



# The Mainstream

THE MAINSTREAM is the official publication of Mainstreet Community Services Association, Inc.

SUMMER ISSUE 2011 Aug/Sep/Oct

## WHY? Message From the President:

I guess you are wondering **WHY** this article is entitled **WHY**, and I'm glad you asked that question. Although the word only has three letters, this 3-letter word says a lot. Another word I would like to add is the word **vandalism** -- it can be used either before or after the word **WHY**. **WHY** is defined as follows: *simply a reason*. What is vandalism? A very simple definition is: *an action involving deliberate destruction of, or damage to, public or private property*. Now that we have two words together with their definitions, I need to know **WHY** do we destroy and **vandalize** the place where we live, and destroy the things our community, neighbors, and residents have worked so hard to attain.

I have placed three (3) photos below showing some of the recent destruction and vandalism in Mainstreet. There are many other instances and photos, but those shown are obvious and illustrate the nature of these deliberate acts. One community sign cost more than your annual HOA assessments. We promised the residents of that Mainstreet neighborhood that we would replace the sign, because they had been without one for several years. **WHY** you ask? Because of vandalism!



The really sad thing about all of this is, that some residents know who these people are that were responsible for the destruction but choose to say nothing. **WHY?** One of the largest expenditures the Association incurs is replacing destroyed or vandalized common area property!

However, there are many more positive issues to report. It appears there will be no increase in HOA assessments again this year due to very aggressive collection procedures, homeowner decisions to work out payment plans, and home sales/refinancing. Mainstreet is looking better than the majority of homeowner associations in South DeKalb, but we could look even better. Collection procedures will continue aggressively, because this is something we must continue to address. Our goal is to have less than a 15% delinquency rate in Mainstreet. We can obtain this goal by encouraging those who are delinquent to contact the Clubhouse office. There are several options available to homeowners who recognize the value of the Association and are ready to once again become a responsible member in good standing.

On a positive note, this year's Annual Fourth of July celebration at the Pavilion was "da bomb!" Residents were provided with plenty of food and refreshment and some great fireworks, provided by our resident pyromaniacs. Once again, the pool has been extremely active this year; it seems that Mainstreet residents have elected to frequent the pool and bring lots of family and visitors with them this summer. Thanks to resident Velvet Loyal, the Mainstreet Concession Stand is doing extremely well.

I'm beginning to see the Mainstreet of old again -- with neighbors congregating everywhere, and the smell of ribs in the air. Acquisition of new playground equipment is in full swing, and hopefully Mainstreet will be awarded a grant from the KaBOOM organization which was submitted in April of this year. We are also applying for a Tony Hawke skate park grant, like the one in the Fourth Ward area of Atlanta. Congratulations go out to Nadine Rivers-Johnson for becoming a State of Georgia licensed, (and bonified) Community Association Manager. In spite of the many battles and emails, I would like to say thanks to the Board of Directors for their relentless efforts to make this a "Real" Caring Community!

An email was received from Hidden Hills Civic Association Treasurer, Pauline Dailey, entitled "A Common Sense Covenant." Excerpts from the article appear below by express permission.

*"It's time for the Hidden Hills community to wake up and look at reality --we have changed--we are a predominantly Black community in decline. We must come together or this community will be just a memory. 'I remember when Hidden Hills was ...' It's already happened! ...by sitting back waiting for the County government to give our community service or support, we will become the largest ghetto subdivision in the county.*

*Our homes have been devalued to the point that we cannot sell them and we cannot refinance them to make repairs or updates. Many people are finding it more efficient to let go of their homes or move to a less expensive alternative and rent their homes out. Investors are taking advantage of this situation, buying low ... Another effect of this devaluation is the future consequence of higher property tax rates on devalued property. We will pay more for less and lose services anyway. For example, when services such as twice a week refuse service is cut to once a week, the community is negatively effective. The area that contributes the least will be the first area to see these kinds of changes-- in other words, South DeKalb County. Yes, everyone's property has lost value, but in "our neighborhoods," the loss was extreme. Our County, our elected officials, hired by us to listen to us, literally created laws that will destroy our neighborhoods and every one says it's a shame when in reality, it's a crime."*

While this is very thought provoking, it is entirely true. Thanks Pauline! While renters are far better than vacancies, Mainstreet Treasurer Mamy Britt, reminded me the "WHAT" type of renter was most important. That is **WHY** this community will continue to prosper and move forward by exercising continued due diligence.

In closing I hope everyone had a safe and fun summer, and let's be thankful for the things we have in this blessed community.

**Rick Harris, President  
MCSA, Inc. Board of Directors**



BOARD OF DIRECTORS

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Mail Payments to: 404.835.9100  
CMA  
1465 Northside Drive  
Suite 128  
Atlanta, GA 30318  
www.cmacommunities.com



Captain Planet Dedicates Commemorative Garden at  
**MAINSTREET'S 2011 HEALTH FAIR—May 28, 2011**

## T A B L E O F C O N T E N T S

- 1 **President's Message**  
*WHY??!*
- 3 **Community Management**  
*Messages From the Association Manager*  
*HOA Assessment News*  
*Girl Scout Troop 26408*  
*Playground Build Volunteers*  
*Calendar of Events*
- 5 **Office Associate Message**  
*Welcome New Homeowners*  
*Save Old Pantyhose!*  
*Tree Cutting in Mainstreet*
- 6 **Tennis Anyone?**  
*Homeowners Spotlight*
- 7 **Pet Corner**  
*Crime Watch*
- 8 **After School Program**
- 12 **DeKalb County News**
- 13 **Karate at Mainstreet**  
*Mainstreet Playground Build*
- 14 **Community Design Standards**
- 17 **CMA Auto Debit Form**
- 18 **Mend Your Neighborhood**
- 19 **Mainstreet's Mini-Volunteer**

**VOLUNTEER TODAY!**

MAKE A DIFFERENCE IN YOUR COMMUNITY



## Clubhouse Events

**PUB NIGHT AT THE CLUBHOUSE**  
1ST Fridays—9:00 P.M. - 1:00 A.M.  
Join your neighbors for Bid Whist, Spades, Dominoes, Uno,  
Board Games, Trivia, Pool, Meet-& Greet! DeeJay!  
Food and Drink  
Bring the Fun! See you there!

