

St Ives

HOMEOWNERS ASSOCIATION



THE ST IVES MONTHLY COMMUNITY NEWS MAGAZINE | AUGUST 2024

ADVERTISE IN LOCAL COMMUNITY NEWSLETTERS!
(770) 623-6220 | info@frontporchatlanta.com

THE TERRI *Hayes* TEAM

**St Ives
#1
Real
Estate
Team**



LAURA REICH
ASSOCIATE BROKER

TERRI HAYES
BROKER/OWNER

770-374-7900

**Selling
in
St Ives
since
1995**

JUST LISTED



**201 SOUTHAMPTON CIRCLE
JOHNS CREEK, GA 30097**

FOR SALE



**1836 BALLYBUNION DRIVE
JOHNS CREEK, GA 30097**

We have a List of Buyers who are Wanting and Ready to Move to St Ives NOW! Please Call Us to Sell your Home Quickly for Top Dollar!

**★★★★★
5 STAR CLIENT REVIEWS**

BACK TO SCHOOL



HOA BOARD OF DIRECTORS

JIM CICHANSKI | PRESIDENT

jcichanski@flexhr.com | 404.966.0690

BARRY BAUM | VICE PRESIDENT & INFRASTRUCTURE

barrybaum@comcast.net | 404.433.4075

TERI HERNANDEZ | TREASURER

Hernandezteri@me.com | 404.663.0635

JENNIFER SOBOCINSKI | SECRETARY & INTERNAL AFFAIRS

jensobohoa@gmail.com | 404.271.6887

CHRIS ALBRECHT | LEGAL/COMPLIANCE

calbrecht@doubleaproductions.net | 678.665.6844

LARRY BUSSE | SECURITY

busse@gwu.edu | 202.669.2566

MERV BROWN | ARCHITECTURAL

mervtbrown@bellsouth.net | 770.476.7657

AMY LITTLE | EXTERNAL AFFAIRS

amynlittle@yahoo.com | 770.265.6208

BILL WHITE | PROPERTY & LANDSCAPING

wtwincs@gmail.com | 678.910.9460

NEWS MAGAZINE CONTACT

stivesnewsletter@stivescc.org

PROPERTY MANAGEMENT

SANDY BORNHORN | PROPERTY MANAGER

sandy@stivescc.org | 770.497.0482 x402

HAGGAI SIKALUMBI | ASST. PROPERTY MANAGER

haggai@stivescc.org | 770.497.0482 x403

SECURITY GATES

RICHARD CALLISTE | DIRECTOR OF SECURITY

richard@stivescc.org | 770.497.0482 x406

IN THIS ISSUE

4 THE PRESIDENT'S LETTER

5 FROM THE BOARD

8 MEETING MINUTES

9 GOLF CART PARADE

13 AROUND JOHNS CREEK

14 SAFETY REPORT

15 SECURITY REPORT

16 UPCOMING EVENTS

18 FUN & GAMES

20 FAQ

21 IN THE NEWS



**RED OAK SANITATION
HANDLES GARBAGE
REMOVAL IN ST IVES.**

Please save this phone number
to reach the DIRECT
JOHNS CREEK 911 OPERATOR
from St Ives on your cell phone:

404-843-6670



CONTACT US TODAY

770-623-6220

info@frontporchatlanta.com

St Ives Monthly Community News Magazine is a publication of Our Front Porch. Subject matter published is the opinion of the author and does not necessarily reflect the opinion of the publisher of this newsletter. Professional advice should be obtained before making any decision in which a professional is readily available. Advertisers assume responsibility for the content of the ads placed in this publication. Material published may not be reproduced without the written permission of Our Front Porch.

The contents of this newsletter are provided for the members of the **St Ives** neighborhood as a courtesy only. No representations are made as to information presented, the quality of the goods or services advertised, or the veracity of the statements relating to the goods and services. The printing of opinions, information or advertisements does not constitute an endorsement by the neighborhood of such opinions, information, goods or services.

My Dear Neighbors,

August is here. Vacations are coming to an end and kids are preparing to go back to school. It is normally our hottest month of the year but I am sure you all hope we will get relief from the record heat in July.

Now that school is resuming, I would like to remind all that our speed limit is 25 MPH on all streets in the community. Also, stop signs are for a purpose. Please stop before proceeding through the intersection. Safety is all of our responsibility. Also, I am asking you to assist when you have contractors coming to your house to please let them know to obey the speed limits, stop at the stop signs and enter at the rear gate.

Last month I talked about getting your mailboxes in order. I still see many mailboxes with stick type numbers that are falling or have fallen off. Please install the proper 2" bright brass numbers. Please be a good neighbor and support this effort. We all benefit in having a sharp looking neighborhood!

In the past two weeks we cleaned-up the doggie stations. So please use them or clean-up if you are not around one of the dog stations.

The Board is looking at several projects in keeping with making our community look good. We just approved trimming the brush and trimming the trees in the park area. Many of you like to walk your dogs in that area and now that the boy scouts have installed benches, we want you to make use of the park area. Another project we are working on is getting

all our signs and posts that need painting maintained. We are finalizing bids for that in the next few weeks. The other project we are working on is to paint our light poles and install the same lights throughout the community. This will include trimming the tree limbs that are blocking light. We are working to have Georgia power do all of this at no cost to us.

Those that use the back gate, especially in the morning, usually see a major back-up that blocks the intersection by the exit. Thanks to Amy Little working with City officials, we got word that that are in agreement of marking our entrance at the back gate as "Don't Block the Box". This may take a month to get installed but it will be well worth the wait.

I want to thank Homeowners for providing feedback and giving the Board input on things they see. We take all comments and requests seriously. Sometimes we may not react as fast as you would like. I do need to remind you, these are voluntary positions, and the board members want to assist in making everything right. Please also understand that we also have financial constraints in not being able to complete everything in one year. I personally thank you for your patience.

The Best,

Jim Cichanski | St Ives HOA President
jcichanski@flexhr.com | 404.966.0690

As you drive around our city, do you ever notice construction cones, silt fences or zoning notification signs and wonder to yourself what change is taking place? I for one am always interested in what changes or improvements are being considered or undertaken and what projects developers hope to construct in our city. I know how hard it is to filter through all the information that comes at us through email and social media and even harder to find time in our schedules to attend Planning Commission Meetings or City Council Meetings, but I did want to point out some projects our city is working on and a few zoning applications that may be of interest.

Creekside Park. Creekside Park is the approximately 20-acre area behind our City Hall. It features pond areas that will ultimately have terraced seating, an amphitheater with deck over the water, a small playground and 15 foot wide boardwalk that will connect to a future tunnel to the south and wetlands at East Johns Crossing. The Phase I Trail project that connects the interior of Creekside Park to Medlock Bridge Road is already complete and has art installation by local artists and that uses salvaged iron from the historic Rogers Bridge. More to come on this ongoing project.

Chattahoochee River Greenway. The Chattahoochee River Greenway is a path that will span from Abbotts Bridge Road to McGinnis Ferry Road along the Chattahoochee River. Phase I is Abbotts Bridge to Cauley Creek Park. Phase II is Cauley Creek Park to McGinnis Ferry Road. This project is largely funded by a federal grant and will further the city's commitment to a complete recreation and parks system. Though still in the Engineering Phase of development, when completed this will be a wonderful addition to Cauley Creek Park.

"Don't Block the Box". Don't Block the Box is a signage and pavement marking installation that is intended to raise awareness and prevent motorists from blocking intersections. The program is in use in multiple places in Johns Creek, often at neighborhood entrances to assist entering and exiting communities more safely. We have spoken to the Johns Creek Public Works department regarding improving safety and visibility at the St Ives back gate and they have suggested that our back gate area is a candidate for Don't Block the Box. Preventing motorists from lining up along Parsons Road and completely blocking the entrance/exit lanes at the back gate should create greater sight visibility for those exiting and entering our community. No date has been scheduled, but likely will be installed within a few weeks.

