



# St Ives

HOMEOWNERS ASSOCIATION

THE ST IVES MONTHLY COMMUNITY NEWS MAGAZINE | OCTOBER 2024

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## HOA BOARD OF DIRECTORS

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HANDLES GARBAGE  
REMOVAL IN ST IVES.**

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to reach the DIRECT  
JOHNS CREEK 911 OPERATOR  
from St Ives on your cell phone:  
**404-843-6670**



## CONTACT US TODAY

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# FROM THE BOARD

## THE PRESIDENT'S LETTER

---

*My Dear Neighbors,*

Hello, Fall! Falling leaves are coming soon.

It is very enjoyable getting a little break in the weather! It is now pumpkin time once again.

I know that reading our Covenants and Rules of the HOA are probably one of the tasks no one enjoys. One item I would like to highlight this month is that our subdivision lays on a "River Corridor". This is best described by a 2,000-foot buffer along the Chattahoochee River. (There is a map available in back of the Architectural Rules & Regulations on our website for your reference). This protected land is governed by the Atlanta Regional Commission. Those who have property in this buffer area must follow stricter guidelines in any changes or improvement to their property. Plans must first be approved by the City of Johns Creek and then submitted to the HOA for approval. So those living in that Corridor plan ahead since it will take perhaps a week or two extra for obtaining approval.

The trimming of the bushes and trimming the trees in the park area is close to completion. We need to have some brush removed that is next to the stream. That should be completed shortly.

A very important meeting is scheduled for Wednesday November 6, 2024, at 7:00PM at the Club in the ballroom. It is the joint meeting with the Club and HOA on the plan for Deer reduction in our neighborhood. Folks on both boards have spent a year working on a solution to this problem. To determine if we had a problem with deer and then what we can legally do about it, the joint committee reached out to the Federally controlled USDA Wildlife Services and also our state Dept. of Natural Resources (DNR). They conducted a study which provided us with the facts and ways to approach the thinning of the deer population. We are most concerned about the disease deer bring and also the attraction of coyote's that deer population draw. We have been sending e-blasts

out and even a letter was placed in your mailbox. So please come to the live meeting to learn more and get your questions answered.

Here is an updated status on our new website and our financial accounting system .... Dozens of hours are being graciously spent on this project. I would like to thank our Board members that are volunteering their valuable time for all of us to enjoy a much better communication device. We are breaking down our Rules & Regulations into 5 basic categories. This will then have a search capability so you can click to the information quickly. For example, you bought a golf cart and need to know what to do. You would just type <golf cart> then click enter and the information should pop up for your easy reference. We will be able to send out invoices to pay your dues via the system. This year you will still get paper as well as electronic invoices. This way you can transition at your chosen speed. The Board is getting excited to get this completed and in your hands.

One last item. The Board serves you, our fellow Homeowners. During the course of business, we have discussed many practices, policies and procedures. Our goal is to make them more transparent and easier on everyone. Shortly we will be sending some surveys out. I ask all of you to provide us with your thoughts and recommendations. The more surveys that are filled out by you, the more we get a pulse of what you would like and how we can serve you better. So, in advance I would like to say thank you for participating.

Have a great Halloween and be safe.

The Best,

**Jim Cichanski | St Ives HOA President**  
**[jcichanski@flexhr.com](mailto:jcichanski@flexhr.com) | 404.966.0690**

### FULTON COUNTY NEWS

Early voting in Johns Creek is October 15 through November 1 at Northeast Spruill Oaks Library (9560 Spruill Road) and Robert F. Fulton Ocee Library (5090 Abbotts Bridge Road)

Election day is Tuesday, November 5. Voting precincts may vary by address. Check [mvp.sos.ga.gov](http://mvp.sos.ga.gov) to verify your location.

In addition to the presidential election, there are several others that are of importance:

### UNITED STATES HOUSE OF REPRESENTATIVES - DISTRICT 7

Rich McCormick, Republican (Incumbent)  
Bob Christian, Democrat

### STATE SENATE - DISTRICT 48

Shawn Still, Republican (Incumbent)  
Ashwin Ramaswami, Democrat

### STATE HOUSE OF REPRESENTATIVES - DISTRICT 50

Michelle Au, Democrat (Incumbent)  
Narender Reddy, Republican

### CITY JOHNS CREEK NEWS

#### Mayor Bradberry's Town Hall Meeting:

Sunday, October 6. 4:00pm at Findley Oaks Elementary School

#### JOHNS CREEK LITERARY FAIR

Sunday, September 29 from noon to 5:00pm at Newtown Park. Event will feature Pulitzer prize winning author Rick Bragg and 20 other local writers.

#### TRUNK OR TREAT

Wednesday, October 23 from 6:00 to 8:00pm in City Hall Parking Lot. Come in your best costume for candy, treats, refreshments and activities for children.