**BOOK CLUB**  
4TH Fridays—7:30 P.M.  
Club members and homeowners welcome.  
Bring your reading suggestions!

**KARATE AT MAINSTREET**  
Saturday Morning  
Beginners: 9:00 A.M.—10:30 A.M.  
Advanced: 10:30 A.M.—NOON

**MAINSTREET CRIME WATCH**  
Block Captains Needed!  
Report crime directly and often!  
**See Crime Watch "Eye On U" Signs**  
www.crimewatch@mainstreetcommunity.org

**BIBLE STUDY AT MAINSTREET**  
For more information contact  
Noel Tiu at (770) 630-2420

**Message From the Community Association Administrator  
Nadine Rivers-Johnson**



*Hello Neighbor!* As you know, there have been a few procedural changes during the last quarter. The aim of the Board of Directors and staff is to ensure that these changes are both beneficial to and cost effective for the Association.

First, I would like to extend a hearty “Welcome” to Community Management Associates (CMA), our new financial property management company. (See their full-page advertisement on page 4.) HMS, Inc. will no longer accept payments of your HOA dues effective June 1, 2011. CMA brings years of experience in handling large communities such as Mainstreet to the table, in addition to providing more effective means of accessing homeowner financial records and information.

***IF YOUR HOA ASSESSMENT PAYMENTS ARE STILL BEING MAILED TO HMS, INC., OR IF YOU HAVE NOT UPDATED YOUR BILL PAY/AUTOMATIC DEDUCTION BANKING INFORMATION, PAYMENTS FOR JUNE, JULY, AND AUGUST 2011 HAVE NOT BEEN CREDITED TO YOUR ACCOUNT! PLEASE CONTACT THE CLUBHOUSE ADMINISTRATION OFFICE AS SOON AS POSSIBLE SO THAT YOUR HOMEOWNER ACCOUNT RECORDS CAN BE ADJUSTED AND UPDATED ACCORDINGLY. WE WILL BE HAPPY TO REMOVE ANY LATE FEES OR INTEREST ADDED TO YOUR ACCOUNT AS A RESULT OF THIS TRANSITION PERIOD. WE'RE HERE TO HELP!***

Girl Scout Troop 26408 earned their Girl Scout Journey “Agent of Change” and Bronze Awards in a ceremony conducted at the Mainstreet Clubhouse, walking trails, and playground area in April of this year. The awards were earned for their community service planning, design, and execution of a flower array located between the Clubhouse and the East Pool. The design features the letters “M S” under a rainbow of colored flowers.



The Mainstreet Community Garden, cleared by homeowner volunteers, Landscape Chair Patrice Diamond, MCSA staff, and Suntrust Bank volunteers was formally named ***The Garden of “Eatin”*** by contest winner Tanner Rice, age 11 of Girl Scout Troop #26408. Troop Leader Shawanda Cobb and Troop Co-Leader Joan Gaudet gave Tanner the good news on June 15, 2011. When the Garden dedication takes place later this year, contest winner Rice will be on hand for the ribbon cutting ceremony. Congratulations future leader Rice!

\*\*\*\*\*  
**ATTENTION ALL YOU MAINSTREET VOLUNTEERS!** The Mainstreet Community was awarded a grant to renovate our old playground equipment by the Community Fund of Greater Atlanta in June of 2011. A grant of \$7,500 was presented at the Foundation’s corporate offices located at the historic Hurt Building in downtown Atlanta. The Mainstreet Community Build Day, which is currently set for Saturday, October 15, 2011 at the playground area on Mainstreet Park Drive, is long past due. To participate and volunteer for this worthy renovation project, contact me at the Clubhouse administrative office or email me directly at nadine@mainstreetcommunity.org. Together, we can make a difference in the lives our children, our family, and as a community. *See you there!*

*Nadine Rivers-Johnson  
Community Association Manager*

## **2011 Calendar of Events**

**Join us for the following community events open to all Mainstreet homeowners and residents. Please be prepared to provide your Mainstreet identification.**

<b>Community Day/Labor Day Fireworks</b>	<b>09/05/11</b>
<b>Community Playground Build Day</b>	<b>10/15/11</b>
<b>Annual Children’s Halloween Party</b>	<b>10/31/11</b>
<b>Children’s Christmas Party</b>	<b>TBD</b>
<b>2012 Superbowl Party</b>	<b>TBD</b>

### **NOTICE**

**Board of Director’s Meetings are held  
the 3rd Tuesday of each month at 7:30 p.m.  
Keep abreast of current news and topics  
affecting the community**

**Homeowner Town Hall Meeting scheduled for September 2011  
Time and date to be announced.**

# OUR PEOPLE MAKE THE DIFFERENCE

COMMUNITY MANAGEMENT ASSOCIATES, INC.



## LONG-TERM AND LOCAL

### WHO WE ARE

CMA has been serving North Georgia since 1989. CMA's business model of integrity and top-notch customer service will impress your community and raise the bar in the field of Association Management.

Our experience spans over many years professionally managing over 500 associations with 72 licensed and experienced managers. Our commitment to customer service is the life blood of our company.

We recognize the basics of service such as answering our phones, listening to our customers, dealing with complaints and being helpful are key attributes. Our staff is well-trained and courteous, which is vital for the success of your community.

### WHAT WE DO

- Managing Homeowners Associations
- Condominiums/Townhomes
- Master-Planned Communities
- Active Adult Communities
- Mixed-Use and Commercial
- Full-Service Property Management
- Financial Management and Consulting



### WHY CMA

#### Cutting Edge Technology

CMA will fit your Association's Budget

30 Day Cur

No Hidden Fees

No long-term Contract

21 Years of Experience

Tailored Programs to Accommodate Your Association

Breath of Fresh Air

If you have friends or family living in an Atlanta community managed by a Homeowners Association, please let them know that CMA is interested in managing their property. We will tailor our management fee to your Association's budget. CMA also offers a referral fee for an interview with the Board of Directors for any Association ready to make a change.

