

PPCA Board Meeting Agenda

Wednesday, May 18, 2023

Purpose Statement

The purpose of the Association shall be to promote social welfare and the upkeep and maintenance of the neighborhood through the promotion, organization, and the preservation of Peachtree Park as a residential neighborhood for the mutual enjoyment and benefit of all the residents of and visitors to Peachtree Park.

1) Call to Order and Roll Call- Fuller 7:05PM

David D, Fuller, Maria, Steve, Ashley, Libby, Katie, Laura
Chris came at 737

2) Approval of Minutes- April 19, 2023 Meeting

Ashley was present – add that to minutes – approved

3) Officer Reports

a) President's Report- Steve

i) 679 Darlington Cir/EPA

- (1) Article appeared in the AJC and other news outlets on May 5, 2023 about the discovery of lead-containing slag in the neighborhood; a key paragraph quotes Tim Frederick, EPA Regional Scientific Support Section Chief, as believing the slag was in fill dirt that was dumped on the property during the construction of the home in the early 1950's
 - (a) The PPCA sent an announcement to the neighborhood on May 10, 2023
 - (b) We have since received one inquiry from a homeowner who lives on Darlington Rd; I let her know that we believed this to be an isolated situation and that if she saw industrial waste in her yard that I would be glad to share that with Ron Tolliver of the EPA; she thanked me for answering her question
 - (c) Soil testing results should become known to those who requested a test in late May or early June 2023

ii) NPU Presidents Summit- April 27, 2023- Tony McNeal, Neighborhood Engagement Planner, City of Atlanta

- (1) Participated in a quarterly Zoom call for presidents of neighborhood associations; there were approx. 20 participants
- (2) The session focused on communication with the neighborhood
 - (a) Emphasized using multiple forms of communication- email, newsletters, flyers and signage
 - (b) Outreach to neighboring businesses to build positive relationships

iii) Burke Marker- approaching time when the Peachtree Park engraved stone will be ready for pick up; will schedule installation when ready

iv) Ashkan Seyedi resignation- cited lack of time to serve; fill Infrastructure chair with existing board member?

v) 610 Darlington Road- submitted a code violation complaint for excessively high weeds

vi) Highland Drive Parcel(s)- received call from a homeowner that Michael Graham, Fulton County Land Administrator in the Dept. of Real Estate and Asset Management, was taking pictures of the vacant parcel(s) between 94 Highland Drive and the GA 400 sound wall; He informed the homeowner that the county is looking into releasing unused properties

- (1) The homeowner told me that another PP neighbor would like to purchase Charles McIntyre's home at 94 Highland on the condition that the parcels were included in the sale; the prospective buyer purportedly would like to use the parcels for paved parking
- (2) Peter Davis, who serves on zoning for PP and Friends of Peachtree Park, knows Charles and spoke to him by phone—Charles wants the parcel(s) to expand his side yard that he lost during the construction of GA 400 and the rumor of someone wanting to buy them for a parking lot is "crazy."
- (3) Charles may have first right of refusal on the dispensation of the parcel(s)
 - (a) Person in neighborhood who would like to purchase the house if they can get the lot
 - (b) Told Peter he would like to obtain spot to recoup what he had lost when 400 went in
- (4) Michael Graham told me that the process will take a long time and that he would loop me in once the county has determined any legal claims
- (5) .17 acres
- (6) Steve has been corresponding with the homeowner
- (7) Should we float idea that he gets the land, but work it to get conservation easement to not get hit with property taxes

vii) Procedures Guides- need Security, Landscaping, Infrastructure

b) Vice President's- David D.- no report

c) Secretary's- Katie- no report

d) Treasurer's/Website Report- Chris- financials posted on Slack

- i) PP5K came in almost exactly flat - all expenses and income are accounted for.
- ii) With t-shirts sold – now positive!!
- iii) You'll notice that I have reorganized the accounts some - this is to better align with our tax reporting obligations. Following up on taxes
- iv) Great job by membership - we had a bunch of renewals this month and are currently at 68% of our dues goal - last year this time we were at 72%, so we've caught up quite a bit.