#### CONSTRUCTION UPDATES:

##### Widening of MGinnis Ferry Road from

Sargent Road to Union Hill: In 2020, an agreement was made with Alpharetta and Forsyth County to widen the road from 2 to 4 thru lanes. Agreed upon funding from all parties (\$8.9M from Johns Creek) was not enough to cover the received bids. Each party was asked to consider what additional funding could be added to the project. In 2023, City of Johns Creek determined they

could provide an additional \$3M for the project. In September of 2024, GDOT has increased their portion from \$10M to \$20M. The project will take 4 years and does not include any aesthetic upgrades or sound abatement. Approved IGA on September 9, 2024.

Town Center Development: Lakeside Drive in Tech Park is planned to be the city center main street. The city recently purchased a 5.75 acre piece of land for \$5.6 M. No discussion on what might be developed on the land.

#### Town Center Pedestrian Tunnel

crossing under 141: Council discussion regarding construction details. Tunnel bid is \$7.6M – paid for by TSPLOST II funds. Council requested more information/pricing following their discussion. More to come before project is finalized.

#### Autry Mill Nature Preserve Hiking

Trail: Visitors to the Autry Mill Nature Preserve can now enjoy a new 1.07 mile hiking trail. The path through the forest is shaded and features new foot bridges, trail signage and small boardwalks.

## ST IVES COUNTRY CLUB TOWN HALL MEETING ON DEER REDUCTION

**WHEN:** Wednesday, November 6th 7:00pm

**WHERE:** St Ives Country Club Main Ballroom

**SPEAKERS:** Pat Zimmerman, *USDA Wildlife Services*

Emily Rapach, *Urban Wildlife Biologist at GA Department of Natural Resources Wildlife Resources Division*

**TOPIC:** Deer Management in St Ives CC

Pat and Emily will be discussing the proposed plan, in more detail, on addressing the overpopulation of deer in our community through a culling program.

A cull will be conducted in February, 2025. All sites, other than one, will be on the golf course, and have been verified for safety. USDA marksmen will utilize suppressed rifles to reduce any noise impact to the adjoining neighbors.

All homeowners are encouraged to attend this meeting to learn about the plan, ask questions and address any concerns.

We look forward to seeing you there and thank you very much.

# FROM THE BOARD

## SECURITY REPORT

---

Greetings neighbors,

Happy Autumn and thank you for your patience as we continue to work on important security matters. I hope that you feel engaged and that your opinion as a resident of St. Ives is being considered. When I joined the Board, I promised that I would make it a priority to reach out more so than in the past, and that important decisions would be given the full transparency they deserved.

To this end, I wanted to report the conclusions of a recent focused outreach effort pertaining to traffic safety in one of our front-of-the-neighborhood pods. We engaged the neighbors living in the Wild Dunes pod (Wild Dunes and all connecting streets up to the Parkway). Neighbors were asked about their ideas on certain traffic safety proposals (i.e., speedbumps). Conclusively, a majority of residents did not want any additional speedbumps installed. We continue to work on other ideas to improve safety in this area, including increasing patrols. Of note, we looked at this pod in response to an invitation by a group of residents. If you feel that your pod needs to be evaluated for anything related to safety, I encourage you to discuss with your neighbors and reach out.

Along the same theme, I will be reaching out to the entire neighborhood concerning out-of-town checks. For no fee, you can currently have our security guards check on your house while you are away for up to three weeks (with a nominal charge after that). Guards will perform this service multiple times a day. We'd like to better understand the value proposition of this service (how often it is used, what is the pattern of usage, and what is the cost to us). Please be on the lookout for this communicate and respond if you can.

I am happy to report on some other security-related updates. I am sure you have noticed the new padding on all the gate arms. Pads are marked with the words "Caution-No Tailgating." These serve multiple purposes, including:

- Protecting the gate arms (to some extent) from damage during an impact,
- Notifying drivers of the obvious – not to tailgate through an open gate, and
- Encouraging careful driving, as drivers' eyes will be drawn to the words (and hopefully, therefore realize there's a gate in front of them)

I will audit the rate of gate impacts and damage assessments since these pads were installed, and report to you later.

I want to thank everyone for paying attention to parking and standing regulations when waiting for the school bus drop-offs. As a reminder, it is both unlawful and unsafe to sit all the way at the corner while in your car OR golf cart. Doing so makes traffic flow through those intersections much more dangerous, which is exactly what we don't need with school-aged children around. Richard and the security guards will be out enforcing this regulation with some frequency.

Finally, I did want to bring up a topic that is a personal project of my own. As someone who lives very close to the Country Club gate, I witness the enormous amount of traffic that approaches this gate from both sides. The popular navigation systems (Waze, Google Maps, Apple Maps) and the services that rely on these navigation programs (Uber, UberEats, GrubHub, etc.) sometimes route traffic into the neighborhood through the club gate. There is a way to provide feedback to these navigation systems, and I have been doing this for some time. Unfortunately, the problem persists. I will continue to work on this, and if anyone has the inclination to provide feedback to Waze, Google or Apple, please reach out to me and I can walk you through it. Correcting this will not only ensure that our visitors and contractors get to the right place but will also decrease unneeded traffic and minimize the potential for gate impacts.