Please contact Eric Henning at [ehenning@cma-atlanta.com](mailto:ehenning@cma-atlanta.com) or 404-835-9102  
Michele Richards at [mrichards@cma-atlanta.com](mailto:mrichards@cma-atlanta.com) or 404-835-9162 for a proposal.

**Thank you for your continued support of Community Management Associates.**

1465 Northside Drive | Suite 128 | Atlanta, GA 30318 | (404) 835-9100 | [www.cma-atlanta.com](http://www.cma-atlanta.com)

COMMUNITY MANAGEMENT ASSOCIATES, INC.



## Message from the Office Associate

Hello Mainstreet Community! I'd like to introduce myself; my name is Michelle Rawls, and I am the current Office Associate. A native of Mansfield, OH, I currently reside in DeKalb County with my two daughters and two dogs. I am a graduate of Mansfield Business College, with a degree in Business Communications. In 1999, I attended North Central Technical College and received a certification in the Social Services field. With two years of 911 emergency assistance experience, as well as 10 years of youth counseling and awareness, I am very excited about bringing my passion and over two decades of customer service/administrative experience to the Mainstreet Community. I look forward to helping the Association flourish even more. Let's work together.

My message to you is **CALL TODAY!!!** It is time for us to stop complaining and take action! You might say, "Isn't that what we pay our assessments for?" Yes, it is but if you know what you can do that contributes to the solution of a problem, don't wait on the office – take action! For instance, if there is a house right next door to you, and it is vacant with uncut grass, why not take it upon yourself and cut the grass? This single action can help keep your property value and curb appeal up.

**WE MUST TAKE ACTION!** The Clubhouse administrative office is very busy trying to improve your community. There is truth to the saying, "More hands make a lighter load." So, help us make the load lighter. Key elements to life are: giving, receiving, and uniting. With your help, we can all give a little to our community and reap the benefits of genuine effort and unity.

To all homeowners who are delinquent in their assessments -- it is never too late to get on a payment plan. It isn't too late for you to enjoy the amenities that the active, current homeowners enjoy. Stop by the Mainstreet Community Clubhouse administrative office, and ask about getting on a payment plan. We are glad to help. I am hoping to encourage homeowners to **CALL TODAY**, set up an appointment to discuss your assessment fees, and or set up a payment plan. Let me help you better understand why it's so important to stay current with your assessments. Together, we can come up with a plan that can work. Remember, nothing is impossible. I am here to do all I can to help you get back on track. I know with more communication, hard work and dedication, there is nothing we can't accomplish as a community.

I wish all of you the best and hope to see you around.

*Michelle Rawls, Office Associate*

## Welcome New Homeowners

On behalf of the Welcome Committee, in conjunction with the Mainstreet Community Association Board of Directors, we extend a hearty, warm welcome to the community and appreciate that you have chosen Mainstreet as a place to raise your family and be a part. Welcome to the following homeowner(s):

Hussein Faud Abaza	Teresa & Zachery Boswell
Carol Clark	Vanessa Gillespie
Tracy Hall	Harold Morris
Bill Thomas	Ariana R. Williams-Washington

### Five Fabulous Reasons to Save Old Panty Hose:

*Your garden will love those hose from hips to toes!*

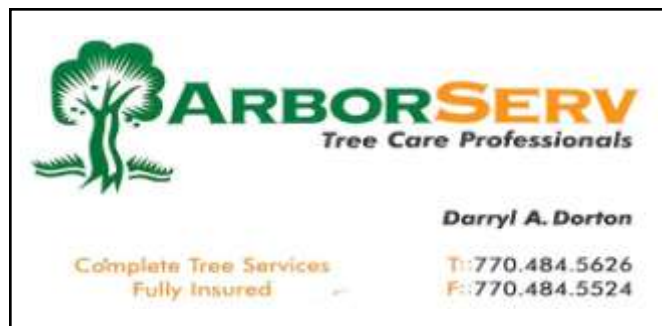
Think you're ready to give your tired, worn, and/or holey panty hose the old heave ho? Well, you can forget that noise – and move'em to your shed instead. You never know when they'll come in handy...in and around your yard and garden!

- \*Tie one on. Use old nylon stockings as tethers for staking tender young trees and other new plants without chafing the bark. Gently tie up vines and floppy plants with strips of panty hose, too.
- \*Have grape expectations. To protect grape clusters from bugs and birds, wrap the ripening fruit in the cut-off feet of panty hose.
- \*Keep it clean and clear. When collecting rainwater, cover the downspout with an old piece of panty hose, and fasten it in place with a sturdy rubber band. That way, the water that winds up in your rain barrel will be debris-free.
- \*Treat'em to a gentle trickle. Fasten a panty hose foot to the end of a garden hose, and you'll have a terrific diffuser for gently watering delicate container plants and baby seedlings.
- \*Tell varmints to vamoose! To keep rabbits and other small varmints out of your vegetable garden, wrap bunches of dog or cat hair in old nylon stockings, and hang them in various areas. The critters will think that Fido or Fifi is on patrol.

*Jerry Baker Newsletter, June 2011*

### CUTTING TREES IN MAINSTREET

Mainstreet has a strict prohibition on the cutting down of trees, which requires the approval of the Architectural Review Board (ARB) before any trees may be cut down, except in the case of an emergency, i.e., trees about to fall on their own, trees destroyed by wind or storms, or any other condition that could pose harm or injury to persons or damage to property. In such cases, the homeowner must contact the ARB as soon as practicable after such incident to advise the reason why the tree(s) were cut down. Any person who cuts down trees without the prior expressed written approval of the Architectural Review Board will be fined \$250 per tree.





## TENNIS ANYONE?

Atlanta, Georgia hosted Tournament at Bitsy Grant TC July 31 through Aug 5, 2011. The ATA is the oldest African American sports organization in the United States. It was formed in 1916 by a group of African American businessmen, college professors and physicians. The American Tennis Association (ATA) was founded during a time in our history when tennis was considered an elite sport (*for whites only*). Blacks were not allowed to participate on a national level.