e) Parliamentary Report- Fuller- need to identify someone to fill the Board seat occupied by Ashkan Seyedi; opening was announced in the May newsletter

f) Note going out to fill vacancy

4) Committee Reports

a) NPU- B/Zoning- Shawn Perez- Tuesday, April 4, 2023 via Zoom

Here are the highlights:

- i) APD's Zone 2 Police Officer Walls was on the call. He had a short report and reported that crime in Zone 2 is flat year to year.
- ii) Code Enforcement –Officer Grayer is leaving code enforcement. Officer Young made the report. Here is an update on the properties at the corner of Piedmont and Martina: – a Stop Work order is still in place, said that 2 cases are due to be re-inspected and they will be entering the civil process as well. He will give an update at the next meeting.
- iii) Solid Waste Department reminded of steps to dispose of hazardous waste – can go to the website for specifics. Also reminded all that CHARM on Hill Street is a good place to take hard to recycle items.
- iv) Atlanta Fire & Rescue is having a fund-raising bike ride on June 3rd – will send more info. Zone 2 has received 2 new recruits.
- v) Parks & Recreation – FREE Pickleball now through June 5th – then they'll start their youth camps for summer, so courts will no longer be free and will be busy.
- vi) ATL311 City Council voted "yes" to 24 hour operation. Waiting to see which elements will be implemented 24/7. 311 is also who to call to report graffiti.

- vii) Strategic Plan to End Homelessness – The program is called Clear Path. It is a city program investing in permanent housing for the homeless. So far, they’ve made a \$50 million investment and shared that homelessness is actually down 44% for the time period 2018-2022. Are focusing on those with long term chronic disabilities and are renovating existing homes. Are also looking for 1BR apartments on a Marta bus line. If you see someone experiencing homelessness call 988.
- viii) I sat in on the Zoning Workshop on April 20th via zoom. It was a rather short presentation where the presenters shared concepts and ideas – nothing concrete. My big takeaways are:
 - *They’d like to re-organize and simplify the code to better accommodate the different needs of various neighborhoods.
 - *They would like to keep many of the existing standards in R-1 – R-5, but will change the names to something different. (Will keep the existing use of the districts.)
 - *Would like to require new developments to match the existing pattern in a neighborhood.
 - *Propose to calculate the Floor Area the same way in all districts.
 - *Include accessory buildings in floor area calculations in all districts.
 - *Allow for 2BR ADU’s where ADU’s are allowed, but not allowing for additional SF.
 - *Develop a sliding scale for non-conforming lots. (If your lot is smaller than others in your neighborhood, develop a formula to figure out what would be appropriate for future renovation.)
 There will be more to come, I’m sure!
- ix) The next meeting is Tuesday, June 6, 2023.

b) Communications- Libby

- i) Managed all communications with Samantha Merten, Amazon Studios, regarding PPCA information, paperwork (thanks David Darden!), donation requirements (thanks Chris Heath!)
- ii) Communicated with residents regarding filming in Darlington Triangle area - both entire neighborhood and streets in immediate filming area
- iii) Sent out all announcements and reminders on annual 5K
- iv) Sent out may newsletter
- v) Sent out neighborhood announcement on Slag found on Darlington Circle
- vi) Currently have 670 email addresses in database
- vii) Averaging 70-80% open rate on all communications. Varies based on topic.

c) Buckhead Council of Neighborhoods (BCN)- Libby- See Slack Report

d) Membership- Laura and Brienne

- i) Activities completed:
 - (1) Passed out stickers to members 4/22-23 and flyers to most non-members (skipped a few on Timm Valley because ran short)
 - (2) Other comms - There was a plug for membership in the latest PPCA newsletter
 - (3) Results - 19 renewals + 9 new paying members. Total paid membership count for 2023: 240. Suggests we are still ~\$21,500 off from our 2023 revenue goal for membership
- ii) Activities planned for next month
 - (1) Create a an excel directory of sorts that captures addresses we do not have records for in Membershipworks & de-duplicate some houses that have moved. Want to figure out a way to get households into our directory and signed up for membership - will post in Google drive once have a first draft
 - (2) Work with Libby to send another targeted email to non-paying members
 - (3) Post membership drive signs in neighborhood (need to get them from Laura Miller)
 - (4) **Remind people that were members last year that haven’t paid yet. one email has gone out, will send a second**