Abbotts Bridge Widening. Construction has begun on Abbotts Bridge widening from Parsons Road to 141. Project will add turn lanes, medians, sidewalks, bike lanes, and address substandard horizontal and vertical roadway curves. Project is expected to be completed in Spring of 2027.

ZONING UPDATES:

RZ-24-0005, 11605 JONES BRIDGE ROAD

Requested change in zoning from C-1 (Community Business District) Conditional to C-1 (Community Business District) to allow for a 1,928 Square foot Dunkin Donuts coffee shop with a drive-through pick up window.

Scheduled for Planning Commission on August 6 and City Council Meeting on August 19.

RZ-24-0002, 6350 HOSPITAL PARKWAY

Requested change in zoning from MIX (Mixed Use District) to TR (Townhouse Residential District) to allow for 60 townhomes at a density of 8.9 units per acre on 6.74-acre lot.

Scheduled for Planning Commission on September 10 – after deferral from May 28 Council Meeting.

RZ-24-0007 AND SUP-24-0002, 11350 JOHNS CREEK PARKWAY

Requested change in zoning from TC-X (Town Center Mixed Use District) Conditional to TC-X (Town Center Mixed Use District) to allow for a 175 Room, 6 story boutique hotel in Medley with Special Use Permit to exceed the 60-foot height allowed in TC-X zoning district.

Scheduled for Public Hearing on August 1, Planning Commission on October 1 and City Council Meeting on October 21.

RZ-24-0006 AND VC-24-0004, 5150 ABBOTTS BRIDGE ROAD

Requested change in zoning AG-1 (Agricultural District) to R-4 (Single Family Dwelling District) to allow for single family detached residential subdivision with 2 lots at a density of 2.29 units per acre on .87 acre and a concurrent variance to eliminate the 10% common open space requirement.

Scheduled for Planning Commission on October 1 and City Council Meeting on October 21.

Amy Little | External Affairs

FROM THE BOARD

MAILBOX MAINTENANCE

Here are some tips for painting a mailbox:



- **Prepare the mailbox**

Remove brass numbers. Clean the mailbox with an all-purpose cleaner to remove dirt, dust, and oils. Rinse with water and let it dry overnight. If there's flaking paint or rust, use sandpaper or a wire brush to remove it. You can also sand the mailbox with 120 grit, 220 grit, and 400 grit sandpaper to smooth it out. Wipe away any dust with a clean, damp cloth.

- **Apply primer**

Spray a neutral-colored primer onto the mailbox in an even side-to-side motion, holding the can about 7 inches away. Overlap the strokes slightly to ensure full coverage. Let the first coat dry, then apply a second coat.



- **Apply paint**

You can use a brush, roller, or spray paint. High gloss black is approved color. Spray paint is often considered the easiest method for a smooth, even coat, especially on metal mailboxes. If you use a brush or roller, you can sand lightly between coats with fine grit sandpaper to smooth out brush strokes. Wait a few minutes between coats and let the final coat dry for at least 20 minutes before removing painter's tape.

- **Add address numbers**

Polish the brass numbers prior to re-affixing to the mailbox. Brass numbers are the required for approved mailbox style.

Aim the can approximately 10" from the surface and spray 2-3 light coats of paint onto the mailbox, waiting a few minutes in between each coat. Once your final coat of paint has been applied, let the mailbox dry for at least 20 minutes before removing the painter's tape and 1 hour before the next step.

Our Property Manger, Sandy Bornhorn, is a Professional Community Association Manager (PCAM), the highest recognition available nationwide to managers who specialize in community associations is a member of the Community Association Institute. She recently shared with me an article she received from the institute. I found the article interesting as it went into depth regarding Architectural Review Committees across the nation. The article was lengthy but with Sandy's help we were able to condense it to the following,

WHAT IS THE ARC'S AUTHORITY?

The role of an Architectural Review Committee (ARC) in a community can differ greatly. Some ARC's have total control over architectural matters, while others work closely with the Board of Directors. It's vital for a homeowner to be familiar with their association rules. An ARC in a Homeowners Association (HOA) has numerous responsibilities. They examine architectural request such as changes to property exterior, landscaping alterations, structural modifications,

and more. Usually, these requests are submitted to the HOA through the means set for the community. The ARC works to uphold the HOA's architectural standards, trying to strike a balance between individual homeowner's desires and the broader goal of maintaining community appeal and property values. They assess whether proposed changes comply with governing documents, bylaws, covenants, conditions, restrictions, local zoning regulations and building codes. After review, the ARC has the power to approve, deny, or suggest changes to the proposals. They offer advice to homeowners to ensure proposals align with HOA norms. The ARC also keeps records of all requests and their outcomes for future reference. They explain their decisions to homeowners, shedding light on reasoning behind them. Homeowners have a right to appeal ARC decisions. In such cases, the committee may participate in the appeal process or refer it to the HOA Board. The ARC also conducts regular inspections to ensure approved changes are in line with the agreed plan.

Merv Brown | Architectural Standards Director

FROM THE BOARD

SECURITY UPDATE

Greetings Neighbors,

I am currently in Cheyenne, WY. My family and I were affected by the Delta/Microsoft/CrowdStrike outage and were stranded in California, so we decided to drive home (which, unbelievably, will get us home before any available flights). Accordingly, I will be briefer this month. In this month's newsletter you should find a couple of informative pieces by Richard, our Director of Security. He and I continue to work closely toward the betterment of our neighborhood security. Some things we are currently working on are listed below.

- Our front gate pilot program for rush-hour traffic is completing its third full month. We will be evaluating this program at the end of this month and will report our findings to the Board and to the neighborhood (via my next newsletter edition). Anecdotally, there have been no substantial issues to my knowledge, but I want to evaluate the granular data. Please provide feedback to me busse@gwu.edu.
- We continue to address speeding throughout the neighborhood.

Richard has directed his team to increase patrols to some of the more affected areas. Additionally, we are looking at deploying some speeding impediments (speed bumps, signage) and will be adding addition security personnel. Many of you will recall that we had additional personnel a few years ago but cut back in 2018. We have evaluated our current situation and will increase our staff by 1 additional person starting this month. Please remember that our security team is here for you, so reach out and engage with them as warranted.

- We continue to work on our technology infrastructure. Tek Wave, our internet services, the VOIP alarm efforts, and the neighborhood cameras are all being evaluated for upgrades/improvements. I am not authorizing any work before evaluating for cost as well as whether any changes would improve the neighborhood experience.

Lastly, you should start seeing a series of surveys via email. I will be soliciting input from the neighborhood. Our first survey will address the neighborhood's thoughts on fireworks, which I hope

to publish this week. Please fill these out - I will keep them brief. I would like to gather as much input as possible, so spread the word. If you don't participate, your opinion will not be heard.

In closing, I'll address some items that you and/or your neighbors have brought up over the last month.

- **Please pick up after your dog.**
- **Please reduce your speed** and watch for kids as you enter and exit the front of the neighborhood (especially around Wild Dunes Way).
- **Please abide by HOA covenants** with regard to contractor/vendor access after-hours.

Finally, I am pleased to receive comments/questions/requests from you. If you find me around the neighborhood, feel free to walk up to me and bring issues to me directly, though I may forget the details, so an email reminder is greatly appreciated.