The organization held its first ATA National Championships consisting of three events (men's and women's singles and men's doubles), at Baltimore's Druid Hill Park in August of 1917. In the early days, ATA typically held their tournaments at Historically Black Colleges and Universities (HBCUs). This allowed players to bring their families, introduced the kids to college life, and provided lodging and accommodations -- particularly in the segregated south. In July 1940, the first interracial match was played. The No 1 white grand slam champion, Don Budge, came uptown to Harlem to play an exhibition match with the reigning ATA Champion Jimmie McDaniel. McDaniel lost, but according to Budge he was a formidable opponent.

In 1948, Dr. Reginald Weir was the first African American to play in the (at the time) *all white USLTA*, known today as the United States Tennis Association (USTA). Also, in 1948 Oscar Johnson became the first African American to win a national championship at Griffith Park (a public park) in Los Angeles, California. The ATA has produced several of the world's top players and coaches. Tennis icons such as Althea Gibson and Arthur Ashe, the first African Americans to be ranked No. 1 and to win Grand Slam titles. It has also groomed many of the other 82 professional tennis players.

One of ATA's underlying goal very early on was the development of young players via their ATA Jr. Development program. During one period, the winner of the juniors single received a wildcard into the US Open. This provided an opportunity for an African American Junior to get into the main draw at the US Open held at Flushing Meadows New York each year. The USTA changed this policy in 1993.

To get the complete history of the ATA, find out about the tennis Sisters act (African American) prior to the Williams Sisters; discover information about the major discrimination suit filed within the last 10 years against a national tennis association visit [www.chargingthenet.com](http://www.chargingthenet.com).

[www.chargingthenet.com](http://www.chargingthenet.com) a history of Blacks in Tennis.  
By Laryette Kyle DeBose, Author

### MAINSTREET RESIDENT'S CORNER: Homeowners Spotlight Edith Clark & B. J. Slater



Edith Clark, long-time Mainstreet resident is one of our homeowner spotlights for the summer issue. Edith, also known as "Ms. Mainstreet," is well-known to many homeowners throughout the community. Edith volunteered to maintain the commemorative reflective garden donated by the Captain Planet Garden. The Garden is located on the lake behind the Mainstreet Clubhouse and is perfect for quiet reflection. Edith has been an avid volunteer whose passion is to see homeowners maintain the Community Design Standards of Mainstreet. When we are proud of where we live, our community prospers and home values increase.



\*\*\*\*\*  
Barbara Jones Slater, two-time Olympic gold medalist and long-time Parkside Townhome resident, recently received the President Obama award in Washington, D.C. On May 10, 2011, during the President's Council on Fitness, Sports & Nutrition, "B. J." was awarded the honor for "*lifetime of service to the health and fitness community.*" The photo of her receiving this prestigious award is included.

The award was presented by Megan Nechanicky, M.S., of the President's Council on Fitness, Sports & Nutrition and is one of the highest awards presented in the field of sports and support for those who strive to educate and encourage our future athletes and leaders to make health and physical fitness a part of their lives. We salute B. J. Slater and wish her well in future endeavors, such as her Double Dutch for Health initiative. We are truly proud of her history and accomplishments. For more information on B. J., take time out to visit the Guinness Book of World Records — she is still listed as the youngest person to earn an Olympic gold medal!



# Mainstreet Pet Corner



## POISON CONTROL!

Today we're going to talk about **DANGERS** to our pets right in our homes and gardens. I think we all know that we should **NEVER** give our pets "people medicine, but how about "people" food? Did you know that chocolate, in small amounts, can cause vomiting and diarrhea, and in large amounts, can cause death?!? Other toxic foods are avocados, onions, garlic, and chives. Also, never give your pets milk or dairy products (NO, milk is NOT good for cats!), because it causes stomach upsets. Pesticides sprayed where pets go outside can cause muscle tremors and seizures. Chemicals in a number of household products, including antifreeze, paint thinner, cleansers, pool chemicals and fertilizers are toxic to pets also. Now, are you ready for a partial list of plants, both outside and indoor ones, that are poisonous to our pets? Symptoms vary from vomiting and diarrhea to **DEATH** for various plants ( you can go to the [ASPCA.org](http://ASPCA.org) website, [Pet-care/poison-control/plants.aspx](http://Pet-care/poison-control/plants.aspx) for more information & pictures) Here we go ...

(Alphabetically)

Aloe	Chinaberry	Hyacinth	Portulaca
Amaryllis	Coffee Weed	Hydrangea	Rhubarb
Apple Tree	Common Privet	Hydrangea	Rosebay
Apricot Tree	Chrysanthemum	Indian Hemp	Rose of Sharon
Azalea	Daffodil	Iris	Sweet William
Baby's Breath	Dahlia	Jade Plant	Tree Tobacco
Begonia	Daisy	Larkspur	Water Hemlock
Bittersweet	Dogbane	Lily of the Valley	Wild Onion
Bracken Fern	Dracaena	Lobelia	Wisteria Buttercup
Buckeye/Horse	Eucalyptus Plant	Mayapple	Yew
Caladium	Gardenia	Milkweed	Yucca Plant
Calancho	Geranium	Mountain Laurel	
Carnation	Groundsel/Ragwort	Morning Glory	
Castor Bean	Hibiscus	Oleander	
Cherry Seeds	Holly Bush	Poison Hemlock	



Lantana



Dracaena



Daisy



Garlic

If your pet displays symptoms like severe weakness, vomiting, diarrhea, tremors or convulsions, take your pet to your Veterinarian Immediately! You should also contact The ASPCA Animal Poison Control Center at 1-888-426-4435.

Your Animal Lovin' Neighbor, Bev



## Eye On U Crime Watch



Mainstreet has the distinction of having some of the lowest numbers when it comes to crime data according to DeKalb County's Tucker Precinct and CrimeMapping. One of the contributing factors to the decrease in petty criminal activity has been the Board's decision to engage private Roving Patrol throughout the community. C. L. Green, owner of Executive Enforcement Security, Inc. has been providing neighborhood security patrol for the last quarter.

