeowners are welcome to attend. The first twenty minutes are set aside for the homeowners, to voice concerns. Outsiders of the Mainstreet Community can not attend and speak unless invited by the board of directors.

How are the common grounds and amenities maintained and operated?
The common grounds and property are for the exclusive use of the Mainstreet homeowners who are in good financial standing. The Board develops policy for the maintenance and operation of the amenities, such as the tennis courts, swimming pools, rental of the clubhouse, collections policy, and any other

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Crime Watch Coordinators

Listed by Neighborhood

Arbor Hills
Gloria Gaines 404.294.4837

Brandy Oaks
Sandra Taylor 770.465.0703

The Circle
Katrina M. Walker
770.879.7497

Clublake
Sandra Waller 770.879.0303

Clubside
Jeanette Meyer 770.879.6898

Kwadjo Boaitay 770.413.7522

East Post
Pat Bohannon 770.413.9356

Heritage Oaks
Leah Soto 404.294.5740

Lake Watch
Juliet and Tavin Howard
404.296.6160

E. Wesley Buggs 404.297.9617

Lakeside
Gwen Evans 404.297.4771

Lake View
Sherry West 404.298.0562



Parkside
Mamye Britt 770.498.7589
BJ Slater 770.413.1267

If you are interested in learning more about Crime Watch Coordinators contact Diane Mundine, On-site Property Manager at 770.413.7522



Homeowners frequently ask...

Continued from page 2

policies needed for the operation of the Mainstreet community. The Board can and does enter into contractual agreements with companies for landscaping, insurance, renovations, attorneys, maintenance, property management companies, security and a host of other required and needed services.

Who develops policy and assessments for Mainstreet? Only the Board develops policy and assessments.

Can I decide how my monthly assessments are used if I don't use certain facilities? No. For instance, if you don't use the tennis courts, and only use the pool, you cannot say just apply my assessments to the swimming pool. Your monthly assessment is your prorated share of the up-keep and maintenance of the entire common grounds and amenities.

If I don't like the performance of a landscaper, property manager or other person servicing the common grounds in Mainstreet, could I give them directions to do something different?

No, only the Board has contractual responsibilities with any company working on-site at any of the Mainstreet common grounds or properties. The Homeowners have no contractual responsibilities with any servicing company working for Mainstreet. If you have a problem, you should document the problem as soon as possible, preferably within the week of its occurrence. The documentation should include the date, time, place, company name, company person's name, if possible, and a brief discussion of the issue or problem. It should be given to the on-site property manager in the Clubhouse office for disposition by the Board. The Homeowners name and address should also be included in the documentation. No Homeowner should be giving directions or work orders to companies under contract with Mainstreet. Also, for a timelier disposition of the problem and to avoid a build-up of frustrations and ill-feeling, it is the responsibility of the Homeowner to present their concerns to the Board. Keep in mind that the board members are homeowner volunteers and have jobs; they will try to address the issues as quickly as possible. Patience is a great

virtue and helps us all.

If I have a problem with any policy at Mainstreet, who do I contact? Written documentation could be submitted to the on-site property manager for transmittal to the Board. You could also attend the monthly Board meeting and speak during the homeowner's comments session at 7:30 PM. Comments should be organized and brief.

How are the Board members selected? There are five Board members as elected by those homeowners who are current with their monthly assessments. Board members are Mainstreet homeowners in good financial standing who are volunteering their time to help keep the Mainstreet community operational, financially solvent and increasing property values. Elections are held in November. Being financially current in your assessments can open many doors for opportunities to serve your community and to participate in our common areas. Refer to your by-laws for details on running for office.



Mainstreet Clubhouse Geese



The Clubhouse Goose

*"...a Homeowner in Mainstreet **MUST** pay a monthly assessment as determined by the Board of Directors for the upkeep of the common grounds and property."*

Pool Season 2006

Continued from page 1

received your 2006 sticker please come by the office during operating hours to update. Only Homeowners who are current with their assessments will be allowed to update their ID's. Please avoid the embarrassment to your children of allowing them to come to the pool only to be



turned away because you are

delinquent in paying your assessment fees.

Guest Passes

Issued by staff in the office, Tuesday through Friday from 10:00 a.m. to 6:00 p.m. and Saturdays from 8:30 a.m. to 3:30 p.m. If you are expecting guests for Sunday and Monday please make advance arrangements.