Respectfully,

**Larry Busse | Security Director**  
**busse@gwu.edu**



# FROM THE PROPERTY MANAGER

## HOA BOARD OF DIRECTORS MEETING MINUTES SEPTEMBER 17, 2024

### Attendees

*Present:* Barry Baum, Teri Hernandez, Jennifer Sobocinski, Jim Cichanski, Larry Busse, Amy Little, & Merv Brown

*Not Present:* Bill White, 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

- Approval / confirm of last month's meeting minutes note obtained from email vote
- President Activities review of last month.
- Legal Items
- Tree trimming is 90% complete in Park. The brush area near the creek needs to be cleaned up
- Sewer repair activities, we are seeing and increase. Note our sewers are now 35 years old and we are seeing an increase in issues. Need to finalize a maintenance plan & establish a preferred vendor
- Address Homeowners needing to maintain their easements this is a constant activity
- Reminder: each Board Member should write an article on their responsibilities (like training on a subject, one of the HOA's rules etc.
- Website Rules & Regulation status is going well. We now have them broken into the 5 major areas. This will be helpful for our homeowners to find things quickly. We will start working on fillable forms that do not require scanning to fill out and submit

### Treasurer's Report: Teri Hernandez

#### OLD BUSINESS

- Treasurer's Report for the past month – Balance Sheet and Income Statement
- Status of Budget for 2024,
- Status of new accounting software
- LOC Status

#### NEW BUSINESS

- Budget for 2025 was discussed. Committee Chairs are to provide requirements by October 1.

### Infrastructure Report: Barry Baum

- Wildlife Management - Deer Reduction plans – Plan on attending the meeting November 6th at 7PM at the Club. Barry working out details for preparation with the Club.
- Internal Affairs & Communications : Jennifer Sobocinski
- Newsletter articles for October newsletter due Monday 9/23 Noon
- Review questions submitted through the HOA website – NONE
- Compiled list of homeowner emails – have almost all emails (missing roughly 15 homes)
- Website/ new system – plan to have converted everything over by end of year

### External Affairs: Amy Little

#### FULTON COUNTY NEWS:

- Election Date is Tuesday, November 5th. Polling places vary by resident address. If you are unsure of your polling location, you can search for your address on Secretary of State Website: [sos.ga.gov](https://sos.ga.gov)
- **Early voting** in Johns Creek is October 15 through November 1 at Northeast Spruill Oaks Library (9560 Spruill Road) and Robert F. Fulton Ocee Library (5090 Abbotts Bridge Road)

#### JOHNS CREEK NEWS:

- Zoning updates
- Town Center Update
- Mayor's Town Hall Meeting
- Literary Fair
- Trunk or Treat

### Security: Larry Busse

- Gate Padding Installed on key gate arms
- Alarm service & out of town checks – will create a survey for each one individually
- School bus safety update
- Updating navigation systems routing to Club Gate – discussed solution and potential signage

### Architectural Standards: Merv Brown

- Exterior project status – lower number of projects than in previous years
- Homeowner asked for an exception for an outdoor storage shed - board voted unanimously against making that exception

### Landscaping: Bill White

- Absent

### Legal/Compliance: Chris Albrecht

- Absent

### Property Manager: Sandy Bornhorn

- Homeowners Easement maintenance - waiting on quotes to finalize understanding of the work
- Storm drain maintenance plan renewal discussed for 2025
- Tree removal will be taking place on the parkway just past the front gate house.

### Assistant Property Manager: Haggai Sikalumbi

- Mailbox violations are being corrected. We will carry the mailbox numbers for homeowners purchase.
- Project status. ARC projects are still steady from the Summer. We did see a decrease from last year.

**Meeting Adjourned 8:10P**

# ST IVES SOCIAL COMMITTEE HALLOWEEN Party on the Parkway

SATURDAY, OCTOBER 26th at 11AM

TRUNK OR TREAT, COSTUME PARADE, FALL FUN,  
CHILI COOKOFF, PRIZES, BOUNCE HOUSE

sign up with QR code!



Please come out and join the neighborhood for our Halloween Party on the Parkway! At this event, we will have trunk or treating golf carts, a costume parade and a chili cookoff. The cookoff and Halloween Costume Parade will start at **11AM on Saturday, October 26th**. The trunk or treating will follow the parade. In addition to the chilis provided, there will be children's fall activities, and a bounce house obstacle course. If you would like to sponsor drinks, water or anything else, please reach out! Kim Kindrick: kimkindrick31@gmail.com

**Trunk or Treat Golf Carts:** Please set up **BEFORE 11AM** in the Royal Dornoch cul-de-sac. Please make sure to register your golf cart on the signup genius below, as well so we know there are carts to trick or treat from. There will be a prize for best decorated golf cart, but feel free to use minimal decorations to join in passing out treats!

Children will line up to march in the costume parade around the cul-de-sac. There will be prizes for best costumes!

**Chili Cookoff participants:** Set up your chili placement so it is ready at 11AM. Please provide a serving spoon with your chili.