Statistics show that when people feel safe, they will take pride in their surroundings. When they are proud of where they live, they will participate and interact with not only neighbors, but community activities as well. This is just one of the mechanisms we've put in force to battle crime, apathy, and to help develop new neighborhood watch initiatives.

Remember, we're all in this together, so let's continue to be nosy neighbors. Report criminal and/or suspicious activity *first* to the police. Be sure to provide a copy of any police reports to the Clubhouse administrative office. These files help us track trends in neighborhood crime, and it provides us with information that can be helpful to the police.

Crime Watch Coordinator, Yvonne Edun, is planning a meeting to review upcoming neighborhood watch activities in late September. Watch for Calling Posts, marquee posting, and neighborhood signs for time and date. We are also seeking block captains for several communities in Mainstreet. If you are interested, contact the Clubhouse office.

Crime Watch Committee

## AFTER-SCHOOL PROGRAM - MAINSTREET CLUBHOUSE

5001 Mainstreet Park Drive, Stone Mountain, GA 30088

Register your child today for the after-school program located at the Mainstreet Clubhouse. The after-school leadership program, now in its third year at the Mainstreet Clubhouse, is designed to strengthen the lives of children, ages 5-16, through five priority areas:

- character development
- academic excellence
- physical wellness
- technology, and
- community service

The after-school program includes entrepreneurial training, community service, leadership curriculum, homework assistance and tutorial, trips, SAT and CRCT preparation, golf, recreation and snacks daily.

In addition to our exemplary curriculum formulated to enhance academic achievement and leadership, students are also exposed to the world of multi-media through learning many facets of television production. We also offer electives that will enrich your child's after-school experience, and we encourage all parents to have their children placed in one of our electives.

Many homeowners in Mainstreet allow their children to take the school bus to the Clubhouse for the after school program; however we also provide transportation to all DeKalb elementary and middle schools at dismissal and will transport your child directly to the Mainstreet clubhouse so they can attend the after-school program.

Enjoy the convenience of having a quality after-school program in your community! Register today by calling 770.465.3819 or send an email to [dhill@atlantaYMLA.org](mailto:dhill@atlantaYMLA.org) requesting a registration form. Welcome to an experience of a life-time, and we look forward to serving and your child.

### Listen to what parents and community leaders are saying about the program:

*This award winning program is certainly meeting the needs of young girls.*

Lisa Rayam, Fox 5 News Anchor

*This program has responded in fulfilling a community-wide need by helping students to better resolve conflict, excel academically, and become outstanding leaders and role models in their communities.*

Michele Henson, Georgia State Representative

*I believe much of today's youth that I have seen get involved in illegal activities or engage in inappropriate behavior would be much more likely to not taken those actions had they been afforded such an opportunity as YMLA.*

Major S.R. Fore DeKalb County Police Department

*Since enrolling my three sons into the program, their mannerisms changed tremendously. I have noticed a significant change in their attitude for school as well as their enthusiasm for YMLA. They see a better way, which is more than I can ask for as a mother caring for three young men.*

Ms. Jackson

*This type of after-school program will give our children the positive exposure that they need.*

The Bentons

Derrick Hill, Executive Director  
YMLA/Diamonds & Pearls

Starts August 8, 2011

Monday - Friday

School Dismissal  
Until 7:00 pm



# Looking for a New Pool Management Company?

*Sears Pool Management has been Atlanta's premier pool management and renovation company since 1997.*

Pool Maintenance  
Pool Covers & Furniture  
Salt Systems  
Lifeguard Certification



Renovations & Repairs  
Swimming Lessons  
Chemical Controllers  
Lifeguard Staffing

**ADA & VGB Compliance Experts**

Sears Pool Management Customers Experience:

**Unmatched Customer Service-** We're open 7 days a week in season and offer 24-hour emergency pager service.

**Strong and Proven Track Record-** With 15 years in business, we have a reputation for high quality service delivered with integrity.

**Experienced and Certified Staff-** We boast the most highly trained and industry certified staff in town, with American Red Cross Lifeguard Instructors, CPOs and APSP Technicians on staff year round.



**Call Today for a FREE Quote!**

**770-993-7492**

**[www.searspool.com](http://www.searspool.com)**

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Call for a FREE Consultation



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Executive Vice President

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1234 Powers Ferry Road, Suite 102  
Marietta, Georgia 30067

Phone 770/952-7725 \* Fax 770/952-7960  
sbutler@bbmarietta.com

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DEKALB COUNTY COMMISSIONER, DISTRICT 4  
CHAIR: PUBLIC SAFETY & GENERAL GOVERNMENT

FOR IMMEDIATE RELEASE

Contact: Judy Brownlee- 404-371-2204

[jbrownlee@dekalbcountyga.gov](mailto:jbrownlee@dekalbcountyga.gov)

## Commissioner Sharon Barnes Sutton and Congressman John Lewis Promote Youth Leadership at Empowerment Breakfast

*Business, government, and community leaders unite to celebrate DeKalb youth*

**Decatur, GA – July 11, 2011** – On Saturday, July 9, nearly 400 DeKalb leaders, students and parents gathered for the second annual Youth Empowerment Breakfast at Decatur Hotel and Conference Center. DeKalb County Commissioner Sharon Barnes Sutton organized the event, which was themed “*Releasing the Power Within...Accepting the Charge!*”

“I’m honored by the support of leaders from every corner of DeKalb,” said Sutton, who represents the district four, including the cities and communities of Avondale Estates, Clarkston, Pine Lake, Scottdale and Stone Mountain. “We’re working together to improve public safety and prepare our students for success.” Sutton established the Youth Leadership Academy in 2008 as a holistic approach to community development focusing on families and their children. Through involving families and their children in community service and leadership development opportunities, family interactions and expectations are increased.

