



**2023  
PEACHTREE PARK  
ANNUAL MEETING**

**OCTOBER 4, 2023  
7PM-8:30PM**

# Agenda

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- 7:00PM-7:30PM - Social Time
- 7:30PM-7:35PM - Call to Order/Welcome (Chris Fuller/Steve Pracht)
- 7:35PM-7:40PM - Recognition of Premier Sponsors (Jon Lowder)
- 7:40PM-8:25PM - PPCA Business Meeting
  - Officer/Committee Reports
    - President (Steve Pracht)
    - Treasurer (Chris Heath)
    - Parliamentarian (Chris Fuller)
    - Membership (Laura Braswell/presented by Katie Bennett)
    - Newcomers/Street Captains (Maria Wieters)
    - Sponsorships (Jon Lowder)
    - Security (Emily O'Brien, PhD/Presented by David Darden)
    - Communications (Libby Viergever)
    - Landscaping (David Orrison/presented by Steve Pracht)
    - Infrastructure (Alex Fulton/presented by David Darden)
    - Social (Ashley Bowman Shaw)
    - Closing Remarks (Steve Pracht)
- 8:25PM - Adjourn (Chris Fuller)



**2023 PPCA  
ANNUAL MEETING**

**PREMIER SPONSOR  
RECOGNITION**

**JON LOWDER**

# Premier Sponsors

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**2023 PEACHTREE PARK  
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**PRESIDENT'S REPORT  
STEVE PRACHT**

# Introduction of PPCA Board Members 2023

- David Darden- Vice President
- Katie Bennett- Secretary
- Chris Heath- Treasurer
- Chris Fuller- Parliamentarian
- Libby Viergever- Communications
- Maria Wieters- Newcomers/Street Captains
- Ashley Bowman Shaw- Social
- Emily O'Brien, PhD- Security
- David Orrison- Landscaping
- Laura Braswell- Memberships
- Jonathan Lowder- Sponsorships
- Alex Fulton- Infrastructure

# Introduction of PPCA Zoning/Neighborhood Representatives 2023

- Shawn Perez- Neighborhood Planning Unit (NPU)-B
- Libby Viergever- Buckhead Council of Neighborhoods (BCN)
- Bob Stasiowski- Buckhead SPI-9 Development Review Committee (DRC)
- Peter Davis- Buckhead SPI-12 Development Review Committee (DRC)
- Jason Kendall- PPCA Board Representative

# Primary Responsibilities/Activities/Accomplishments

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- Communication
  - PPCA Board/Members
  - PPCA Zoning Team
  - External Entities
- Preside at Monthly Board meetings
  - Set Agendas
  - Follow through with Officers and Committee Chairs



# EPA Report- Discovery of Slag at 679 Darlington Circle

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- Problem: Elevated levels of lead and visible slag in backyard residential soil on Darlington Circle
  - Adjacent property owner complained of slag in their backyard
  - Scope of work changed to sample more properties in the neighborhood
  - 5 total properties near discovery site gave access for testing
- Results:
  - Only 671 and 679 Darlington Circle samples were above the EPA RML 400ppm in the backyards only.
- Solution: Need to do a removal action to clean up the lead contaminated soil and backfill with clean soil.
- Theories on how the slag got there
  - The backyards are so steep and unique compared to others in the neighborhood. Slag and other misc from municipal source was used as fill in the 1950s/1960s

# Scope of Work and Timeline

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- Only doing removal at the two properties in the neighborhood.
- Next steps & timeline of removal.
  - Digging will begin first week of October.
  - 1 to 2 months of work.
  - Heavy equipment will be brought into the neighborhood for removal of contaminated soil and replacement with clean fill
  - Request that residents living on Darlington Cir south of 679 refrain from parking along streets during daytime hours (8:00 am-4:00 pm)
  - The EPA has identified trees on both properties to be protected

# Development and Zoning Report

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- 3121 and 3125 Piedmont Road (Former Divan Property)
  - The owner (Ice Box) and developer made a preliminary presentation to the SPI-9 Development Review Committee in early Nov 2022
  - They made a presentation to Peachtree Park representatives for feedback in Nov 2022; primary concerns expressed included:
    - Design of ingress/egress with much traffic being directed onto Martina
    - Plans for outside deck for restaurant/lounge that will generate noise
    - Limited parking that will result in additional parked cars on Martina
    - Rear setbacks to meet code
  - Their formal meeting with the SPI-9 DRC in June 2023 was cancelled due to their failure to present plans to the City of Atlanta planning dept
  - Acquired permit to remove mold from buildings

# Other Activities

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- **Burke Road Entrance Marker**
  - City of Atlanta has approved the construction
  - Working to schedule construction date with the contractor
- **Attended Citywide Meetings**
  - Mayor's Summit on Neighborhoods- Jan 2023
  - Quarterly Summit for Neighborhood Presidents- April 2023
  - Buckhead Council of Neighborhoods- Sept 2023