Each qualified household may have on guest family for the summer and receive a temporary guest pass at no

Charge. Any additional guest passes will be issued daily at a cost of \$3.00 per guest. Guest passes must be obtained by an adult homeowner.

Pool

ID's are collected when entering the pool and returned upon exit. Pool attendants are in charge of conduct of all participants in and around the pools. They will suspend members and guests for infractions of these rules.

From your Property Manager

By Diane Mundine



Mainstreet Pride of Ownership



Mainstreet Pride of Ownership

***“Be a good neighbor, cooperate, be mindful that your community is trying to elevate its value and strive to do the same.*”**

Spring is here and summer is fast approaching. The pools will be opening, the use of tennis courts will increase and the number of people out on the walking trails, lakes and picnic pavilion will increase. Let’s remember to be careful driving the neighborhoods, observe the speed limits, and watch out for walkers and children in the roadways. Let’s observe the tennis and pool rules included in this issue.

Now is a wonderful time to turn your attention to the exterior of your homes. It is a time for spring cleaning. As I drive through the neighborhoods I find many homes needing repair and yard care. On this page are pictures of a few homes on Post Road Circle that show the true pride of ownership.

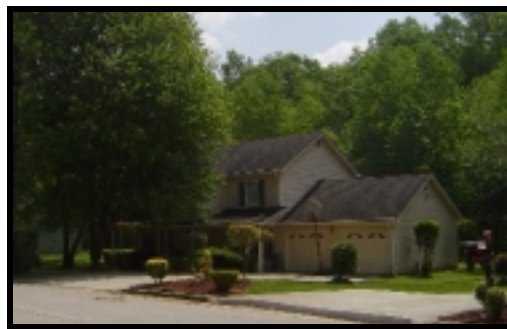
Our Homes are our largest investment

Our homes are the largest investment most of us will make in our lifetime. Spend the time and money necessary to exude the pride that you have in your home and at the same time you will be protecting your investment.

Some of the problems that I see in neighborhoods are homes that need new fascia, new gutters and exterior siding replaced. The time to fix it is now. The longer you wait the more expensive it will get. Establish a home repair fund from each pay check to take care of items needing repair. If you need major help, think about refinancing, or getting an equity line to fix those long

neglected projects. Call a few home remodeling specialists to get an estimate of the cost, then start planning.

Protecting your investment doesn’t have to cost a lot of money. Working on your yards, raking those old leaves that accumulated from the winter and using them as mulch around flower beds and trees is a wonderful way to beautify



Mainstreet Pride of Ownership

your home. Visit Home Depot garden section or other gardening stores for ideas and suggestions. Weed, seed and



Mainstreet Pride of Ownership

fertilize your lawns. We are blessed to have a lot of trees in Mainstreet, so make sure to research and plant the appropriate items that will flourish in this environment.

Pick up the debris and litter around your yards. Discard old stuff that you won’t use again, or give them away to some one who is in need. Move those old cars off the lots, move those trash cans out of sight, and

move those basketball goals to the rear of the property when not in use. Clean out those gutters. Fix those broken fences. These efforts will go a long way in improving the appearance of your property and prevent violation notices that can result in costly fines.

Be a good neighbor, cooperate, be mindful that your community is trying to elevate its value and strive to do the same.

What is forthcoming for the balance of 2006?

Property Owners’ Association Act informational meetings. Look for the schedule and information on becoming a POA.

New and refurbished signage in Mainstreet.

Painting and flooring in the clubhouse.

Remodeling of guard and clock tower at the front entrance. Send us your suggestions and drawings.

Outing for residents, fellowship and celebration.

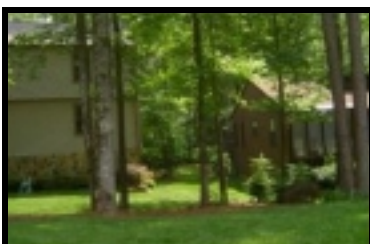
Second annual Mainstreet Jazz Festival at the pool.

Real estate page for Mainstreet listings of sales and rentals.

Board elections at the end of the year.

I receive a lot of complaints about residents who appear to be renters. Please advise them of the fact that we are a Mandatory Homeowners Community and there are rules and regulations that must be adhered to. Please refer them to the office for an information packet.

Have a great summer. I’m looking forward to seeing you on the common grounds. Respect and love your community.