This year, the program graduated its first class with 11 students from DeKalb County High Schools. 2010 Presidential Medal of Freedom Award recipient Congressman John Lewis District offered a spirited keynote address, recalling his experience as a Freedom Rider in the 1960s. “I got in the way during the Civil Rights movement, but it was always on the side of right,” said Lewis. “Every one of you also has an opportunity to get in the way and reshape the world we live in.”

The host committee included DeKalb Sheriff Thomas Brown, District Attorney Robert James, Commissioners Larry Johnson and Lee May, Judges Gregory Adams, Mark Anthony Scott, and Nellie Withers, The Cornelius Group and Crunk for Christ Radio. “The youth aren’t just our future, they are our right now,” said Commissioner May, who brought greetings to the attendees. 11 Alive news anchor Karyn Greer emceed the program for the 2<sup>nd</sup> consecutive year.

###

#### About The Youth Leadership Academy

The Youth Leadership Academy is a program that promotes leadership, academic achievement, life skills and community service. The project seeks to demonstrate that youth, when given proper guidance will help improve the economic outlook and quality of life in our community. For more information on the Youth Leadership Academy, please call 404-371-4907.



## ***Brown's Dojo of Karate, Inc.***

Alvin Brown

Owner / Instructor

P.O. Box 870888

Stone Mountain, Georgia 30087

Voice: 770-355-6232

senseibrown@hotmail.com

www.brownsdojookarate.com



The two outdoors photos above are from our picnic/promotion outing in May of 2011 at the Mainstreet Pavilion. The other picture is that of one of the winners in our last competition. The last pictures are from our visit to Macon, Georgia.

***The Mainstreet Karate Program*** is held each and every Saturday for both children and adults from 9:00 am - 10:30 am for beginners and, from 10:30 am -12:00 noon for intermediate students. An "adults only" class is offered every Thursday from 7:00 pm - 8:30 pm. Training fees have remained the same since 2004 when the program first began. The fee is \$45.00 for 8 weeks of training, which consists of 8 to 16 class sessions depending on if students choose to participate in both classes. Each class session is geared toward developing physical abilities, stamina, personal discipline and inner peace. While developing these qualities, you will also benefit by learning how to protect yourself from harmful attacks by others. Students also have the option of taking part in local competitions and tournaments. These tournaments take place year round and are always a good measuring tool for a student's skills. You are welcome to stop by the Mainstreet Clubhouse and visit any of the above-mentioned classes to meet the instructor and his students. Our doors are always open.

### ***MAINSTREET PLAYGROUND UPGRADE BUILD***

***Saturday, October 15, 2011***

Mainstreet residents, neighbors, and volunteers, we are renovating the playground on Saturday, October 15, 2011! Our community was awarded a grant by *The Community Foundation for Greater Atlanta (CFG)* in June of this year. This Community Fund Grant is awarded to communities who are actively seeking ways to engage neighbors in projects that enhance and beautify the community.

Over 150 organizations applied, and our submission was fortunate enough to be selected for funding. Now is your chance to participate. We are asking families, friends, and volunteers to come out and make our Playground Build Day a successful event. Contact the Clubhouse administrative office for information and to sign your family and friends up to volunteer on the day of the Build Out.

*The CFG* supports nonprofits through grants and guidance. They lead and participate in collaborative efforts to provide solutions to community problems. For more information on *The Community Foundation for Greater Atlanta*, visit their website at [www.cfgreateratlanta.org](http://www.cfgreateratlanta.org).

*Grants Committee*

# MAINSTREET COMMUNITY DESIGN STANDARDS

The following list identifies those areas most in need of enforcement, but does not preclude the Architectural Review Board (ARB) from enforcing other areas which, in their mind, require equal attention. Please adhere accordingly.

**EXTERIOR MODIFICATIONS:** All proposed additions, modifications, or alterations of lots and/or structures must be submitted in writing to the Architectural Review Board (ARB) for approval.

**FENCE:** Any fence erected on any lot will be made substantially of wood, with the design and material requiring the written approval of the ARB. Fences must not extend past the rear of the home.

**EXTERIOR COLORS:** Color choices for all exterior painting and roofs will be of those "color tones," as approved, in writing, by the ARB.

**PARKING AND GARAGES:** Vehicles including motorcycles, shall be parked only in the garages or driveways serving the Lots, Carports visible from the streets, shall not house inoperable/disabled vehicles.

- a. All disabled vehicles, must be parked entirely within a garage, unless otherwise permitted by the Board of Directors. Commercial vehicles shall be permitted on the Community property during normal business hours for the purpose of serving a Lot or the Common areas
- b. For the purpose of this rule, a vehicle shall be considered? If it does not have a valid license tag or is obviously inoperable, and (b) is parked on the community property for more than fourteen (14) consecutive days.

**OUTDOOR RECREATIONAL EQUIPMENT, GARBAGE CONTAINERS, TANKS, ETC.:** All outdoor recreational equipment, garbage containers, above ground tanks, has to be concealed from view. All trash and garbage shall be regularly removed from the lot. After the trash or garbage removal, the garbage/trash containers shall be removed within 8 hours. Basketball goals and supports are permitted, but must be removed when they become unsightly.

**ANTENNA:** Satellite television dishes one meter or less in diameter may be placed on the lots in accordance with Federal Communications rules and the association's rules and regulations.

**MAILBOXES:** Mailbox posts shall be of unpainted wood with black mailboxes. Posts shall be at least 4" x 4" and all mailboxes must display the appropriate address, or the address should be a visible painted address on the curbing. However, any exception must be of a nature so that mailboxes within a specific geographic area within the community will not impose aesthetic conflicts within the community.

**NUISANCE:** No portion of the community shall be used, in whole or in part for anything, which will cause it to appear to be in unclean or untidy condition, or will be obnoxious to the eye or disturb the peace, quiet, safety, comfort, or serenity of the occupants of surrounding property. There shall not be maintained plants, animals, device or thing of any sort whose activities are noxious, dangerous, illegal, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of the community.

**UNSIGHTLY OR UNKEPT CONDITIONS:** It shall be the responsibility of each homeowner to prevent the development of any unclean, unhealthy, unsightly, or unkempt condition of their lot.