**2023 PEACHTREE PARK  
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**TREASURER'S REPORT  
CHRIS HEATH**

# Treasurer Report

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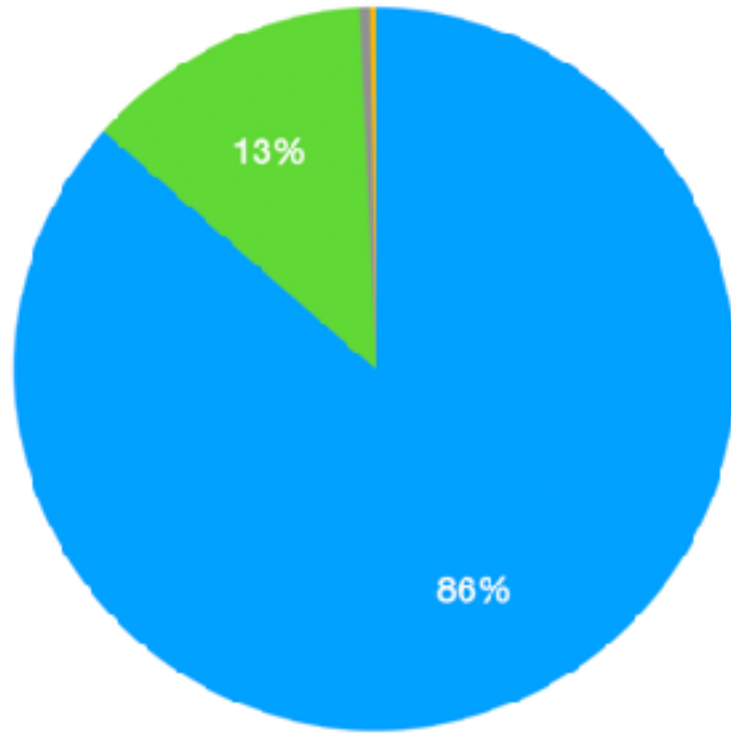
- What we do:
  - Maintain the PPCA's finances
  - Ensure budgets are set and reported upon at each board meeting
  - Pay bills on time
  - Keep books and records updated and accurate
  - File annual tax forms
  - Procure insurance, business license, etc.

# Treasurer Report

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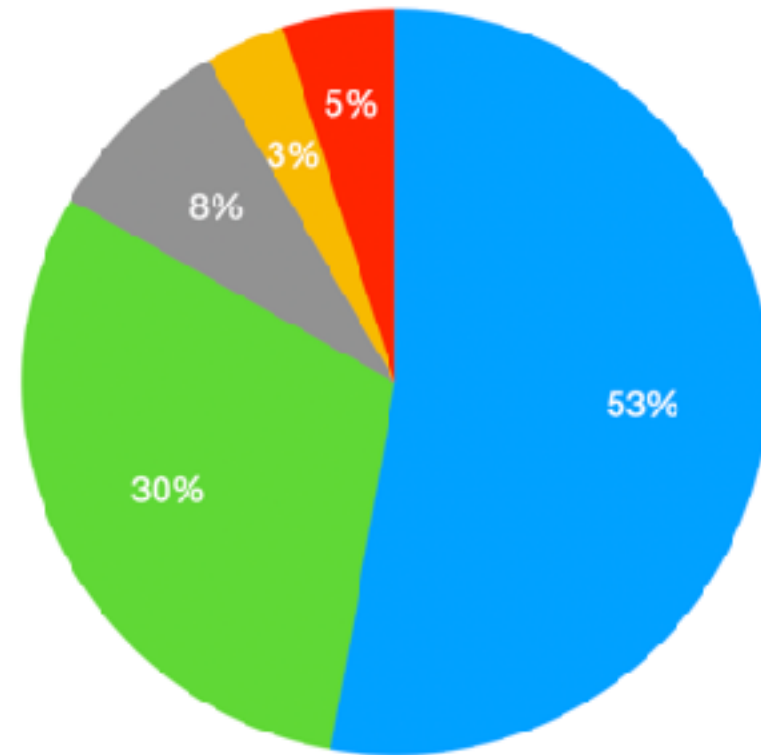
## PPCA Revenue