- Ballots will be provided and collected for Best Overall, Spiciest, and Most Unique Chili.
- Please sign up with the link below to bring a chili for the cookoff and/or pass out treats with your decorated golf cart for the trunk or treat. <https://tinyurl.com/2024POTP>

**Please note, this event is in addition to regular door to door trick or treating on October 31st.**





## ST IVES COUNTRY CLUB MEMBERS HAVE AN AMAZING SOCIAL LIFE!



Not a member of the Club yet? If you would like to consider adding our country club benefits to your residential lifestyle, I would be delighted to send along membership options, and schedule a personal tour of the amenities. Please reach out to me at [mfurbish@stivescountryclub.org](mailto:mfurbish@stivescountryclub.org) or my direct line, **678.684.7077**.

Thank you. I look forward to meeting you!

Melissa Furbish  
Membership Director



# AROUND JOHNS CREEK

## CALENDAR & EVENTS



### CITY OF JOHNS CREEK OCTOBER 2024 CALENDAR

**Tuesday, October 1st**

Planning Commission Meeting  
@7P City Hall

**Saturday, October 5th**

Community Safety Day (10A – 1P)  
City Hall

**Saturday, October 5th**

Summer Concert: JC Symphony  
Orchestra (6-10P) - Newtown Park

**Saturday, October 12th**

Spooky Mill (2-9P)  
Autrey Mill Nature Preserve

**Friday, October 18th**

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

**Saturday, October 19th**

Johns Creek Arts Festival (10A-5P)  
Atlanta Athletic Club Fields

**Monday, October 21st**

City Council Meeting @7P  
City Hall

**Wednesday, October 23rd**

Trunk or Treat (6-8P)  
City Hall

**Saturday & Sunday  
October 26 & 27th**

Diwali Festival (12P-5P)  
City Hall

### DATES TO REMEMBER

October 1st.....	International Coffee Day
October 2nd .....	Rosh Hashanah
October 4th .....	National Taco Day
October 11th .....	Yom Kippur
October 14th.....	Columbus Day
October 17th.....	National Wife Day
October 25th.....	World Pasta Day
October 27th .....	National American Beer Day
October 29th.....	National Cat Day
October 31st.....	Halloween



# AROUND JOHNS CREEK

## CHARITY GUILD FALL KICK-OFF MEETING GIFT BASKETS FOR SENIOR SERVICES



The Charity Guild of St Ives | Johns Creek assembled 52 gift baskets for Senior Services at their Fall Kick-Off meeting on September 10. Thank you to those who donated items for the baskets and to those who volunteered at the event. The seniors receiving the baskets will be grateful for your generosity and for the gift cards that will help them purchase much needed necessities.

The St Ives Pro Member Tennis Invitational on August 16 - 18, 2024 was a great success. Thank you to those who participated in the auction. Proceeds of nearly \$25K from the auction will benefit the Charity Guild of St Ives | Johns Creek charities which are NFCC (North Fulton Community Charities), Senior Services of North Fulton, Star House, and Wellspring Living. We appreciate your support!



# 30th Anniversary PRO MEMBER

## TENNIS INVITATIONAL



# AROUND JOHNS CREEK

## OCTOBER 6TH TOWN HALL MEETING

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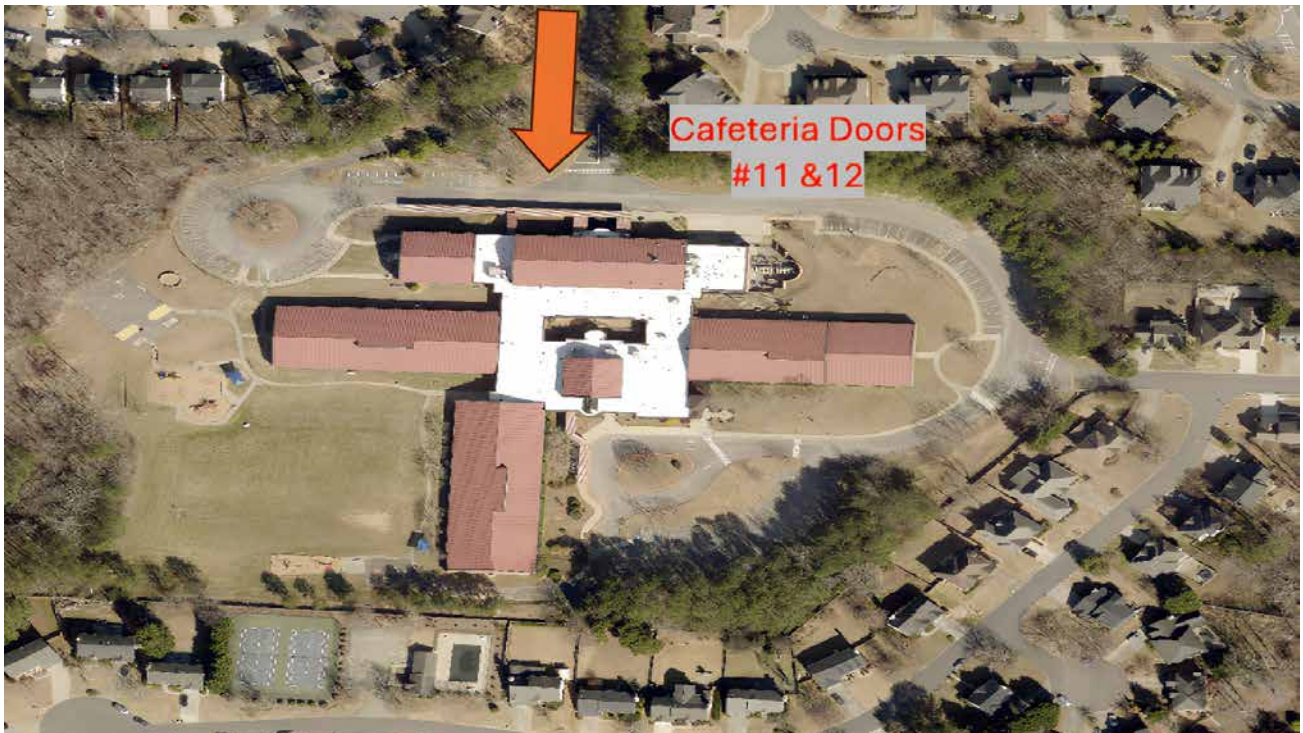
### JOHNS CREEK CITY MAYOR JOHN BRADBERRY INVITES EVERYONE TO A TOWN HALL ON SUNDAY, OCTOBER 6TH, AT 4:00 PM.