Larry Busse | Security Director
busse@gwu.edu

FROM THE PROPERTY MANAGER

HOA BOARD OF DIRECTORS MEETING MINUTES JUNE 18, 2024

Attendees

Present: Barry Baum, Merv Brown, Jim Cichanski, Bill White, Teri Hernandez, Larry Busse, Amy Little

Not Present: Jennifer Sobocinski and Chris Albrecht

Quorum Present? Yes

Others Present: Sandy Bornhorn, Property Manager, Haggai Sikalumbi, Asst Property Manager

Meeting was called to order 5:03PM

President's Update: Jim Cichanski

- Unanimous approval of Minutes from June Board Meeting
- General Liability insurance – a new broker was appointed and are reviewing to updated coverage
 - ▷ Joint Board sub-committee Mtg is schedule between us and Club to support working together
- Reminder to Board Members to write an article and update community about their roles
- Lights in our community need to look the same. We are working on quotes to get fixed, repaired and posts being painted
- Working with Club on a joint "Rapid Response Plan"

Treasurer's Report: Teri Hernandez

- Review of the budget to actual
- Review of the balance sheet
- Reviewed LOC Status

Infrastructure Report: Barry Baum

Sandy reported in Barry's absence

- COMMUNITY PARK – Eagle Scout Project consisting of 4 benches and a little lending library will be completed Saturday, June 22.
- PAVING – Road patching on three locations is planned for mid-July. The exact dates are not determined as of now.
- LED STREET LIGHTS – Replacement of all bulb fixtures with LED technology is planned for July/August. Final details will be determined soon. A sample 3000k fixture with opaque glass will be placed at the corner of Villamoura and the parkway for view by the Board

Internal Affairs & Communications: Jennifer Sobocinski

Jim Cichanski reported in Jennifer's absence

- Newsletter articles need to be submitted by June 20th
- No questions were submitted to the HOA Board
- Website – Breaking out the rule in smaller subject so when searching one can find on the website

External Affairs: Amy Little

- Report provided and will be posted in the upcoming newsletter

Security: Larry Busse

- "fireworks in the neighborhood" letter to homeowners approved and will be published
- Speeding within the neighborhood remains a problem reviewing options
- Tech updates:
 - ▷ A VOIP sub-committee formed for alarm system
 - ▷ Looking at LPR camera's to assist in expediting entrance thru gates
 - ▷ license plate readers being reviewed.
 - ▷ Richard is working with Tek-Wave for continuous improvement.
- We are continuing to look at a new camera plan with Flock Safety. Flock will maintain these cameras. This switch may generate cost savings and improve functionality.

Architectural Standards: Merv Brown

- Exterior project status

Bill White: Landscaping

- Landscaping and Mailbox concerns were discussed. A audit was completed

Assistant Property Management Report:

- Project Status

Meeting Adjourned

FROM THE PROPERTY MANAGER

WINNERS OF THE GOLF CART PARADE



1st place: Tour Bus by the Magill's



2nd place: Blue Angels by the Solyian's



3rd place: America the BEEautiful by the Beaton's







AROUND JOHNS CREEK

CALENDAR & EVENTS



CITY OF JOHNS CREEK AUGUST 2024 CALENDAR

Friday, August 2nd

Summer Concert: Landslide
(Fleetwood Mac Tribute) (6-10P)
Newtown Park

Tuesday, August 6th

Planning Commission Meeting
@7P - City Hall

Thursday, August 15th

Arts, Cultural & Entertainment
Committee
@6:30P - City Hall

Monday, August 19th

City Council Meeting
@7P - City Hall

Wednesday, August 28th

Recreation & Parks
Advisory Committee
@6:30P - City Hall

DATES TO REMEMBER

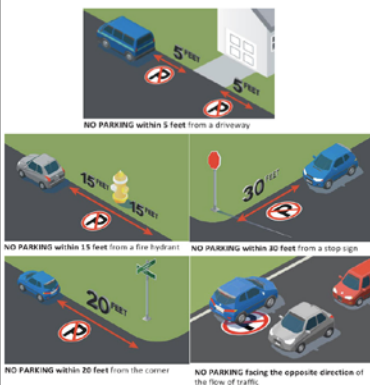
August 2nd	International Beer Day
August 3rd	National Watermelon Day
August 5th	Fulton County Schools - 1st day of School
August 7th	Purple Heart Day
August 8th	International Cat Day
August 11th	Summer Olympics Ends
August 15th	India Independence Day & Korea Independence Day
August 19th	World Humanitarian Day
August 21st	Senior Citizens Day
August 24th	National Waffle Day
August 26th	Women's Equality Day
August 30th	National Beach Day

Safety Report

When Not to Stop, Stand, or Park

Understanding when it is not safe to stop, stand, or park is as important as knowing when it is allowed. In the St Ives community, stopping, standing, or parking on the corners is a safety hazard for everyone. Stopping, standing, or parking is permitted only momentarily to pick up or drop off passengers under the following conditions:

- Within 5 feet from a driveway
- Within 15 feet of a fire hydrant
- Within 20 feet of a crosswalk at an intersection
- Within 30 feet of a stop sign
- Within 20 feet from the corner
- Facing the opposite direction of the flow of traffic



This issue
When Not to Stop, Stand, or Park
Slow Down: Back to School

Slow Down: Back to School Means Sharing the Road



As we gear up for the 2024-2025 school year, the return to school can cause congestion. School buses are gathering students, children on bicycles rush to arrive before the bell, and parents are busy dropping off their children before heading to work. The Fulton County School Bus system has established specific drop-off and pick-up points within the community. School bus drivers follow precise drop-off protocols for the safety of all children. Ensure you're familiar with these procedures. Do not block the crosswalk when stopped, avoid double parking as it obstructs the view for other children and vehicles, refrain from honking or revving your engine, never overtake a vehicle that is stopped for pedestrians, and exercise extreme caution to prevent hitting pedestrians, regardless of right of way. Simple precautions can significantly enhance children's safety: never overtake a stopped bus from behind or from any direction on an undivided road when it is picking up or dropping off children. If the bus's yellow or red lights are flashing and the stop arm is out, traffic must halt in both directions.



Keeping Dog Poop Off Lawns

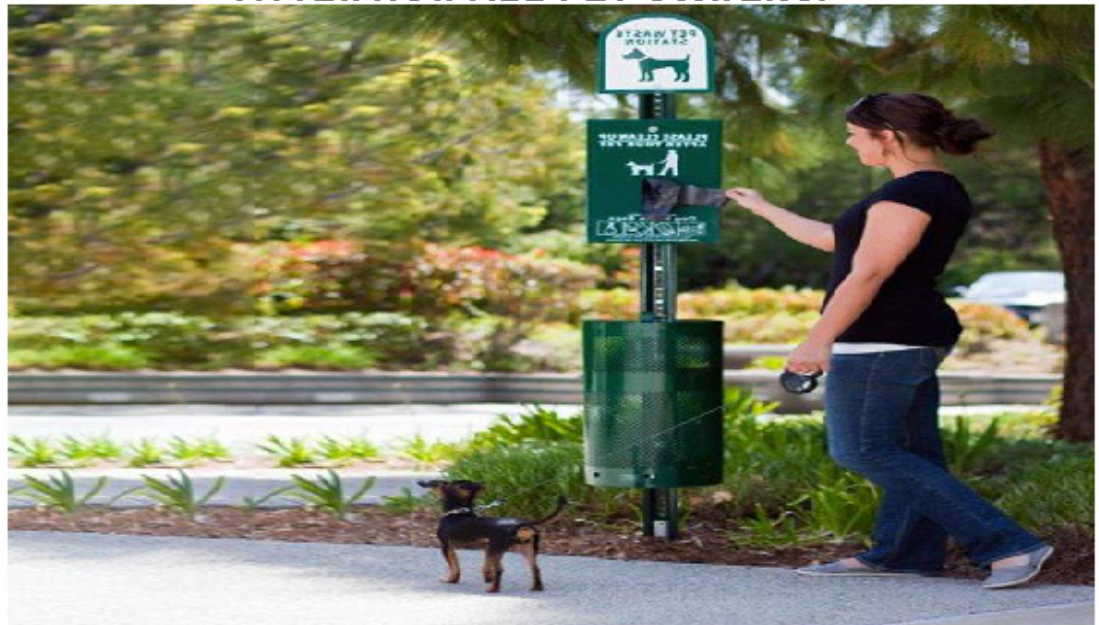
If you own a furry pet, picking up your pet's poop is not only a matter of courtesy to others, but also a crucial step in maintaining public health and safety. Dog waste can contaminate waterways, attract pests and rodents, and even transmit diseases. Moreover, it's essential to respect your neighbors' property by keeping their lawns clean and free of waste. In fact, homeowners' association offices have received numerous complaints about dog owners failing to pick up after their pets, resulting in the installation of signs to raise awareness and promote responsible pet ownership. By taking the initiative to scoop the poop, you're not only doing your part for the environment and your community, but also showing respect for those around you.