● Dues ● Sponsorships ● Interest ● Events/Merchandise



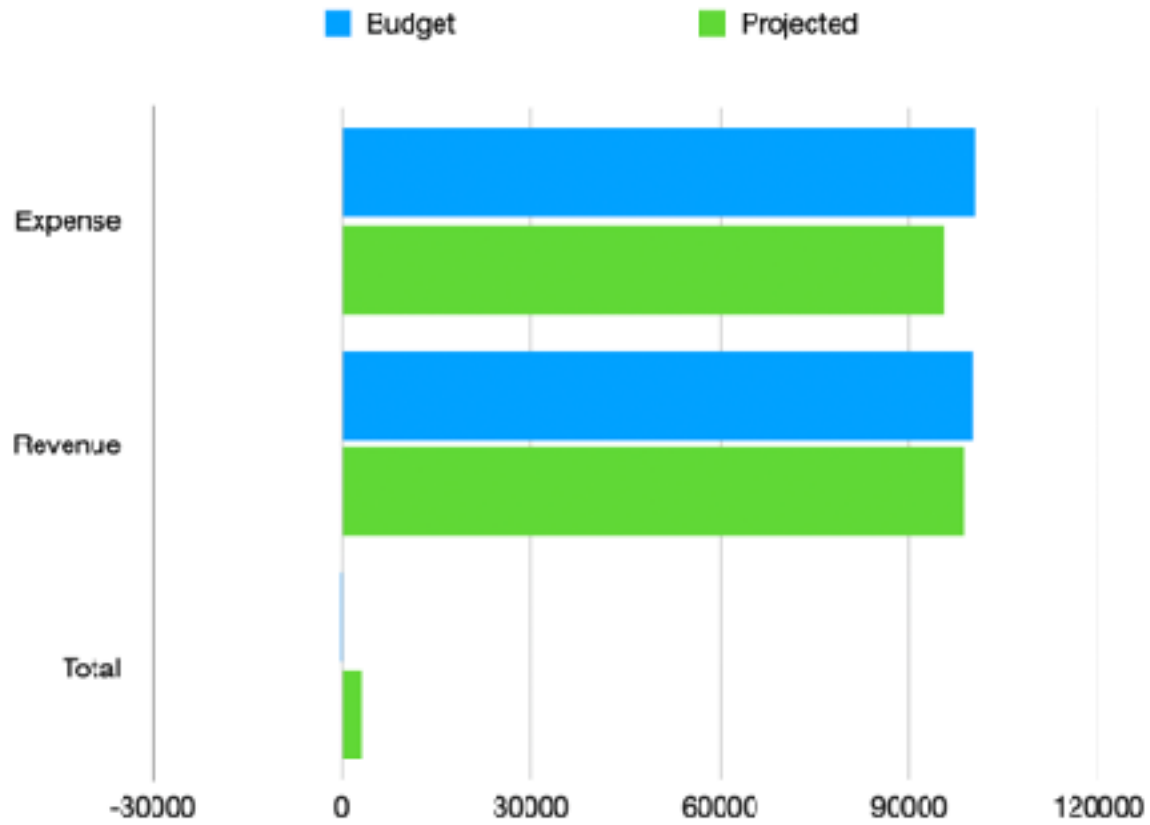
## PPCA Expenses

● Security ● Landscaping ● Social  
● Communications ● Miscellaneous

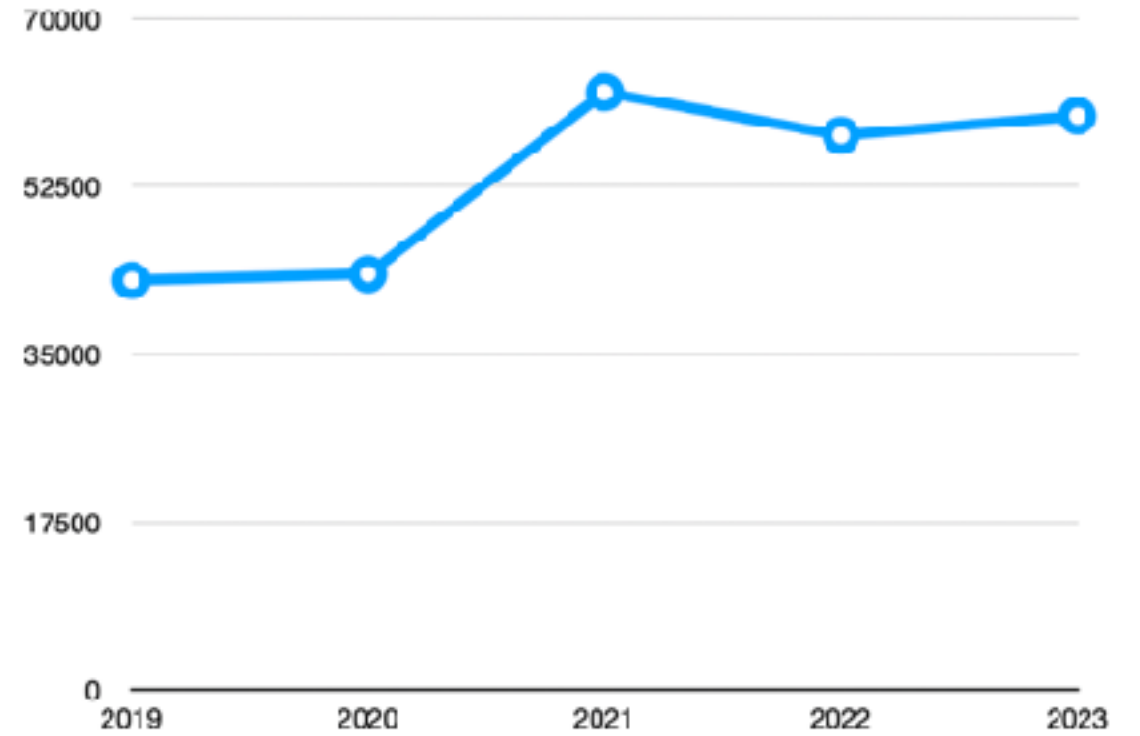


# Treasurer Report

## Budget vs Actual (Projected)



## PPCA Balances by Year







**2023 PPCA ANNUAL  
MEETING**

**CHRIS "FULLER"**

Parliamentarian

NOMINATED & ELECTED  
2024 BOARD MEMBERS

Katie Bennett  
Secretary)

East Paces Ferry Road (2023

Ashley Bowman Shaw Dale Drive (2023 Social)

Laura Braswell  
Membership)

East Paces Ferry Road (2023

New members are in **bold**.

Thank you to the returning members for  
your continued service!

**Allene Chang**

**East Paces Ferry Road**

David Darden

Dale Drive (2023 Vice President)

**Katie Farr Caiaccio** **Darlington Circle**

Chris Fuller

Dale Drive (2023 Parliamentarian)

Alex Fulton

Park Circle (2023 Infrastructure)

Jonathan Lowder  
Sponsorships)

Greenview Ave (2023

Emily O'Brien

Park Circle (2023 Security)

David Orrison

Greenview Ave (2023 Landscaping)

**Jordan Perelle**

**Peachtree Drive**

Stephen Pracht

Darlington Circle (2023 President)

Libby Viergever  
Communications)

Greenview Ave (2023

Maria Wieters

Peachtree Drive (2023 Newcomers)