Mayor Bradberry would like to hear from anyone who would like to talk, ask questions, or say hi. Participants are welcome to ask questions on any topic related to our city.

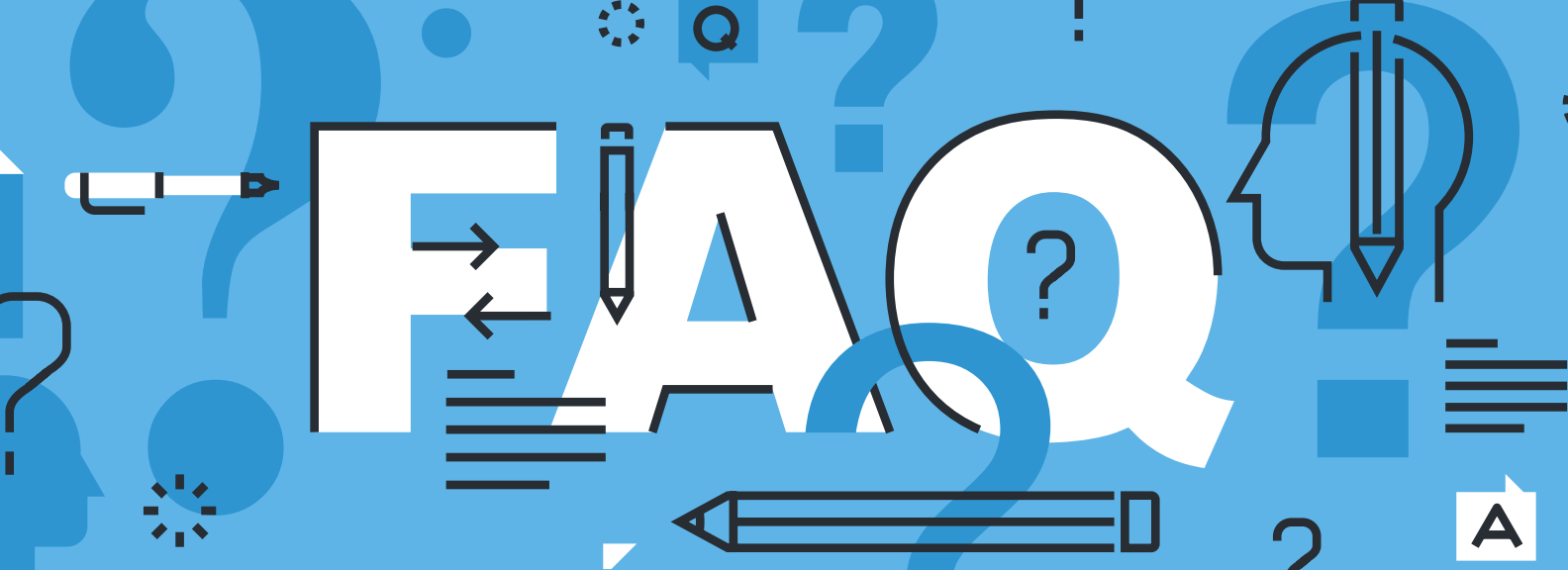
The event will take place in the cafeteria at Findley Oaks Elementary School

5880 Findley Chase Drive, Johns Creek, GA 30097

Please enter through the cafeteria doors marked #11 and #12.