Mainstreet Pride of Ownership

Georgia Property Owners' Association Act

By Weissman, Nowack, Curry & Wilco,
P.C. - Attorneys at Law

Submit Your Subdivision to the Georgia Property Owners' Association Act

The Georgia Property Owners' Association Act ("POA") was adopted in 1994 to expand the powers of homeowners associations. Weissman, Nowack, Curry & Wilco was instrumental in the adoption of the POA. The POA does not, however, apply automatically. Instead, the developer of a community or the members of a community's homeowners association must "opt in" to be governed by the POA. The "opt" in process generally takes place either by the developer when the developer initially creates the declaration of covenants for the community, or by the members of the homeowners association through an amendment to the declaration.

Unfortunately, developers of most communities do not submit their communities' covenants to the POA. Thus, it is usually after the developer finishes development of a community, or is close to finishing, that the members of the homeowners association are able to submit the community to the POA.

While many homeowner associations have already submitted to the POA, many still have not. We strongly encourage communities to do so. The process is relatively simple and inexpensive but the benefits are great. To submit to the POA, the association must follow the specific amendment process set forth in its declaration of covenants. For

example, if the declaration states that the amendments require approval of two-thirds of the association members, then approval of such two-thirds would be needed to submit to the POA. Some of the benefits of the POA include the following:

Automatic Statutory Liens

After submitting to the POA, the association will no longer be required to file liens at the county courthouse for unpaid assessments or other charges. Instead, the POA creates an automatic statutory lien against a delinquent owner's lot for any sums owed to the association. The POA provides that the declaration of covenants itself serves as notice that there is a lien on every lot in the community for any unpaid assessment or other charges. As a result, closing attorneys, title examiners, purchasers or owners must contact the association for a statement of any amounts owed to the association prior to concluding a sale or refinance of the lot, or risk the existence of a lien. If the association is not paid out of the proceeds of the sale or refinance, the lien continues against the lot and will generally have priority over subsequent liens and mortgages.

An additional tremendous benefit of the POA's automatic lien is that it protects the association even if the association's records have incorrect or misspelled owner names. Recorded liens are only effective if filed under the correct owner names. If the association's records have an owner's name misspelled the

recorded lien may be ineffective. The POA makes the lien effective, even if you have incorrect or no information about an owner.

Buyers and Sellers are Jointly and Severally Liable to Pay Assessments

The POA includes another provision that generally strengthens an association's assessment collection powers. The POA makes buyers and sellers jointly and severally liable for all unpaid assessments. This means that, if the automatic statutory lien is not paid at the closing, the association can proceed against the new owner, who will be personally liable for all amounts owed prior to the closing.

Tenants are Obligated to Comply with Association Regulations

The POA also clarifies that all owners and tenants must comply with all the provisions of the declaration of covenants and the association's rules and regulations.

Fines and Suspension Privileges

The POA gives the association a statutory power to assess fines against violators and to suspend the common area use rights of violators, if specified in the declaration. Fines constitute a lien against the violator's lot, and the ability to fine significantly strengthens the association's powers to enforce the covenants and the rules and regulations.

Late Fees and Interest

Submission to the POA allows the association to charge a late fee of the greater of \$10.00 or ten percent (10%) of the amount due, and interest at a rate of ten percent (10%) per annum on unpaid assessments and charges, if specified in the declaration.

Recovery of Attorney's Fees from Owners

The POA authorizes the recovery of the association's costs of collection of the delinquent assessments, including reasonable attorney's fees actually incurred. This provision is extremely helpful with judges who otherwise are reluctant to grant the association its attorneys fees, when it sues delinquent or violating owners.

Perpetual Duration

Prior to 1993, Georgia law at Code Section 44-5-60(d)(1) generally provided that covenants expire after twenty years. That statute was amended in 1993 to permit covenants to automatically renew, but the Georgia courts have held that covenants in communities that were recorded prior to 1994 do not receive the benefit of the new 1994 law. One of the extremely important benefits of the POA is that it has a provision that states Code Section 44-5-60(d)(1) shall not apply to any covenants contained in any instrument submitted to the POA. That means that if a community's covenants were recorded prior to 1994, submission to the POA now will eliminate the possibility that the covenants will expire after twenty years.

Check your documents. This is crucial because your documents may otherwise expire under the law.

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The Architectural Review Board Chair, Lee Sanders is inviting all homeowners interested in helping with code violations to call the office and add their names to the volunteer list.

Meeting planned for Tuesday, May 16, 2006.

RSVP 770.469.7238

Audits Are In....