**2023 PEACHTREE PARK  
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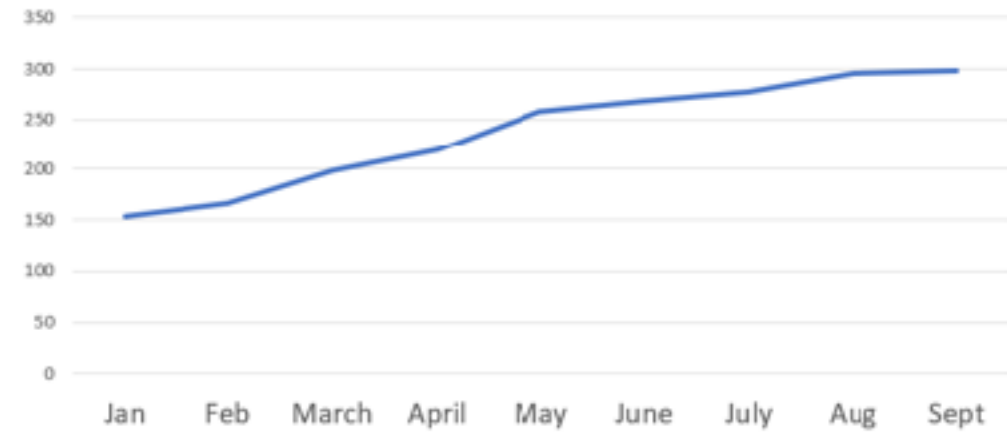
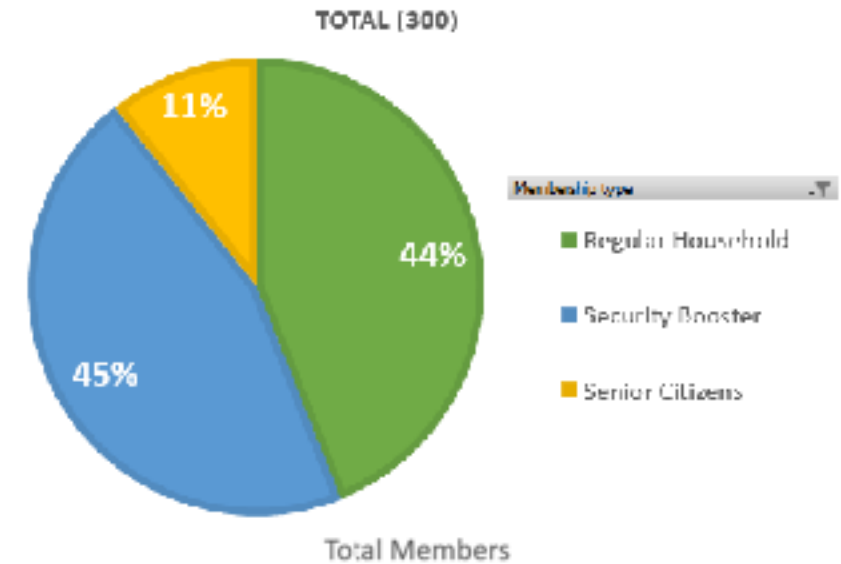
**MEMBERSHIP**

**KATIE BENNETT  
on behalf of**

**LAURA BRASWELL**

# Membership

- What We Do
  - Encourage residents to join PPCA
  - Manage member database
  - Deliver decals
- 2023 Activities/Accomplishments
  - Membership drive continues!
    - 300 total members in 2023
    - We are still ~30 households behind our financial goal for this year



# Our Newest Member- Elizabeth “Libby”





**2023 PEACHTREE  
PARK  
ANNUAL MEETING**

**NEWCOMERS &  
STREET CAPTAINS  
MARIA WIETERS**

# Newcomers and Street Captains

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- What We Do
  - Welcome new neighbors
  - Deliver Packets with PPCA info
  - Distribute pertinent PPCA material to Street Captains to disburse
- 2023 Accomplishments
  - Welcomed over 31 new homes!
  - Amazing team of Street Captains serving their streets

# Street Captains List

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- Burke Rd- Desiree Walls (719)
- Park Circle- Lisa Bianchi-Fossati (6)
- Martina- Stephanie Davis (581)
- Arc Way- Taylor Hawke (11)
- Highland Dr- Jason Abbott (32)
- East Paces Ferry- Greg Zimmerman (670)
- Peachtree Dr- Laura Miller (3211)
- Dale Dr- Cassie VanLandingham (3021)
- Greenview- Libby Viergever (645)
- Timm Valley- Mike Chlopek (655)
- Darlington Circle- Esther Udoji (759)
- Darlington Rd- Jean Wyatt (642)
- Elliott Cir- Mary Margaret Lewis (2872)





**2023 PEACHTREE PARK  
ANNUAL MEETING**

**SPONSORSHIPS**

**JON LOWDER**

# Sponsorships

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- What We Do

- Reach out to area businesses to secure their financial support and partnership for the PPCA and its mission
- Ensure fulfillment of sponsor benefits associated with their sponsorship level
- Communicate results to the PPCA board
- Referrals are welcome and appreciated

- 2023 Activities/Accomplishments

- Reached out to returning and new sponsors in 2023
- Headwinds due to some economic challenges/inflation
- Raised \$12,800 in sponsorship support vs \$7,500 goal

# Premier Sponsors

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# Gold and Silver Sponsors

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## In Kind Sponsors



MIKE RUSENKO, CPA

O: (404) 262.2181 | F: (404) 262.2751

[mrusenko@bermanrusenko.com](mailto:mrusenko@bermanrusenko.com)