- (5) Need to use the street captains to get people to hit the street and encourage people to join
- (6) Will do another flyer
- (7) Add signs to corners
- e) **Welcome/Newcomers- Maria-** no report
 - i) Only 3 new people since last meeting
 - ii) Delivering to new people on peachtree drive
 - iii) Ashley to run tax records once a month and provide to Maria
- f) **Security- Emily**
 - i) 2 incident reports: a man walking through someone's yard at night (APD not called) and a group of teenagers who knocked on a door on Burke and asked for water before running away (APD called and responded)
 - ii) Several reports from residents about the suspected "brothel" on East Paces. Our patrol officers have tried to create a presence per Officer Kane, and Major Mitchell has been notified directly by neighboring residents. We haven't been included on any additional communications with APD, so unclear if they are investigating further; **the occupant who was renting the house has moved out according to Shawn Perez**
- g) **Social- Ashley**
 - i) I unfortunately do not have all the numbers and facts associated with the 5K as that was all Tyler. I do have some great ideas for next year to help improve participation, which we can discuss next year!
 - ii) I would like to discuss what kind of budget I have if any and if so what is left for the year. Along, with some ideas I have for neighborhood events that I have after getting insights from a number of neighbors:
 - (1) Meet up at Fetch - I can reach out and see what kind of deal they will give us since we are neighbors. I do know the owner personally. This may be better later in fall when it is cooler out.
 - (a) **Should be sponsorship of neighborhood**
 - (2) Neighborhood Yard Sale - Have we Done this before, should be fairly easy and cheap to do. Not sure on best time of year.
 - (a) **Post on nextdoor, buckhead/brookhaven exchange**
 - (b) **Do it next spring**
 - (3) Lots of requests for a block party with band. If we can make this happen I think a "Back to School" block party would be fun preferably before football season starts. It can be as simple as a pizza party and BYOB, however I do have a connect with the owner of the Fizzy beverage cart company and an inflatable company. I also have a number of friends in bands but they will all want to be paid some of course. I would also like to make it benefit a charity somehow. A school supply drive for kids and teachers in need could be a great addition to this party!
 - (a) **Have it at the bottom of Paces Ferry**
 - (b) **Involve a charity**
 - (c) **School drive – every item you bring, get a raffle ticket**
 - (d) **Combo with street play**
 - (e) **August 19th or 26th**
 - (f) **will come back with more details**
 - (4) An idea for a easy to plan summer time activity would be a neighborhood pool night at the Garden Hills pool. Idk if the Garden Hills Pool would be willing to host that or not but

I can look into it and this sounds like a better time than having neighborhood walks in the summer.

(5) I would also like to start a Grill and Chill club for the guys and my husband will host the first one. Suggestions on timing for it would be appreciated.

(a) Start it in October

(b) Reach out to Justin Perelle to see if wants to help run

h) Landscaping- David O.- no report

i) the bridge is not looking good

ii) can we get a grant? Friends of peachtree park can apply

iii) part of path , livable buckhead – can they help?

iv) do a cleanup day – people volunteer like a pocket park cleanup day

i) Infrastructure- Ash- no report

j) Sponsorships- Zack- no report

Mercedes, Lenox, Timoney, Olansky

k) Community Service- Jon- no report

l) Address that he hasn't come in 3 meetings and hasn't notified

5) Other Business

a) Attendance is expected

b) Need to give notice if not going to be there

c) Have people call in during their report?

6) June meeting

a) June 21st – Ashley will host

7) Adjourn 8:19 PM RECORD !