## 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](mailto: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.)

# FUN & GAMES

## WORD SEARCH

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

### WORD LIST

- |           |              |             |              |                |
|-----------|--------------|-------------|--------------|----------------|
| BLACK CAT | DRACULA      | HALLOWEEN   | JACKOLANTERN | SPOOKY         |
| BROOM     | FRANKENSTEIN | HAUNTED     | MAGIC SPELL  | TRICK OR TREAT |
| CANDY     | FULL MOON    | HAYRIDE     | PUMPKIN      | WITCH          |
| COSTUME   | GHOST        | HOCUS POCUS | SPIDER       | ZOMBIE         |
| CREEPY    | GRAVEYARD    |             |              |                |



### ACROSS

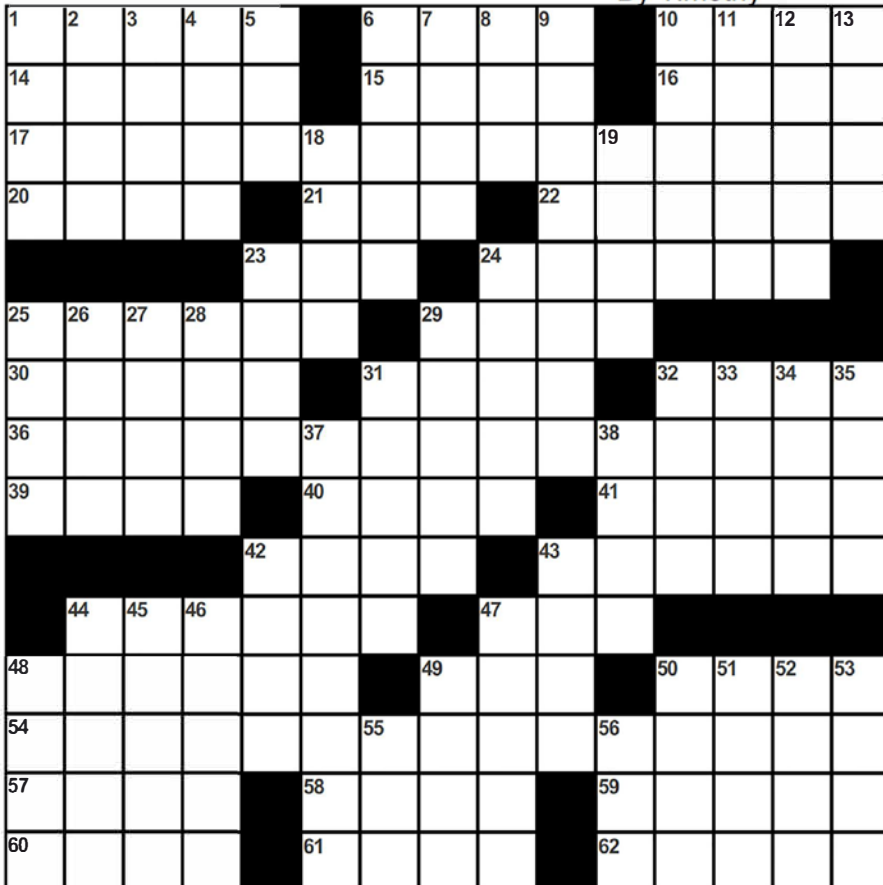
- |  |  |
|--|--|
| 1) On one's toes                       | 39) Dress in India                       |
| 6) Developer's map                     | 40) Have confidence in (with "on")       |
| 10) Hard knocks upside the head        | 41) Tractor handle?                      |
| 14) Unusual collectible?               | 42) Bulk beer purchase                   |
| 15) Grain holder on a farm             | 43) Mixes smoothly                       |
| 16) Assortment of stuff                | 44) Certain iron, in golf                |
| 17) Reward for an outstanding investor | 47) Sauce variety                        |
| 20) Con                                | 48) Caterpillar case                     |
| 21) Color subtlety                     | 49) "Eureka!" relative                   |
| 22) Societal no-nos                    | 50) On the briny                         |
| 23) Disobeyed a zoo sign?              | 54) Privilege for some producers         |
| 24) Most like King Solomon             | 57) Italian money of old                 |
| 25) Flowering ornamental shrub         | 58) ___ out a living (barely scraped by) |
| 29) Exclusive                          | 59) Certain meat cut                     |
| 30) Break one of the Ten Commandments  | 60) "All in the Family" producer Norman  |
| 31) Lass                               | 61) Addition column                      |
| 32) Chickens and ducks, e.g.           | 62) Moms' relatives?                     |
| 36) Transportation choice in Chicago   |  |

### DOWN

- 1) Tablet brand
- 2) Hilo feast
- 3) Blows it
- 4) Irritate
- 5) Part of a Happy Meal
- 6) Prefix meaning "false"
- 7) Dietary, in ads
- 8) Late rhyming boxing champ
- 9) Mexican snack
- 10) Frigid, molded dessert
- 11) Unnatural bread spreads
- 12) Burgundy grape
- 13) Drunkards
- 18) Perlman of "Cheers"
- 19) "\_\_\_ on Down the Road"
- 23) Greek cheese
- 24) Fret
- 25) Air force heroes
- 26) "J'accuse" author
- 27) Affirm
- 28) Jeans name
- 29) Emulate a crab
- 31) "Silly" birds
- 32) Hightail it
- 33) "A Prayer for \_\_\_ Meany"
- 34) Mr. Cleaver of classic TV
- 35) Caustic cleaning supplies
- 37) Thing on an HO scale
- 38) One way to stand by
- 42) Chinese dynasty during Confucius' time (var.)
- 43) Crude dude
- 44) Daring
- 45) Ghana capital
- 46) Kind of battery
- 47) Place for rakes and shovels
- 48) Kind of phone
- 49) Baker's necessity
- 50) Eastern pooh-bah
- 51) Con artist's operation
- 52) Volcano in Sicily
- 53) Tries to get an answer
- 55) Eisenhower's nickname
- 56) "Catholic" ending