3945 Peachtree Rd., N.E.  
Suite 1150  
Atlanta, GA 30324

**BERMAN + RUSENKO**

Tax, Estate and Charitable Planning



**2023 PEACHTREE PARK  
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**SECURITY**

**DAVID DARDEN**  
on behalf of  
**EMILY O'BRIEN**

# Overall Atlanta Crime Trends

↓ **23%**

Violent crime is  
down

↑ **17**

**%**  
Shoplifting is up  
(~1300 incidents)



New social media trend:  
stealing Hyundai and Kia  
vehicles with USB

**Motor vehicle theft is driving crime in Atlanta for 2023**



# Zone 2 Crime Trends

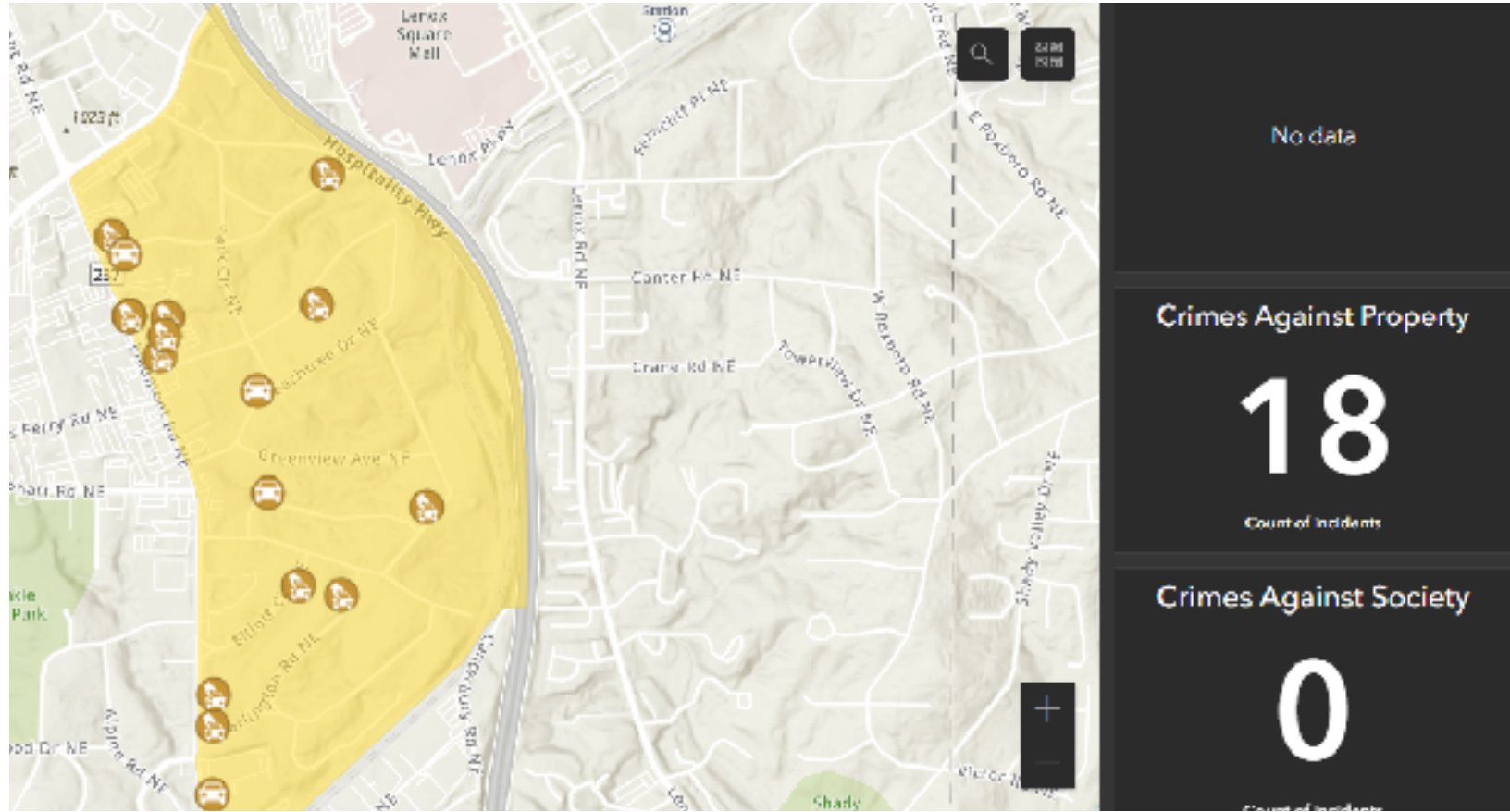
↓ **23%**  
Violent crime

↓ **1**  
Overall crime  
%

↑ **1**  
Property  
crime  
%

↓ **3 years**  
Consecutive decline  
(overall crime)