Mainstreet Community Services Association, Inc. annual audit is complete.

Drop by the office to pick one up or call and leave your address for one to be mailed to you.

If you'd like to contribute an article or idea for the Mainstream newsletter please email editor at kwadjosun@gmail.com

All voices welcomed and strongly encouraged.

- Please submit articles for the summer issue no later than June 23, 2006.

Webmaster Needed!

For more information contact Diane Mundine 770.469.7238

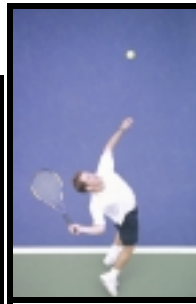
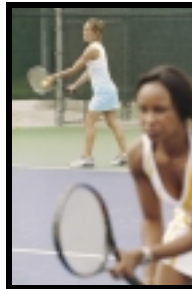
Due to the decreased number of courts available for play in the Mainstreet Community the Board of Directors have had to revise the tennis policy that has been in place since 1990.

A full set of rules governing the tennis courts will be available in the clubhouse May 1, 2006.

Here is a highlight of a few points governing the two new front courts adjacent to the clubhouse:

Homeowners must call the office a day in advance to reserve court time. Courts cannot be reserved for more than two days at a time. Courts can be reserved no longer than 1.5 hours and court time is lost if late ten minutes.

Sanctioned teams will have one court, one day a week for practice except during sanctioned matches or rain outs both courts will be available. Rosters and schedules must be submitted to the office before the start of the



Love! Match! Set!

season. New teams starting up must get board approval.

Non resident fees for team tennis is \$35.00 per season and must be paid before the first match.

utilizing those courts will be at your own risk.

Official court hours are 7:00 a. m. to 11:00 p.m. As a courtesy to neighbors adjacent to courts, play and the use of the courts lights should be restricted to these

If the other court is not reserved during team scheduled practice the team may use the second court. If a homeowner comes to use court during practice time the team must yield the court to the homeowner.

All Mainstreet homeowners must have their current Mainstreet ID on them while using the courts.

The court gates will be controlled by combination lock. Any homeowner wishing to obtain code must come to the office. The codes will be changed at least once monthly and more if needed.

The rear tennis courts have been declared unplayable;

hours.

Proper tennis attire is required at all times on the courts. Hard sole or running shoes should not be worn on the courts at any time. Shirts are required.

Proper tennis etiquette is expected and required at all times. Offenses should be reported in writing to the tennis committee.

There will be a sign up sheet posted outside the courts for court reservation when office is closed.

Have a great time and enjoy the season!

“The POA gives the association a statutory power to assess fines against violators and to suspend the common area use rights of violators, if specified in the declaration.”

Continued from page 5

Fortunately, the amendment process to obtain the consent of the association members can often be done by mail or by going door to door, depending upon the specific amendment provisions within a community's governing documents. While owners rarely oppose

submitting to the POA, associations often face the problem of overcoming owner apathy. Developing a strategy to adopt the POA can therefore be the key to obtaining the necessary approval of the owners needed to amend the community's declaration of covenants.

POA Informational Meetings for Mainstreet Homeowners

May 23, 2006 at 7:00 p.m.

July 15, 2006 at 9:00 a.m.

September 24, 2006 at 3:00 p.m.

For more information on POA contact Diane Mundine, Onsite-Property Manager at 770.469.7238

Property Owners' Association Act

Animal Ordinance

Did You Know There are Major Changes to the Animal Ordinance?

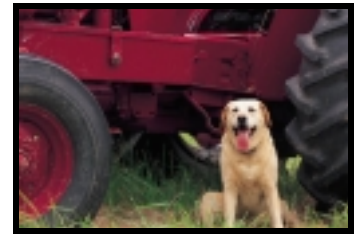
- Animals must be kept under restraint on and off owner's property at all times.
- Animals must be kept securely and humanely inside a locked enclosure if unattended. If outside an enclosure, the animal must be kept on a leash.
- An animal enclosure must be at least 100 square feet of open space of which the animal cannot dig, jump or escape.
- Animals can only be tied to a running cable or trolley

system inside an enclosure for no more than 12 hours per day.

- No animal can be tied between 10 p.m. and 6 a.m.
- The running cable or trolley system must be at least 10 feet long and mounted 4 to 7 feet off the ground.
- Electronic confinement devices are allowed, however, the device must be in proper working order and warning signs at 25 feet intervals around the entire property must read: "Caution-Electronic Animal Confinement System."
- Dogs are not allowed to

bark for more than 15 minutes non-stop or more than 30 minutes intermittently.