### VISITING THE ER

By Timothy E. Parker

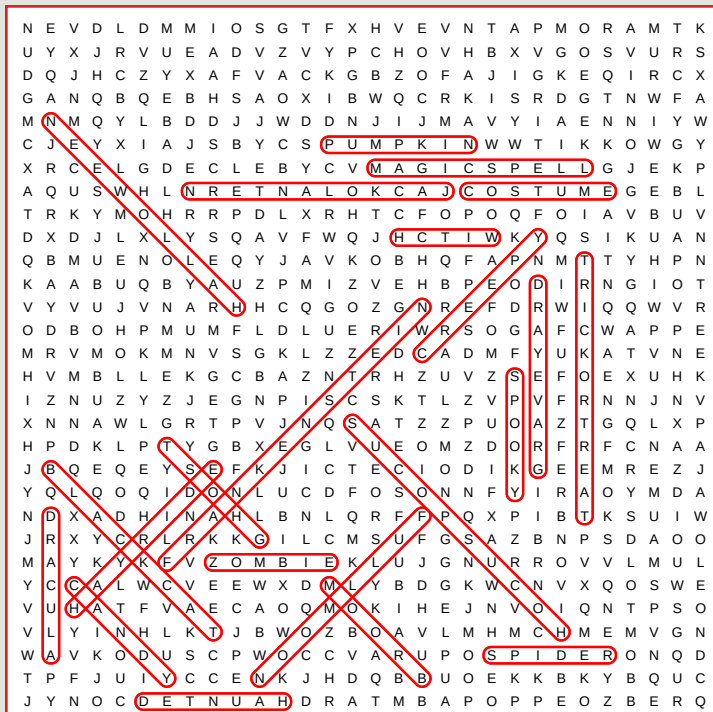




Homeowners you may submit a note of acknowledgement for you or a family member(s) by sending the info to: [stivesnewsletter@stivescc.org](mailto:stivesnewsletter@stivescc.org) by the 15th of each month. Only the Internal Affairs Board member sees these emails so if you would like to keep your question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



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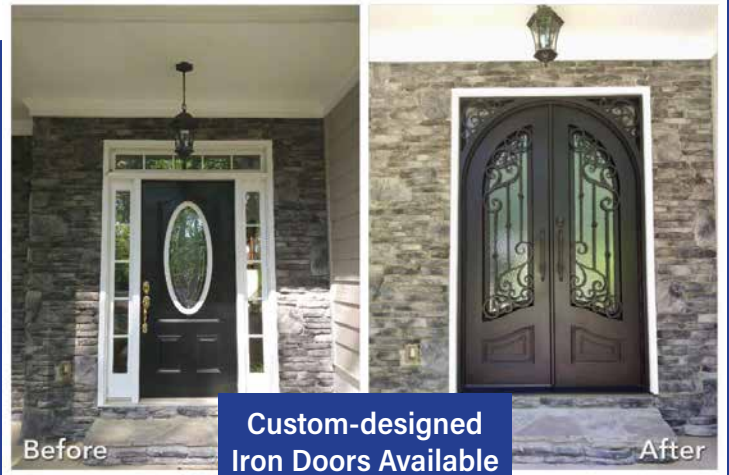
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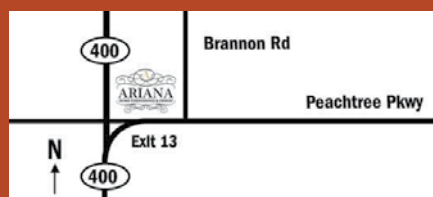
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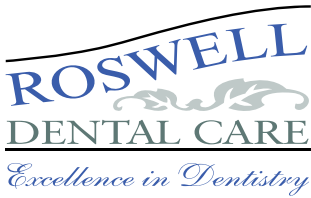