Security Report

This issue
Attention All Pet Owners!
Keeping Dog Poop Off Lawns

ATTENTION ALL PET OWNERS!



Just a friendly reminder. **Please Pick Up After Your Pet.** It doesn't take much to remember that we have pets in our community. In fact, if you don't watch your step, you're liable to step in one such reminder! Besides being unsightly and smelly, animal waste can be hazardous to the health of our children who play in the community and other pets. One of the most common forms of disease transmission between dogs is through fecal matter. When walking your dog in the community, remember that it should be leashed. Also, it is important to remember to immediately clean up after your pet. Take along a baggie with you to pick up waste with and then dispose of it properly at the doggie stations throughout these location in St Ives: **St Ives Country Club Pkwy, Ascott Valley Drive, Bay Hill Drive & Vintage Club Drive & Community Park** along your walking route. By taking a few simple steps to clean up after your pet, you can contribute not only to the beautification of our community, but also towards the elimination of one of the most irritating nuisances in our community. Please keep in mind that if you are spotted not cleaning-up behind your pet, you are in violation of your community's guidelines and will be cited and fined.

Thank you for your cooperation!



ICE CREAM TRUCK

**SATURDAY, AUGUST 3
11-1PM**

ST IVES COMMUNITY PARK



30th Anniversary

PRO MEMBER

TENNIS INVITATIONAL



Once again, the Charity Guild of St Ives | Johns Creek will be the beneficiary of the silent auction at the St Ives Pro Member Tennis Invitational on **August 16-18, 2024**. We are asking for help through sponsorships, donation of auction items and volunteers to work at the event.

Please contact Lori Baum at lorigbaum@comcast.net if you have any questions or would like to learn about a sponsorship, donating auction items or volunteering.

FUN & GAMES

WORD SEARCH

R W C C J F B O B H H C E J C R L P D G F C D J G Q N P M W
A M Y G K F W S F Y V B K W J P E O Q V L S W T B W O O X K
T C D A V I E W W N A R K Y D N C C Y F E K O T H E X P X T
E K B X E M Y Z G Y J A C I K E O T E T I L O I L X J Q D T
Z S Q G X C W P B C X O Q W J P A L H S W C J O D I R U A N
W E R R E W W Z D Z X Y E S A K R D K Z S V O X B Y H I J U
X D F G M P E B X Z P O M Y O N V L A C U P M M Y E G Z Y D
K X S N K A P V Z K Z G F V P X X Z I A I Y P A P P T E C H
X E T Q M C P K A K I T L D F D H M G D H W C R W U N O T Q
H B C N Z B F I R K O T X U Y G S I V T V U E X F T T Y N G
R L Y N I T X W X C U E T Y E J I Q F J Z J H G N G P E Y G
L O Y W E D C X P N Z T M B V R L Z G T J A Z R P W I H R A
Y M Q W X I S O N T B U K P E D G M W H Z O V I H M U O F D
N D F J R F C Y D X F T K C U V N M T U E F R J D E K K J G
L R C G C W S S F R O C Z G A Z E P J M Y P G X R T M Z V R
H I S W I X W D N J A J R I W P S A Y W I H E A E N Z K L G
V O R P T R L J B X J T O U W W K R K Y H A S S Y F N F B D
H N M O K S E C F X H L X C E H O C M X R E T H D L T O L W
M H T E E C T P S H H A N Z S R C J A S R W V R C F A O T F
S W G B W O V U A T Q D V B H J H T H B Z C H F I P S D Z Z
R Y P V F O Z X D P E O N U W R D V H A H U O R Z E E T U H
D Q O G X F R H B Y K A T Q D Z C H D N V I O B I N H J Q C
Q Y T V M D T K S H M C C Y Q W A Q U C Y E R Q C C E Y N B
A R E S F R H B C J M P X H U D O W L I D B G N X I F T T P
C T F J O I M O N H M J Z V E B S R O S S I C S Q L L K Y R
Z J V J H A F O F X J W U F O R W J A Q V P N N Y S O E M C
R G H C T E V K P A V P Q I R P E B W P Z Q Y U V Y U Q B W
L T N H Y G G S G R H F S F W N M G M D T R E X A P K O E K
F R P B K C D L S V N R J G A F V P T N E D U T S X I P U O
Z M S I L P F G E G L T I M P P P S G U T N F O P F I N K R

WORD LIST

BACKPACK
BOOKS
COMPUTER
DESK
ENGLISH

ERASER
GLUE
HOMEWORK
MATH
NOTEBOOK

PAPER
PENCIL
POPQUIZ
RECESS
SCIENCE

SCISSORS
STUDENT
STUDY
TEACHER
TEST

ACROSS

- | | |
|---------------------------------------|-----------------------------------|
| 1) Church focal point | 38) Cut remnant |
| 6) Far away from port | 39) Word from Homer |
| 11) "Boo" mo. | 40) Like a DC comics "man" |
| 14) Difficult to get through | 41) "I'll second that" |
| 15) Understand | 42) Mexican Januaries |
| 16) Promise | 44) Like many radials |
| 17) Driving toward | 45) If everything fails miserably |
| 19) 112.5 degrees from S | 47) Chinese dumplings |
| 20) Add it to "a one" to make "none" | 48) Where Dolphins play |
| 21) Material that's worsted for wear? | 49) Start up a computer |
| 23) Zagreb's place | 50) Wood shaping tool (var.) |
| 27) Old pro | 51) Attempt to lure |
| 29) Moved by semi | 58) ___ Paulo |
| 30) Gen. Charles de ___ | 59) Dangerous sub of WWII |
| 31) Bewhiskered mammal | 60) Aligned perfectly |
| 32) Group of officers | 61) ___-pitch softball |
| 33) Software program, briefly | 62) Numerical sense? |
| 36) Customary practice or observance | 63) America's bird |
| 37) Prefix meaning "bone" | |