**ANIMAL AND PETS:** No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any portion of the community, except that of dogs, cats, or other usual and common household pets. A total not to exceed three (3) pets may be permitted per lot. Dogs, which are household pets, shall at all times be controlled. Doghouses and other pet housing, and enclosures on the lot must be located in the rear of the lot.

**LANDSCAPE CARE:** It is the responsibility of the lot owners to see that lawns, shrubs, flower beds and natural growth areas are kept in a neat, well cared for manner. All lawns must be kept free from debris.

**LANDSCAPE ORNAMENTATION:** Plastic, plaster, ceramic, wood or cast statuary, wishing wells, or birdbaths are not permitted in the front of the residences. Flower boxes, birdhouses, wind indicators, etc. must be limited in number, and must be located on the lots as to be concealed from the view of neighboring lots and streets.

**COMMERCIAL ENTERPRISES:** No commercial enterprises, which require use of traffic, human or vehicle, other than normal use thereof, are permitted on any lot within the community.

**SIGNS:** Signs advertising any property for sale or for lease are permitted without prior approval. All signs are subject to the following restrictions:

- a) No sign may be larger in area than 864 square inches (2' x 3').
- b) One sign per property, except for corner lots, which may have two signs.
- c) Signs may be placed upon the property in such areas that are visible to someone driving past.
- d) No signs of any kind, whether pointer signs, for sale or for lease signs, may be placed on property that is owned by MCSA, Inc.
- e) Signs must be neat in appearance and conform to the professional appearance of signs generally used by the real estate industry. Signs printed on cardboard with Magic Marker and similar materials are expressly forbidden in all of the Mainstreet Communities.
- f) All other signs, of whatever nature, including signs that advertise moving sales and garage sales are not permitted on community property and will be removed and destroyed.
- g) No sign, sign structure or advertising device shall be located on utility poles. No sign, sign structure, or advertising device shall be located closer than 17 feet to the edge of a public road service.
- h) County regulations require that your numerical address must be plainly visible for the purpose of fire or accident, and the delivery of mail.

**ARCHITECTURAL REVIEW BOARD (ARB):** The Architectural Review Board is the enforcement arm of the Board of Directors which addresses the appearance, maintenance and aesthetics of the Mainstreet Residences. The ARB is concerned with appearance of the community as well as the adequacy and upkeep of the community facilities. This Board is responsible for the approval of homeowner requests for modifications, and for the detection and enforcement of the Architectural Covenants. The forms for requesting modification approval or for filing a complaint for a violation are in the clubhouse office.

The following procedures address the design review function of the Architectural Review Board (ARB) and apply to all homeowners in the Mainstreet Community.

**APPLICATION FOR MODIFICATIONS TO STRUCTURES AND LOTS:** ALL modifications identified in the Community Design Standards and in the Protective Covenants pertaining to architectural control must be approved by the ARB. Plans for proposed modifications shall be submitted in writing to any current member of the ARB or to the MCSA office. Submittal shall consist of a brief, concise written description of the proposed modification(s) and a rough freehand sketch of the homeowner's lot with the proposed modification(s) clearly marked and showing approximate dimensions. Submittal for items such as a fence and a deck must show a side and elevation view with dimensions. Submittal for exterior color changes shall also be subject to approval by the ARB.

**VIOLATIONS OF ARCHITECTURAL DESIGN STANDARDS:** Any questions concerning the interpretation of the Architectural Design Standards should be addressed to any ARB member. If the ARB becomes aware of a violation of the design standards, the remedial procedure will be as follows:

1. Inspection of the alleged violation by one or more ARB member(s).
2. If it is determined by the ARB that a violation exists, a letter from the ARB will be sent to the homeowner identifying the specific violation(s) and requesting corrective action of the violation(s).
3. If no corrective action by the homeowner within 10 days of the violation notices the homeowner's file will be turned over to the Board of Directors for legal action.

**REPORTS OF VIOLATIONS:** Any homeowner wishing to report a violation of the design standards MUST FILL OUT a form. This form is available at the clubhouse office or can be obtained from website, or any ARB member.

**APPEAL OF ARB ACTION:** Any homeowner wishing to appeal any action by the ARB should appear before the Board to personally explain their reason for non-compliance.

A copy of the [Architectural Review Board Request/Complaint Form](#) is available on the Mainstreet Community website, or you can come by the Clubhouse administrative office and pick one up.

*Architectural Review Board*

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For Electronic Payment of HOA Assessments

**To Enroll:** Read, complete and sign the attached Preauthorized Electronic Assessment Payment Services Authorization card. Attach a voided check to the authorization card and mail both to: **Community Management Associates, 1465 Northside Drive, Suite 128, Atlanta, GA 30318.**

**What:** Mutual of Omaha Bank offers association homeowners an opportunity to pay their regular association assessments using automated electronic payments. Preauthorized electronic payments mean that homeowners can pay their assessments automatically without writing checks, thus eliminating the potential late payments. The association is assured prompt, predictable payments to help better manage funds. This program is available to all homeowners regardless of where they bank.

**How:** Preauthorized electronic assessment payment service uses the Federal Reserve System's Automated Clearing House (ACH) to facilitate electronic transfers from homeowner checking/savings accounts directly into the association's bank account. Funds are transferred between the 5<sup>th</sup> and 10<sup>th</sup> day of the month and appear on the homeowner's bank statement each month. Information regarding payments is reported to the association's management or bookkeeping company on the same day funds are deposited to the association's account. If you have further questions or need more information, please call your Property Manager, Nadine Rivers-Johnson, at (770) 469-7238

**Preauthorized Electronic Assessment Payment Service Agreement & Disclosure:** Preauthorized charges to your account will be processed, when due, for the amount of your regular assessment payment. Payments so collected will be deposited to the checking/savings account of your ASSOCIATION maintained with Mutual of Omaha Bank. There may be changes to the assessment amounts and/or due dates in accordance with the ASSOCIATION'S governing documents and applicable statutes including notification requirements of the ACH (Automated Clearing House) rules. We reserve the right to make the changes in the agreement at any time. We may cancel Preauthorized Electronic Assessment Payments at any time without cause and you can terminate this agreement at any time by giving sufficient written notice or by closing the designated accounts.