# APD Peachtree Park Crime Data (1/1/23 - 9/20/23)

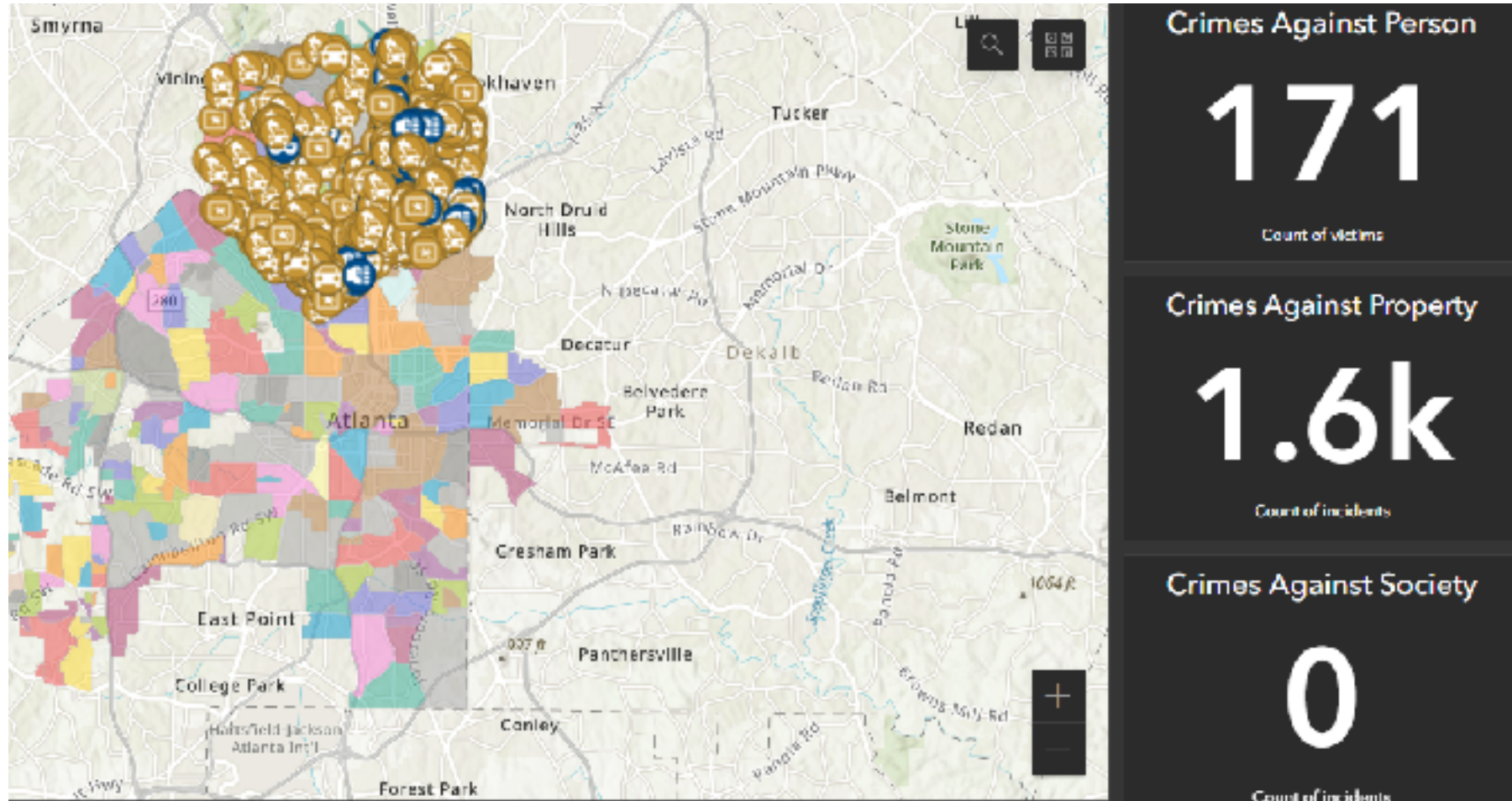


Larceny from vehicle: n=14

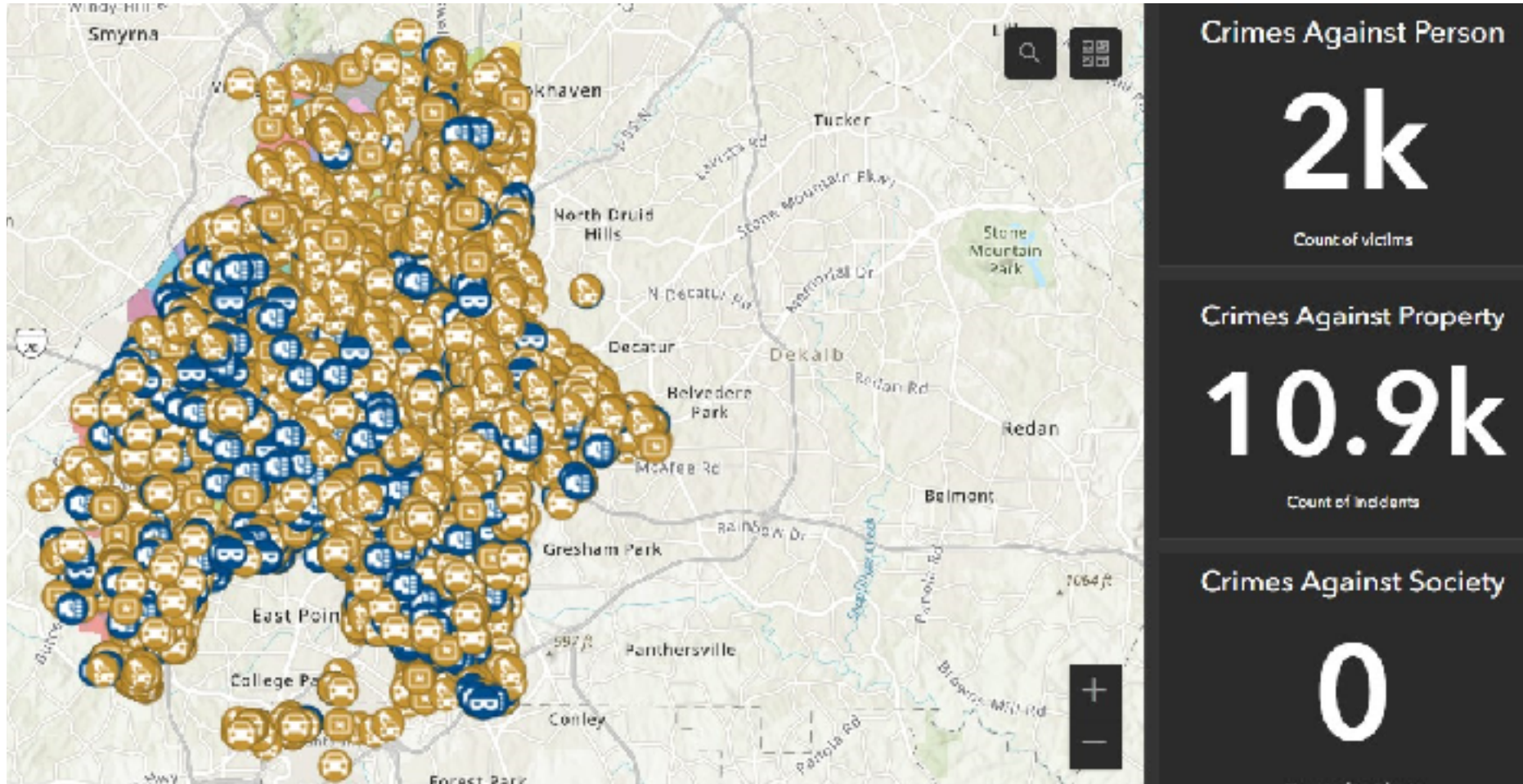
Auto theft: n=4



# APD Zone 2 Crime Data (1/1/23 - 9/20/23)



# APD City-Wide Crime Data (1/1/23 - 9/20/23)



# Zone 2 APD workforce updates

## **Improved Morale**

Police feel supported

## **Arrests are up**

10% increase vs. 2022

## **Actively Recruiting**

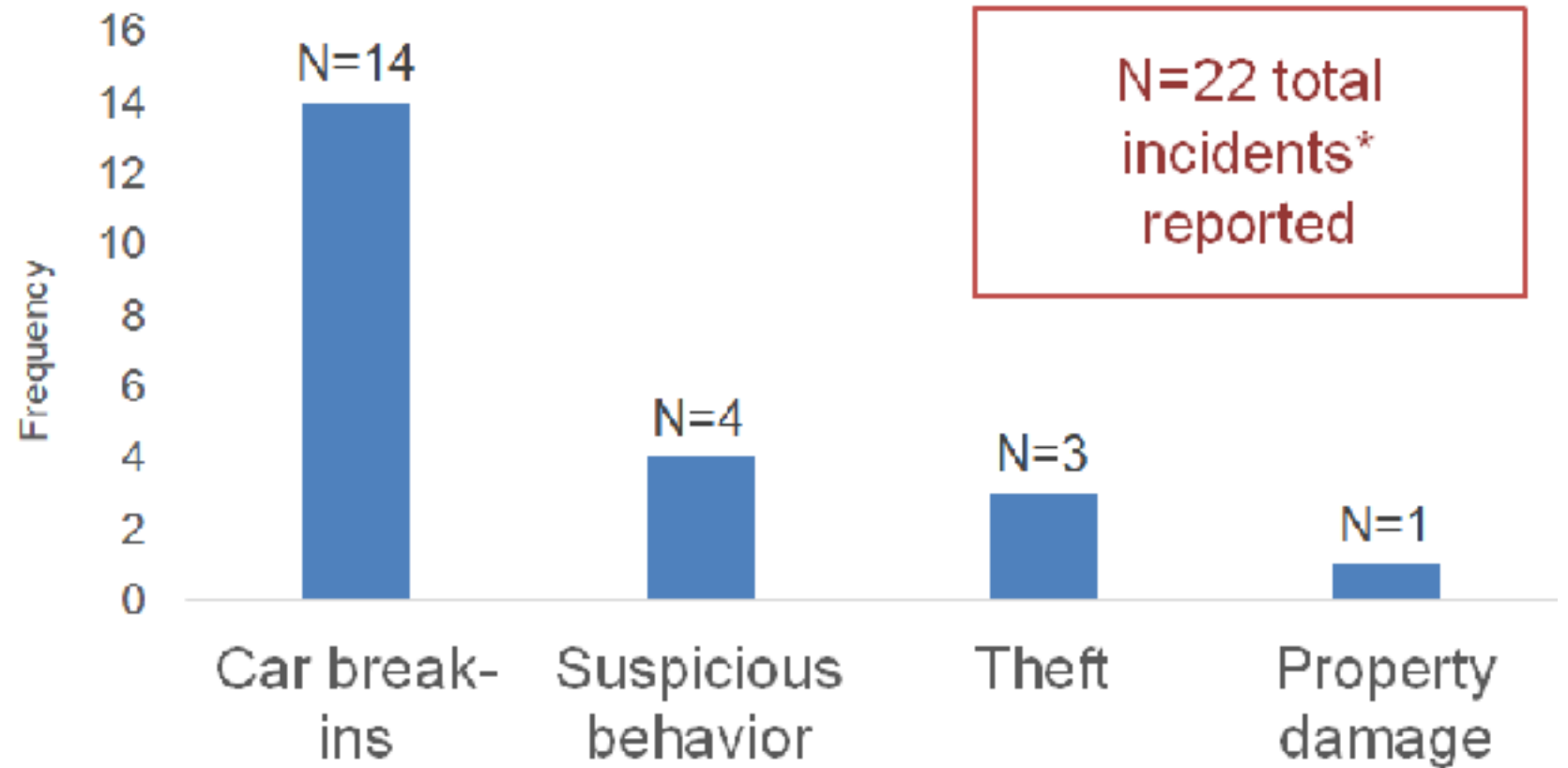
Specifically targeting  
lateral hires and rehires

## **Buckhead Village Precinct**

18 SWORN officers  
(12/23 target: 24)



# PPCA Security Incident Reports (1/23-9/23)



**Car break-ins represent 63.6% of reported incidents**

\*includes both successful and attempted crime



# Assets & Strengths

**1 No resident-on resident crime**

**2 No through traffic**

**3 Good relationship with APD**

**4 Tight-knit neighborhood**

Residents take a see-something, say-something approach

Patrol officers know they are welcome/appreciated

**5 Lots of resident pedestrian traffic**



# Challenges

**1** Close to higher-crime commercial areas

**2** Neighborhood streets are public

**3** Non-resident pedestrian access via Path 400, bridge, archway

**4** Unpredictability of property damage and car break-ins



# 5 easy ways to keep Peachtree Park safe

- 1 Promote PPCA membership**
- 3 Report security incidents on our website**

Membership supports security!