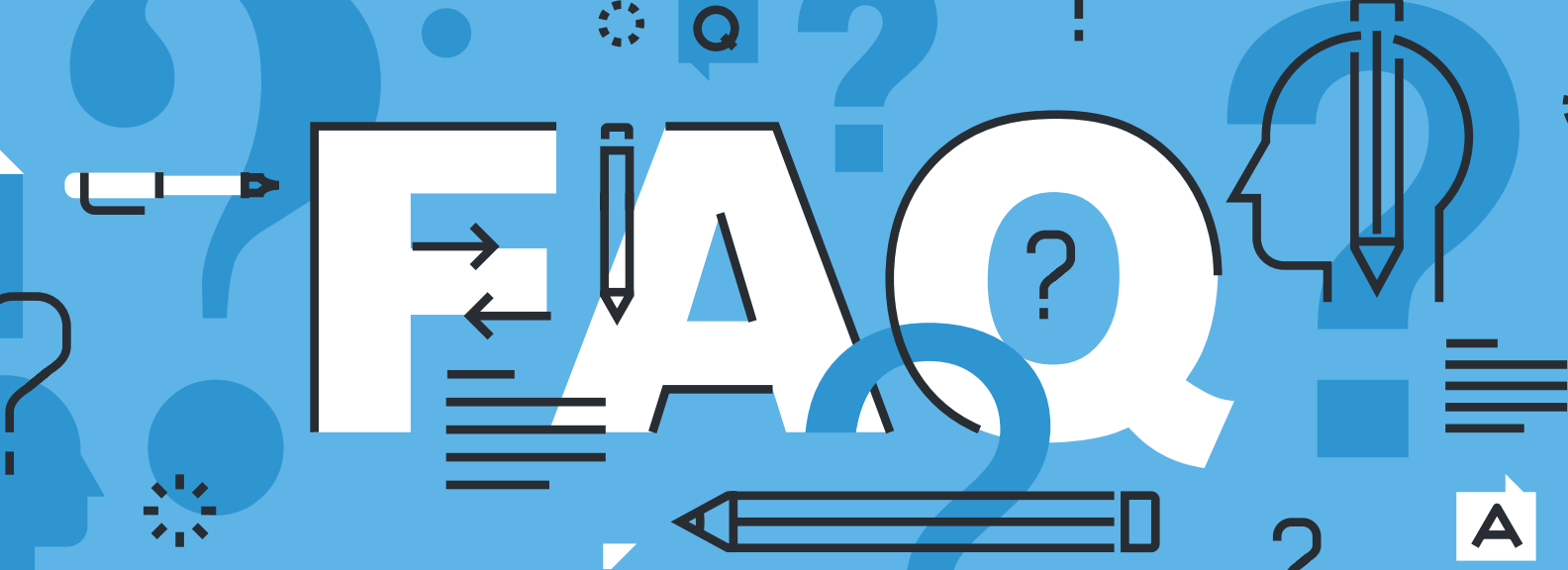
DOWN

- 1) Big hullabaloo
- 2) Sportscaster Berman
- 3) Blast maker
- 4) Fire remnant
- 5) Come again?
- 6) Old Greek marketplace
- 7) Food carrier
- 8) Feeling blue
- 9) "To the max" suffix
- 10) Last Supper guest
- 11) Be melodramatic
- 12) Kind of line
- 13) Adolescent, almost
- 18) Make a sudden attack
- 22) Sniggler's catch
- 23) Musical combo?
- 24) 6:1, e.g.
- 25) Expensive way to pay?
- 26) Away from gales
- 27) Skywalker's daddy
- 28) Certain dollar
- 30) Airport choices
- 32) A hundred bucks
- 34) Eucharist plate
- 35) Gives the goad-ahead?
- 37) Yours and mine
- 38) Deposit for a moist bank
- 40) Not to be taken lightly
- 41) Having toothlike notches
- 43) ___ de plume
- 44) TV, informally (with "tube")
- 45) Gather for a collection
- 46) Type of wave
- 47) Market value
- 49) Defeated
- 52) Agent's org.
- 53) Sly critter
- 54) Nest egg letters
- 55) Give a little pull
- 56) Communications abbr.
- 57) Keats poem, e.g.

A SPANNING O-VATION

By Timothy E. Parker

1	2	3	4	5		6	7	8	9	10		11	12	13	
14						15							16		
17						18							19		
				20						21	22				
23	24	25	26					27	28						
29								30							
31								32					33	34	35
36								37					38		
39													40		
			42	43											
45	46									47					
48								49							
50															
58															
61															



Do You Have Questions for Board Members?



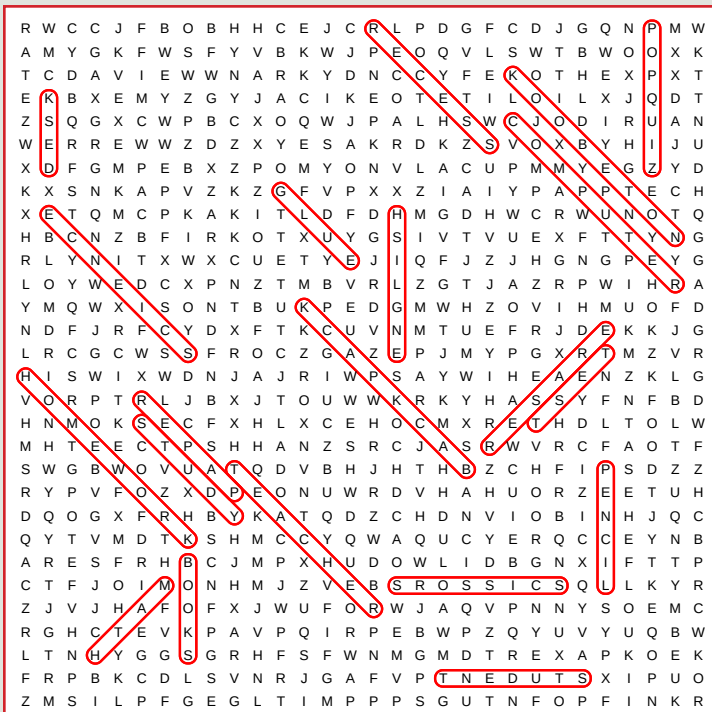
Homeowners: Do you have questions for your HOA Board Members? Please submit your questions to: stivesnewsletter@stivescc.org by the end of the day on the 15th of each month. We will attempt to answer your question in next month's newsletter. (Please note, if your question is specific in nature and only pertains to you and your household, we will address that with you, and it will not be addressed in the newsletter.)



Homeowners you may submit a note of acknowledgement for you or a family member(s) by sending the info to: stivesnewsletter@stivescc.org by the 15th of each month. Only the Internal Affairs Board member sees these emails so if you would like to keep your question Anonymous just indicate that in your email.



PUZZLE SOLUTIONS



2024 SEC Football Schedule

Team	Aug. 31	Sep. 7	Sep. 14	Sep. 21	Sep. 28	Oct. 5	Oct. 12	Oct. 19	Oct. 26
 ALABAMA	 WKU	 USF	 at Wisconsin	OFF	 Georgia	 at Vanderbilt	 South Carolina	 at Tennessee	 Missouri
 ARKANSAS	 UAPB (1)	 at Oklahoma St.	 UAB	 at Auburn	 Texas A&M (2)	 Tennessee	OFF	 LSU	 at Mississippi St.
 AUBURN	 Alabama A&M	 California	 New Mexico	 Arkansas	 Oklahoma	 at Georgia	OFF	 at Missouri	 at Kentucky
 FLORIDA	 Miami FL	 Samford	 Texas A&M	 at Mississippi St.	OFF	 UCF	 at Tennessee	 Kentucky	OFF
 GEORGIA	 Clemson (4)	 Tennessee Tech	 at Kentucky	OFF	 at Alabama	 Auburn	 Mississippi St.	 at Texas	OFF
 KENTUCKY	 Southern Miss	 South Carolina	 Georgia	 Ohio	 at Ole Miss	OFF	 Vanderbilt	 at Florida	 Auburn
 LSU	 USC (5)	 Nicholls	 at South Carolina	 UCLA	 South Alabama	OFF	 Ole Miss	 at Arkansas	 at Texas A&M
 OLE MISS	 Furman	 Middle Tennessee	 at Wake Forest	 GA Southern	 Kentucky	 at South Carolina	 at LSU	OFF	 Oklahoma
 MISSISSIPPI ST	 EKU	 at Arizona State	 Toledo	 Florida	 at Texas	OFF	 at Georgia	 Texas A&M	 Arkansas
 MISSOURI	 Murray State (Thu)	 Buffalo	 Boston College	 Vanderbilt	OFF	 at Texas A&M	 at UMass	 Auburn	 at Alabama
 OKLAHOMA	 Temple (Fri)	 Houston	 Tulane	 Tennessee	 at Auburn	OFF	 Texas (6)	 South Carolina	 at Ole Miss
 SOUTH CAROLINA	 Old Dominion	 at Kentucky	 LSU	 Akron	OFF	 Ole Miss	 at Alabama	 at Oklahoma	OFF
 TENNESSEE	 Chattanooga	 NC State (7)	 Kent State	 at Oklahoma	OFF	 at Arkansas	 Florida	 Alabama	OFF
 TEXAS	 Colorado State	 at Michigan	 UTSA	 ULM	 Mississippi St.	OFF	 Oklahoma (6)	 Georgia	 at Vanderbilt
 TEXAS A&M	 Notre Dame	 McNeese	 at Florida	 Bowling Green	 Arkansas (2)	 Missouri	OFF	 at Mississippi St.	 LSU
 VANDERBILT	 Virginia Tech	 Alcorn State	 at Georgia State	 at Missouri	OFF	 Alabama	 at Kentucky	 Ball State	 Texas