**Preauthorized Electronic Assessment Payment Services Authorization Card (Please Pprint)**

ASSOCIATION NAME

UNIT ID

NAME(S) LAST FIRST MI

NAME(S) LAST FIRST MI

ADDRESS

CITY STATE ZIP

DAYTIME PHONE NUMBER

I (We) hereby authorize **Community Management Associates**, herein after referred to as **MANAGER**, as agent for the association named above to initiate debit entries to my (our) checking/saving account at the depository named below, hereinafter referred to as **DEPOSITORY**, to debit the same such amount.

DEPOSITORY NAME

This authority is granted in accordance with the terms and conditions of the **MANAGERS** Preauthorized Electronic Assessment Payment Service Agreement & Disclosure Statement receipt of which I hereby acknowledge. This authority is to remain in full force and effect until **MANAGER** has received written notification from me (or either of us) of its termination in such manner as to afford **MANAGER** a reasonable opportunity to act on it.

SIGNATURE (REQUIRED) DATE

SIGNATURE (REQUIRED) DATE

**ATTACH VOIDED CHECK WITH THIS AGREEMENT AND MAIL BOTH TO:**

**Community Management Associates**  
**1465 Northside Drive NE, Suite 128**  
**Atlanta, GA 30318-4220**

Authorization must be received by the 15<sup>th</sup> day of the current month for processing to start the following month.

## Mend Your Neighborhood Foreclosure By [Rita Colorito](#) • Bankrate.com



With foreclosures, a penny of prevention is worth a dollar of cure. Gang up on code enforcement so the city will notice problem properties. Want to mow the lawn yourself? You'd better seek permission first. A foreclosure on your block can do more than spoil the view from your window. A foreclosed eyesore can ruin the financial health of your household and neighborhood. But there are things you can do now to keep a blighted property from destroying your home equity.

**Be a good neighbor:** Prevention makes the biggest difference, says Erynn Crowley, deputy director of the Phoenix Neighborhood Services Department. If you know a neighbor is headed toward foreclosure, find out what you can do to help maintain the property should they move away. Like Phoenix, many municipalities have developed resources to help neighborhoods and neighbors deal with the foreclosure crisis.

"We always encourage neighbors to talk to each other, because that's the fastest way going," Crowley says. "Sometimes they aren't aware or they thought they had a tenant who was taking care of it."

**More On Foreclosure:** To keep one blighted property from turning into two or more, maintain your own property. "Don't get too discouraged just because you have one or two abandoned properties on the block," says Chris Smith, director for Neighborhood Housing Services of Chicago in the city's Roseland office. "If every other property on the block is in pretty good shape, chances are the (foreclosed) property won't stay vacant for too long."

Form a neighborhood watch to head off potential problems, says John Anderson, co-owner of Twin Oaks Realty Inc., in Crystal, Minn. "Once the pipes get stolen or it becomes vandalized, it becomes harder to sell and it becomes a bigger detriment to the neighborhood," says Anderson. And always keep the police informed if you see criminal activity.

**Speak up, fast:** "If (neighbors) see code violations -- a broken window; tall, dry weeds; trash in the yard -- any of those things -- we recommend they report them as soon as they see them," Crowley says. "You don't want it to sit and get worse, especially if it's a vacant property."

Sometimes an eyesore can turn into a health or safety hazard, with vacant properties attracting squatters or becoming hot spots for illegal activity, such as drug dealing. If you suspect that a vacant or abandoned property poses such a risk, notify authorities immediately. And the more folks you can get on your block to complain about an abandoned property, the better the chances something will get done sooner rather than later.

"Everyone on that block needs to call (the authorities) on the same day, within the same hour. And if nothing happens, do the same thing again the next day," says Smith, who says that with this tactic, at least in Chicago, it usually takes fewer than three days for police to come out and board up and secure an abandoned property. With a single phone call, that same abandoned property could remain open for a while.

If your city doesn't fix the problem foreclosure, Smith suggests calling a nonprofit such as NHS that will work on your behalf to take care of problem properties in your neighborhood.

**Help sell the property :**To speed up the sale of the foreclosure, help find a potential buyer. Talk up the property, and your neighborhood, to anyone you know who is looking to buy.

"The best salespersons for an abandoned property on the block are the people that live on that block," says Smith, who often makes presentations to neighborhood groups.

**More On Foreclosure:** If your area is particularly hard-hit by foreclosures, the eyesore on your block may already be part of a federally funded Neighborhood Stabilization Program, under which municipalities buy, fix up and resell blighted properties. Crowley says some Phoenix neighborhood groups help market NSP properties. In the Minneapolis area, Anderson has seen neighbors banding together to buy foreclosed or NSP properties, fixing them up and reselling them.

**What you shouldn't do:** Don't waste your time playing detective, trying to figure out who owns the foreclosure nightmare on your block in an effort to get the owner to take responsibility. Foreclosures can take months or more than a year. It's often difficult to pinpoint who currently holds the deed, Anderson says.

Ask your building-code department, or a similar agency, what you can do legally to help maintain the property, says Anderson. In most cases, they'll give the go-ahead to pick up trash outside the property or mow the lawn. Be sure to get permission first. Avoid the temptation to sneak onto the property and try to fix it up yourself. "Don't try to do anything on your own," Smith says. "(You) could actually be held liable for anything that goes wrong on that property. You have to go through the proper channels."

Posted: Aug. 23, 2011



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**THE MAINSTREAM** NEWSLETTER Fall 2011 Edition deadline for the submission of articles and/or vendor advertisements is Tuesday, November 11, 2011 by 3:00 P.M. All advertisement payments must be made by check or money order. Homeowners are encouraged to submit articles of interest to the editor of *The Mainstream*, Nadine Rivers-Johnson, at [nadine@mainstreetcommunity.org](mailto:nadine@mainstreetcommunity.org). (Editorial licensing strictly enforced.)

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*The Mainstream*