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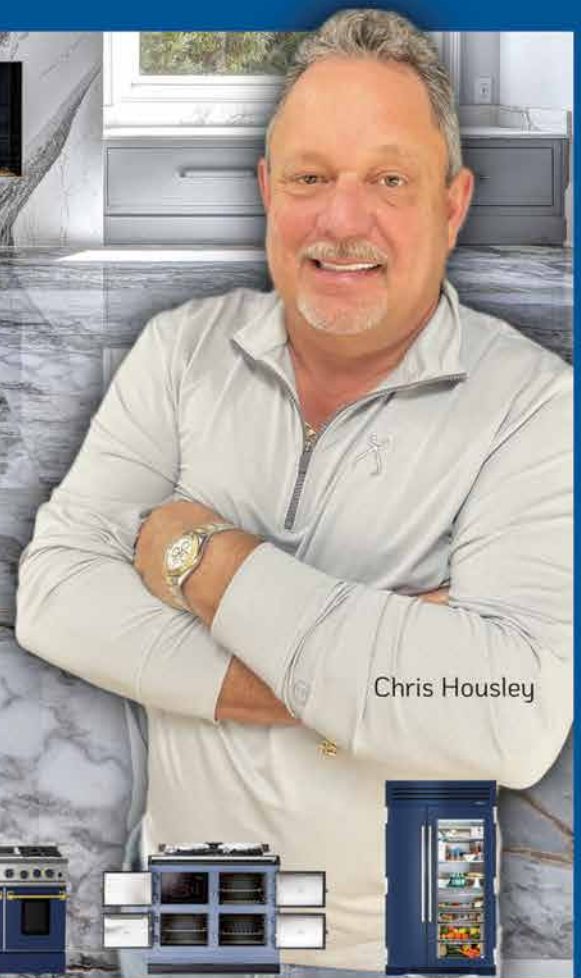
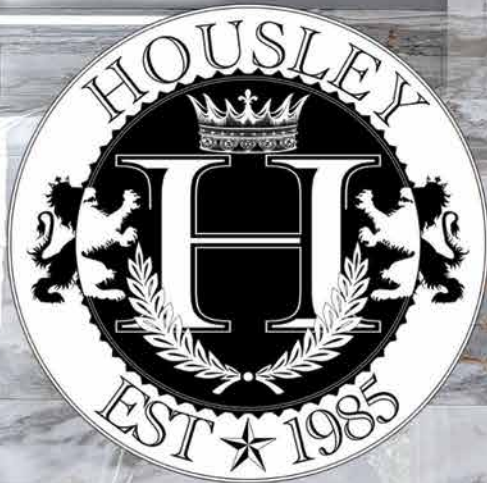
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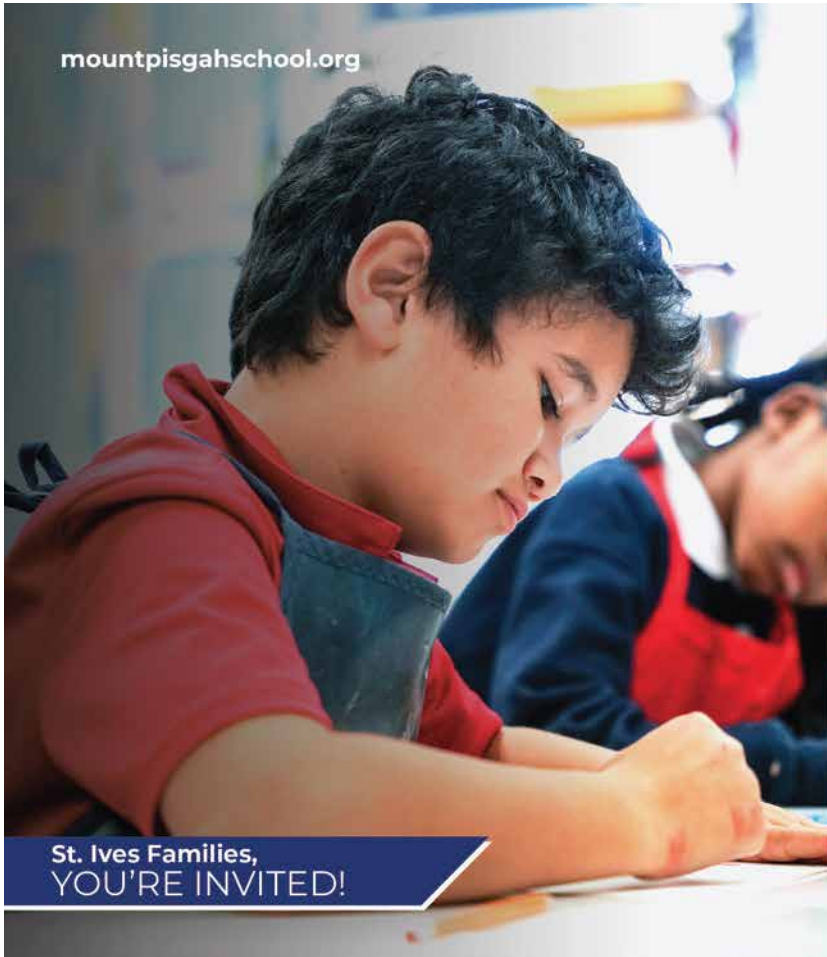
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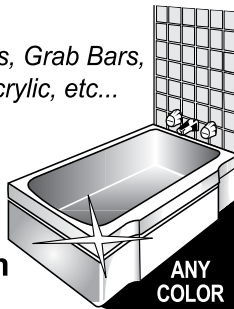
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Kristin Ellington Stainback 770.363.6084 | Sarah Eick Baker 678.234.0731



# Our Recent St Ives Sales



COMPASS

TEAM TOTTH



**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!



**SOLD TWICE**  
Each time at full list price!



**JUST SOLD**  
AT FULL LIST PRICE



**UNDER CONTRACT**

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



**Deniece and James Toth,**  
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