(1) Thursday, Aug. 29 in Little Rock, AR; (2) in Arlington, TX; (3) in Jacksonville, FL; (4) in Atlanta, GA; (5) Sunday, Sept. 1 in Las Vegas, NV; (6) in Dallas, TX; (7) in Charlotte,

Nov. 2	Nov. 9	Nov. 16	Nov. 23	Nov. 30
OFF	 at LSU	 Mercer	 at Oklahoma	 Auburn
 Ole Miss	OFF	 Texas	 LA Tech	 at Missouri
 Vanderbilt	OFF	 ULM	 Texas A&M	 at Alabama
 Georgia (3)	 at Texas	 LSU	 Ole Miss	 at Florida State
 Florida (3)	 at Ole Miss	 Tennessee	 UMass	 Georgia Tech (Fri)
 at Tennessee	OFF	 Murray State	 at Texas	 Louisville
OFF	 Alabama	 at Florida	 Vanderbilt	 Oklahoma
 at Arkansas	 Georgia	OFF	 at Florida	 MS State (Fri)
 UMass	 at Tennessee	OFF	 Missouri	 at Ole Miss (Fri)
OFF	 Oklahoma	 at South Carolina	 at Mississippi St.	 Arkansas
 Maine	 at Missouri	OFF	 Alabama	 at LSU
 Texas A&M	 at Vanderbilt	 Missouri	 Wofford	 at Clemson
 Kentucky	 Mississippi St.	 at Georgia	 UTEP	 at Vanderbilt
OFF	 Florida	 at Arkansas	 Kentucky	 at Texas A&M
 at South Carolina	OFF	 NM State	 at Auburn	 Texas
 at Auburn	 South Carolina	OFF	 at LSU	 Tennessee
NC	2024 SEC Championship Game - Saturday, Dec. 7; Atlanta, GA			

Last Updated: June 3, 2024



The **Starks Realty** Team
Five Star Real Estate Results



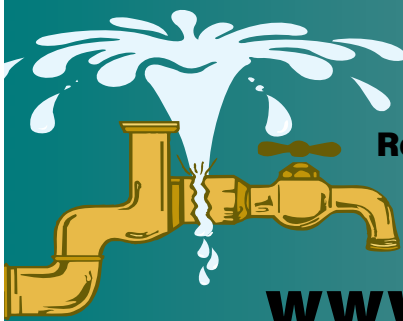
Kathy Starks
404-433-4159
KathyStarks@kw.com



One Sugarloaf Centre
1960 Satellite Blvd.
Suite 1100
Duluth, GA 30097
(678) 775-2600 Main Office

Why pay for a high-pressure commissioned salesman when you need plumbing work done? All of our plumbers are licensed and hourly paid employees. Our knowledgeable plumbers take the time to do the job right.

— GUARANTEED —



All Work Guaranteed • Licensed & Insured
Residential & Commercial • Repair Specialists

678-661-5541

www.ServallPlumbing.com

**FREE Second Opinions
Call for Details**

Complete Plumbing Service ~ Plumbing Remodels ~ Water Heaters
Toilet Repairs ~ Leaking Faucets ~ Disposals ~ Sewer & Drain Cleaning
Water & Sewer Line Replacement ~ No Job Too Small

Financing Available

Seniors and Military receive additional \$20 discount



\$25 OFF

any plumbing repair

OR

10% OFF

(up to \$100)

any plumbing repair

*Cannot combine any offers,
must have coupon.*



Our Goal is your Referral!



DENAGO
NOMAD XL
\$7,995

OVER
30
TO CHOOSE
FROM



CLUB CAR
2023 ONWARDS
STARTING AT
\$10,950



DENAGO
ROVER XL
\$9,995

0%
FINANCING
OPTIONS AVAILABLE



OF CANTON™

121 WALEKSA ST., CANTON, GA. 30114

678-880-1156

WWW.GOLFCARSOFCANTON.COM

FREE DELIVERY
UP TO 100 MILES

MOBILE SERVICE
AVAILABLE



STAR
SIRIUS
\$12,950



TOMBERLIN
CALL FOR PRICING



STAR
CAPELLA
\$12,950

Starting prices do not include freight and set up charges.



678 - SHUMATE
24/7/365

**When your family just can't wait
it's time to call Shumate!**



INFINITY
from **MARVIN**
REPLACEMENT WINDOWS
by NORTH GEORGIA
REPLACEMENT WINDOWS

Window & Door Shopping Made Simple

770.888.1604 | ngwindows.com

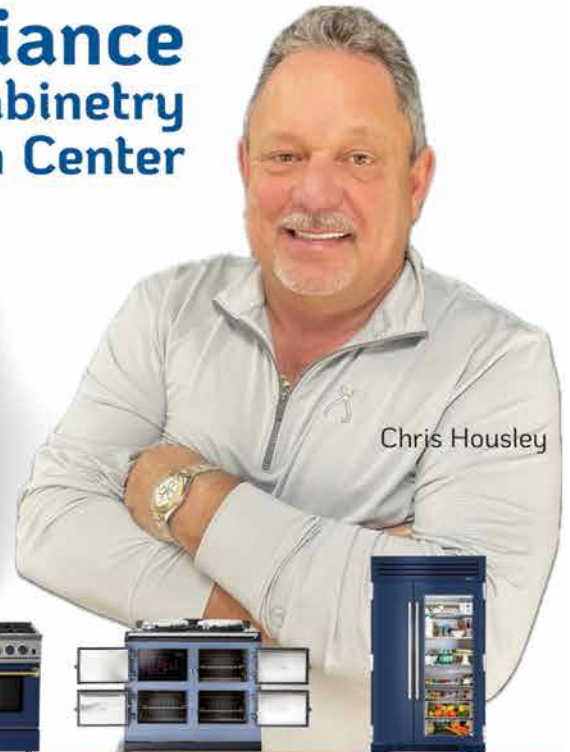
11460 Maxwell Road, Alpharetta, GA 30009



Scan for Savings!

Housley Enterprises of Georgia
678.546.2276 CHRISHOUSLEY.COM

Appliance & Cabinetry Design Center



Chris Housley



ATLANTA ROOFING

SPECIALISTS



Leaky Roof?

Atlanta Roofing Specialists
Can Help!

New Roofs • Flat Roofs
All Repairs • Insurance Claims
Financing Available

FAMILY OWNED SINCE 1993.

BBB A+ Rating
GAF Master Elite Contractors
Certainteed Select Shingle Applicators
Shingles hand nailed
Licensed and Insured

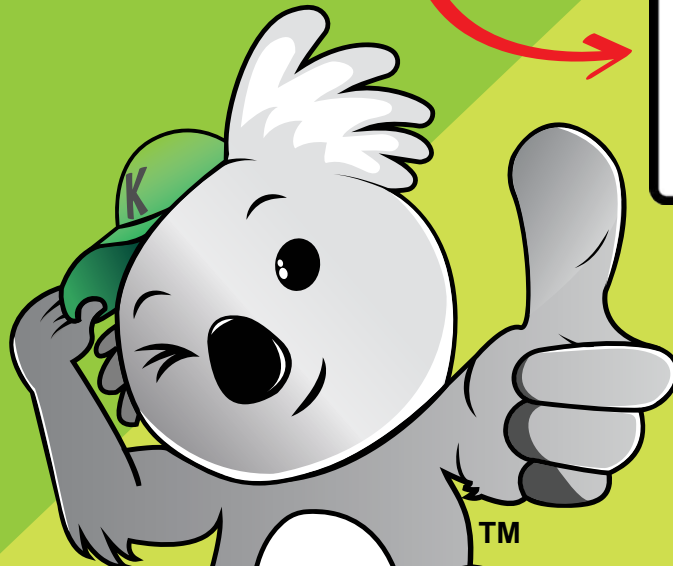
1232 Sandtown Road, Marietta, GA 30008 | 770-419-2222 | atlantarooingspecialists.com

90% of Homes are Under Insulated

Free Evaluations and a
10% HOA Discount
Call Today!