Help us track crime and qualify for more resources

- 2 Call 911 for any suspicious activity**
- 4 Lock car doors & don't keep valuables inside**

Call earlier to prevent crimes before they happen

- 5 Join Connect Atlanta**  
<https://connectatlanta.org/>

# Questions?

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**We'd love to hear from you!**

**[Security@peachtreeparkatl.org](mailto:Security@peachtreeparkatl.org)**





**2023 PEACHTREE PARK  
ANNUAL MEETING**

**COMMUNICATIONS**

**LIBBY VIERGEVER**

# Communications

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- What We Do:
  - Build, maintain & update the communications distribution list using the PPCA membership database.
  - Important to maintain your online profile to ensure all information accurate including the primary contact.
  - Online membership profiles can be managed on the Peachtree Park website, [peachtreeparkatl.org](http://peachtreeparkatl.org), under the Members tab.
  - Communications are sent to all residents, members and non members, with a few exceptions - members only social events, PPCA election ballot and the annual meeting invitation.
  - Communications are sent electronically via MailerLite from the email address, [communications@peachtreeparkatl.org](mailto:communications@peachtreeparkatl.org). If you are not receiving communications, first check spam and/or send me an email and I can assist.
  - Currently we have 689 email addresses in our distribution list.
  - Average open rate on communications sent is 73+%



**2023 PEACHTREE PARK  
ANNUAL MEETING**

**LANDSCAPING**

**STEVE PRACHT**

**on behalf of**

**DAVID ORRISON**

# Budget \$30,500

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- \$14,400 Weekly Maintenance by Greenwood Group
- \$3,850 Weekly Dog Waste Collection & Disposal
  - 8 separate locations
  - over 12,000 bags/year
- \$2,000 Pocket Park Playground
  - Reset and Concrete stone curbing
  - Play-face wood mulch
  - Two new benches and kids picnic tables
- \$4,500 Tree removal & trimming at GA400 park & pedestrian bridge
- \$4,500 plants, mulch and miscellaneous
- \$1,000 Nature Trail
- \$250 Irrigation

# Objectives

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- Continued planning and clean-up of Darlington entrance
- Restoration of landscaping at GA400 and pedestrian bridge with Path400 and Hyatt Centric
- Improve appearances of all entrances along Piedmont Road
- Construct new granite stone entrance marker at Burke Road
- Restore landscaping at EPF entrance marker
- Repair broken curbing at Park Cir/Highland Dr traffic island
- Establish curbing around Darlington traffic island



**2023 PEACHTREE PARK  
ANNUAL MEETING**

**INFRASTRUCTURE**

**DAVID DARDEN**  
on behalf of  
**ALEX FULTON**

# Infrastructure

## What We Do

- Help maintain a safe & visually pleasing neighborhood
- Maintain the beauty of our historic neighborhood

## How We Do It

- Serve as secondary point of contact for residents with infrastructure issues, after 911 (emergency) and 311 (non-emergency)
- Address repairs to streets (potholes, sinkholes), light outages, etc.
- Knowledge center for all neighborhood infrastructure issues
- Able to escalate recurring and/or unsolved issues

## 2023 Updates / Accomplishments

- **East Paces Road Closure**
  - E. Paces Ferry was closed in Q1 2023 for infrastructure repairs - now complete, with access restored
- **Neighborhood Entrance Markers**
  - **Burke** - Steve has worked to hire a contractor to replace the entrance marker at Burke
  - **Highland** - the pillar on the walking path by the InterContinental was knocked down in H1-23, to be repaired by the same contractor
- **Dangerous Tree Limbs**
  - Large limbs have come down during summer storms, most recently twice on Park Cir.
  - Alert the City's Arborist division or us of anything that looks precarious and / or dangerous



**2023 PEACHTREE PARK  
ANNUAL MEETING**

**SOCIAL**

**ASHLEY BOWMAN SHAW**



# Social



## What We Do

- Provide opportunities for neighbors to connect.
- Plan neighborhood events and gatherings.

## Activities/Accomplishments

- PPCA 5k Fun Run. We will be adding more race events in 2024!
- Now Annual Back to School Block Party and School Supplies Drive.
- Bi-Monthly Meet-Ups (Coming Soon)!

More to come!



# What's Next

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**When:** Wednesday, November 8th at 7:00PM.

**Where:** Fetch Dog Park Buckhead

**What's the Cost:** Humans are always free and we will be covering the cost of your pups entry as well as your first drink!

**What else do I need to know:** All dogs must be spayed/neutered and be current on DHPP, Bordetella, Rabies and Leptospirosis. If your dog has never had the Leptospirosis vaccine, they will need the initial shot plus the booster to be considered fully vaccinated. You must provide documentation for all vaccinations to be admitted into the park.

**Keep a lookout for the sign up Email in your inbox soon!**





**2023 PEACHTREE PARK  
ANNUAL MEETING**

**CLOSING REMARKS  
and  
RESOLUTION**

**STEVE PRACHT**

# Motion to Adjourn

# RAFFLE

- Buckhead Group- \$25
- Buckhead Group- \$25
- Blue Moon Pizza- \$25