- Every owner of an animal must "scoop the poop" of that animal immediately from any street or right of way.
- All owners of a dog, cat, or ferret must have the animal vaccinated for rabies by a licensed veterinarian; obtain a current rabies tag; and register the animal with DeKalb County.



Note: This is a simplified version of the DeKalb County Animal Ordinance. For questions about the ordinance or to obtain a complete copy call Dekalb County Animal Control Division at 404.294.2996. *This message is from Commissioner Connie Stokes.*

This is a Paid Advertisement

In **Mainstreet**, everyone knows that it's...
time for a Change at the

Let's change for the BEST!



COMPETENT

- BS Degree in **Healthcare Management**, University of Alabama
- Master of Business Administration, Mercer University
- Ed.D. Educational Leadership Program Participant
- Career Technology Instructor – DeKalb County School System

COMMITTED

- 18-year homeowner and resident of the District
- Mother of three children, one attending a DeKalb Public School
- Past PTA Board Member: Rockbridge Elementary, Stone Mountain High and Robert Shaw Theme Schools
- Over 17 years of **volunteer** service to the 87th District

COURAGEOUS

RESPONSIVE

- Leadership DeKalb, Class of 2003
- Member, Jack & Jill of America, Inc.
- Executive Board Member, Organization of DeKalb Educators

RESPONSIBLE

- Commissioner-Appointed Member, DeKalb Community Council
- Coalition of 100 Black Women, Decatur/DeKalb
- Member, Democratic Women of DeKalb

Sharon, Daughter Bria, 13, & Son Brian, 21



Elect **SHARON Barnes-Sutton**
House District 87 www.SharonBarnesSutton.com



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WE'RE ONLINE AT
WWW.MAINSTREETCOMMUNITY.ORG

Upstream

By Wendy and Cliff Owens-Leech

'Tis the season when hope springs eternal here in the Northern Hemisphere, the time when every living thing is in a stage of renewal and bursting forth as bidden by its Creator. Oh, we know, for us allergy sufferers, it might be a tad miserable (can we get a sneeze on that?) but this too shall pass. After all, what is the purpose of physical reality--is it not a testing ground for developing our spiritual natures? You know, that dual nature we all possess, the one tending toward the lower self (ego) and the other toward the light or higher self. Might we not take this springtime to re-evaluate our lives in terms of acquiring spiritual attributes and qualities? Lord knows, God sends us tests and difficulties to perfect our souls if and when we are not already bringing them on ourselves (usually the case for us!). In

fact, one of the hardest things for both of us is to practice daily a sin-covering eye, one that looks toward the Creator of souls and sees only the good qualities and ignores the bad ones. It reminds us of a quote from Baha'u'llah, "Breathe not the sins of others so long as thou art thyself a sinner."

In pondering that statement of reality, did you all of a sudden notice your own breathing? Did you see how easy, automatic and second-nature it is? Well, do not dwell on the unpleasant things of life too long.

Seriously though, when you think about it, is not the crying need of our age unity? To view each other as one race, the human race, as world citizens inhabiting this small (shrinking-into-a-neighborhood) planet, that is, to develop an unshakable consciousness of

the oneness of humanity--isn't that one of the challenging needs of our time? So, try this out: the next time you have a choice of being with someone or a group who already know you or someone new from a different background, culture or race, try moving out of that "comfort zone" and look upon and greet that new person with a bright and friendly face. In so doing, we will be building bonds of fellowship and then love and, ultimately, unity as members of one global society.

Have a great soul-stirring, rose-smelling spring! We will keep all of you in our prayers. Please remember us in yours.

* *Interested* in sharing your favorite prayers or passages

from any of the World's Scriptures or any inspired readings? Join us here in a Mainstreet home at 2 p.m. on the last Saturday of every month. Call first to confirm: 404.292.9449

Upstream is a new column devoted to thoughts of inspiration.

A universal message serves to inspire our sense of community here at Mainstreet.

Writers can share words from a religious text, a poem, a special anecdote, an uplifting story, or some personal viewpoints. The only criteria is that the piece is uplifting and the message universal in every way.

There is a 400 word limit and your piece may be subject to some minor edits due to space constraints.

Send submissions to kwadjosun@gmail.com and put "Upstream article" in the subject line.