Koala
INSULATION®

678-722-3068



We Deliver Comfort and Savings
koalainsulation.com/atlanta-perimeter-north

UNDER CONTRACT AND SOLD ABOVE ASKING IN JUST 6 DAYS!



JUST *Sold* IN ST. IVES



“Patricia was a pleasure to work with. From start to finish, she demonstrated professionalism, expertise and a genuine commitment to helping us sell our beautiful home. Throughout the entire process, Patricia was fast in responding to our questions, texts, emails even when we were out of the country. She went above and beyond to market our home with a professional photographer and a stager. Her knowledge of the market was evident and provided valuable insights and guidance every step of the way.

We received 10 offers on our home and were able to close within 6 days, and we couldn't be happier with the outcome! We highly recommend Patricia Mallmann to anyone in need of a reliable and dedicated real estate professional. Not only is she cute but works her butt off to ensure a smooth and hassle-free transaction! From the bottom of our hearts we thank you Patricia, for helping us sell our home so quick and smooth!” -Seller

Are you ready to make a move? Experience swift and seamless success with me as your guide. From beginning to end, I ensure a stress-free journey while maximizing your profits. My tailored marketing strategy elevates your property above the competition with top-tier photography and videography. Through strategic social media and marketing campaigns, we generate unprecedented interest, setting the stage for a quick sale.

As a proud member of the exclusive KW Luxury brand, I offer exceptional, personalized service, providing more resources and exposure to well-qualified buyers than the typical agent. This ensures your home sells fast and for top dollar!

PATRICIA MALLMANN
404.216.1384
PATRICIAMALLMANN@kw.com

kw KELLERWILLIAMS REALTY
CHATTAHOOCHEE NORTH



We have been voted the
Best Boutique 2024
in the
Johns Creek & Duluth area!

Come On By & See Why!

**Don't Miss Our
Summer Blow Out Sale!**

**Fall Fashions
Arriving Weekly!**

jbarocas@bdboutique.net
470-275-6181

9810 MEDLOCK BRIDGE RD
Johns Creek, GA 30097



**my Johns Creek/Duluth
Best Boutique**

@thebestdressedboutique

BEFORE AFTER

Painting Plus

Serving Metro Atlanta Since 1998

- SIDING • GUTTERS
- PAINTING • ROOFING
- PORCHES & PORTICOS

\$300 OFF
complete exterior paint or siding job

(404) 382-9988

Education, Awareness, Prevention

**TEEN WORKSHOPS, LUNCH &
LEARN AND INDIVIDUAL/GROUP
SESSIONS**

MORE THAN 5,500 YOUNG ADULTS HAVE TAKEN OUR 2MYPLACE
LIFE SKILLS WORKSHOPS

*** TOPICS: ***

- RESUME WRITING
- CONFIDENCE BUILDING
- SEX TRAFFICKING AWARENESS
- HEALTHY RELATIONSHIPS
- SAFE SOCIAL MEDIA
- EXECUTIVE FUNCTION TRAINING
- + MORE!

Build Your Own Program:
2myplace will cater sessions to fit your schedule and interests!

(770) 815-6044
2myplace.org

LET'S WORK ON YOUR **DREAMS** TOGETHER

We Will Find The Perfect Home For You



ALLEN LO

404-488-4888

LINDSAY ALBRECHT

404-441-4554



kw KELLERWILLIAMS, REALTY
CHATTAHOOCHEE NORTH

MILLER & ASSOCIATES
REAL ESTATE ATTORNEYS

NOW OPEN!



CELEBRATE!
Life, Your Way.™

Care. Connection. Community.
At Vineyard, we don't just care for you, we care about you.



VINEYARD

Assisted Living & Memory Care

770-421-1302

vineyardjohnscreek.com



10595 Medlock Bridge Road,
Johns Creek, GA 30097



ANDY ONCALL®

Is Now

HouseDoctors®

Handyman Professionals | Home Improvements

Same Friendly People, Same Great Service, Just a Different Name



Carpentry

- Exterior wood rot repair – soffit, fascia, siding, fences
- Interior wood repair & trim
- Deck repair / install
- Fence repair

Plumbing / Electrical

- Faucets, toilets, tubs, disposal
- Light fixtures, ceiling fans, switches, outlets

Flooring

- Tile install & repair
- Hardwood, laminate, LVP install

Bathroom Renovations

Drywall & Painting

- Repair & replace
- Interior & exterior



770-640-6050

Atlanta400@housedoctors.com

www.handymanervicesalpharetta.com

\$100 OFF

Any Job
Over \$800

Labor only.
Present coupon at time of payment.

\$50 OFF

Any Job
Over \$300

Labor only.
Present coupon at time of payment.

\$25 OFF

Any Job
Over \$150

Labor only.
Present coupon at time of payment.

It takes a community to care for our homeless and death row dogs & cats!

PLEASE HELP SAVE A LIFE TODAY!

Donate, Foster or Adopt

(Donations of Money or Supplies are Tax deductible)



Check us out online to view our "Pet of the week" and all our awesome dogs and cats listed on PetFinder.com.

Green Pets America
Rescuing. Rehabilitating. Rehoming.

www.GreenPetsAmerica.org

[/GreenPetsAmerica](https://www.facebook.com/GreenPetsAmerica)

BATHTUBS & CERAMIC TILE™

REPAIR • RESTORE • REGLAZE

Bathtubs, Tile Surrounds, Shower Stalls, Grab Bars,
Cut Downs, Porcelain, Fiberglass, Acrylic, etc...

Bathtubs starting at \$395



770-945-0072

UniqueRefinishers.com



WHAT IF A 20-MINUTE WORKOUT REALLY WORKED?



20-MINUTE WORKOUTS THAT IMPROVE:

- » STRENGTH
- » ENERGY
- » METABOLISM
- » BONE HEALTH
- » BLOOD PRESSURE
- » BLOOD SUGAR

LOCATED JUST 3 MILES FROM ST. IVES



Join your many neighbors who are already experiencing the benefits of The Exercise Coach!

TheExerciseCoach®

5005 Peachtree Pkwy | Ste 840 | Peachtree Corners

Call or Text (470) 563-1313

TRY 2 FREE SESSIONS

First time clients only. One promotion per person.

OPEN THE DOOR TO A UNIQUE WORK OF ART TODAY!

Your Park Avenue Entries Team of designers and installers will make sure your measurement, design, delivery, and installation are handled with care and precision.

- ◆ Wrought Iron Doors
- ◆ Custom and In Stock
- ◆ Gates and Balconies
- ◆ Transoms & Windows

Mention Code: NEIGHBORHOOD for VIP discounts



TAKE CARE OF THAT 2024 RESOLUTION. TRANSFORM YOUR HOME!



770-622-0554
www.ParkAvenueEntries.com

FREE Estimates & Consultation | *Financing Options Available
Serving Metro Atlanta for over 15 years.

A/C & Heating	
Anytime Heating & Cooling, Inc.	678-606-9020
Clark's Heating and Air	678-379-2665
Dayco Systems	770-919-9509
Shumate Air Conditioning & Heating	678-584-0880
Superior Indoor Comfort	770-664-9098
Zen Air	678-883-7868
Accountants	
Signature Accounting Services, LLC.	770-975-1609
Active Adult Community	
Vickery Rose Senior Living	470-550-5200
Assisted Living	
Manor Lake BridgeMill	678-990-5055
Rock Creek Manor	678-454-2600
The Arbor at Bridgemill	770-214-4023
Varenita of West Cobb	470-750-3500
Attorney	
Barbara Parker Law	678-880-0800
Daryl L Kidd P.C.	770-499-1274
Banking	
Credit Union of Georgia	678-486-1111
Peach State Bank & Trust	770-536-1100
Bathroom & Kitchen Remodeling	
Housley Enterprises, Inc	678-546-2276
InDesign Kitchen & Bath	770-865-3632
Bathtub & Ceramic Tile Repair	
Unique Refinishers	770-945-0072
Churches	
Christ the Rock Lutheran Church	262-751-7190
Cleaning Services	
House Cleaning Specialist, Inc	770-975-4995
Concrete Repair	
Advance Concrete Lifting & Leveling	678-208-3426
Consignment	
Finders Keepers	404-377-1944
Uptown Cheapskate-Cumming	770-844-7600
Uptown Cheapskate-East Cobb	770-999-1967
Dentist	
Acworth Dental	770-974-4146
BridgeMill Dentistry (Scott Merritt, DMD)	770-704-1812
Esthetic Dental Solutions	678-352-1333
Family Dentistry at Seven Hills	678-574-4837
Roswell Dental Care	770-998-6736
Swords & Phelps Dentistry	770-479-3713
Design & Build Services	
HammerSmith, Inc.	404-377-1021
Doors	
Park Avenue Entries	770-622-0554
Driveway Repair	
Advance Concrete - Driveway Repair	678-208-3426
Electrical Service	
Arc Angel Electric Corp	470-239-5568
M.J. Power	470-617-3700
Shumate Electrical Services	678-584-0880
Entertainment	
History Cherokee	770-345-3288
Financial Planning	
Thrivent Financial-Houck	470-817-5050
Fitness Centers	
Body Bar Pilates	678-336-2377
Flooring	
All Floors Center	404-610-9344
Funeral Homes	
In Their Honor of Jasper Funerals &	706-253-5060
Furniture & Accessories	
Palm Casual	770-779-8902
Garbage & Recycling Service	
The Bin Brigade	404-913-5033
Golf Equipment & Supplies	
Golf Cars of Canton	678-880-1156
Government	
DeKalb County Board of Commissioners-	404-371-2899
Handyman	
Happy Handyman LLC	770-685-8421
Shumate Handyman Services	678-584-0880
Home Furnishings	
ARIANA Home Furnishings & Design	678-807-7422
Hospital	
Northeast Georgia Medical Center	770-214-4492

Insulation	
Koala Insulation-Perimeter North Atlanta	312-890-8242
Insurance	
Allstate Insurance Nancy Wells	404-452-5066
The Upton Agency	770-361-6570
Landscaping	
Griffin Landscape Group	770-685-5751
Stone Edge Landscapes	678-421-4763
Medical Clinic	
Prestige Medical Group	706-692-9768
SOLUTIONS Pain & Spine Doctors	470-275-3626
Nursery	
Autumn Hill Nursery	770-442-3901
Painting	
Chris Brown Painting & Home Repair	770-323-3148
Earthly Matters Painting and Contracting	770-346-0203
Painting Plus	404-382-9988
Verge Painting and Siding	678-331-1102
Pest Control	
Legacy Pest Control	770-423-0160
Pet Training	
The Dog Wizard	678-748-3231
Plumbing	
Bryan Plumbing Services	770-826-5277
Panacea Plumbing	404-644-7549
Robinson and Family Plumbing	770-873-3202
Serv'all Plumbing & Rooter Service	770-917-1852
Shumate Plumbing Services	678-584-0880
Pre-Schools & Kindergarten	
Omega Learning Center-Acworth	770-792-7431
Propane Service	
Gas Incorporated	770-720-1378
Real Estate	
Atlanta Communities-Carl Hawthorne	404-403-1789
Atlanta Communities-Elizabeth Martin	678-373-9342
Atlanta Communities-Jennifer and Associates ..	770-403-5639
Compass Realty-Natalie Gregory Team	404-373-0076
Cory & Co. Realty	404-564-5561
Georgia Real Estate Depot-Nix	770-401-4932
Harry Norman Realtors-Pam Hughes	404-626-3604
JW Collection Brokers LLC-Oslund	678-321-4211
Keller Williams-Gloria Williams	678-780-7556
Keller Williams-Linda Jacobs	770-337-2006
Orchard Realty-Schmidt and Pala	678-677-2738
ReMax-Bailey	678-535-8979
Robin Martin and Associates	678-665-0202
Remodeling	
Diversified Contracting Group	770-329-9112
GCI Basements	404-569-8794
Serv'all Plumbing-Remodeling	770-917-1852
Victoria Renovations	678-429-3108
Restaurants	
Kaldi's Coffee	404-727-0405
Luna Maya	770-720-4999
Nina's Pizza Kitchen	770-542-7944
tacobar TAQUERIA	470-207-8341
Roofing	
Atlanta Roofing Specialists	770-419-2222
Earthly Matters Painting and Contracting	770-346-0203
Schools-Private	
Atlanta Academy	678-461-6102
King's Ridge Christian School	770-754-5738
McGinnis Woods Country Day School	770-664-7764
The Friends School of Atlanta	404-373-8746
Security Systems	
Classic Entry Systems	678-330-1111
Skin Care	
dermani MEDSPA - East Cobb (Marietta)	678-909-1735
Tutoring	
The Brain Station	678-401-3596
Veterinarians	
Flowery Branch Pet Wellness Center	678-960-3060
Water Heaters	
Serv'all Plumbing-Water Heaters	770-917-1852
Window Replacement	
Davis Window & Door	678-379-1629
North Georgia Replacement Windows, Inc. ..	770-888-1604
Visionaire Windows	404-543-9306



THE OVERTON TEAM

St Ives TOP Selling Real Estate Team!
5 Homes Sold in 2024.

261 Over the Past 30 Years.

Are You Ready to Make a Move? Give Us a Call!



JOHNSCREEKHOMES.COM
OVERTONTEAM@JOHNSCREEKHOMES.COM

Heidi Overton 770.598.6986
Kim Schauerman 770.337.3841
Elizabeth Fries-Corbin 678.793.0339
Ginger Ellington 770.354.2934
Kristin Ellington Stainback 770.363.6084
Sarah Eick Baker 678.234.0731



Our Recent St Ives Sales



COMPASS

TEAM TOTTH



SOLD OFF MARKET



**SOLD IN ONE WEEKEND
ABOVE LIST PRICE**



SOLD OFF MARKET
Using our Private Exclusive Program!



**SOLD IN ONE WEEKEND
ABOVE LIST PRICE**



SOLD ABOVE LIST PRICE
Using our Exclusive Compass Programs!



SOLD IN ONE WEEKEND



SOLD OFF MARKET



**SOLD IN TWO DAYS
ABOVE LIST PRICE**



SOLD OFF MARKET



SOLD AND CLOSED IN ONE WEEK
Represented Buyer!



SOLD IN ONE WEEKEND
\$100K Over List Price!



**UNDER CONTRACT
IN ONE WEEKEND**

You probably noticed we often bring our own buyers to our listings...That is because we have a long list of buyers who want to live in St Ives! If you are thinking of selling your home, your first call needs to be to your St Ives neighbors at Team Toth!

What Our St Ives Neighbors Are Saying About Team Toth

"Loved working with Team Toth for both the sale of our current home and new home purchase. All advice and predictions about the sale were right on where we only had to show for a few days before receiving multiple offers. Personally, everyone on the team is super-responsive. Highly recommended."

- Glen & Sheri L., Sellers of 3001 Castle Pines Dr



REALTRENDS | TomFerry
AMERICA'S BEST
REAL ESTATE PROFESSIONALS



Deniece and James Toth,
Skylar Topper, Piper Chans
M: 404.509.4003 | O: 404.668.6621
team.toth@compass.com
3107 Peachtree Road NE, Suite A-1,
Atlanta, GA 30305