



# THE MAINSTREAM

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

SPRING/SUMMER ISSUE 2014



## Message from the President

Hi Mainstreet Neighbors—summertime is rapidly approaching, and the pools are ready to go. As we get ready for another season, I think it is only appropriate to explain why assessments had to be increased in 2014. As you may or may not know, a portion of our HOA fees are used for the maintenance of Mainstreet's recreational areas. This includes the common areas, pools, tennis courts, both playgrounds, Pavilion, Clubhouse and fitness center. Additionally, utilities increased across the board. Georgia Power rates have risen each year for the past three years. DeKalb County is set to increase water & sewer rates by 6% again this year, and gas rates increase at the drop of a hat. Adding to the cost of utilities, are telephone/internet provider services—all necessary components of doing business. We have 70 acres of common area in Mainstreet, and that is quite a lot of area to maintain. Cutting, trimming, pruning, seasonal flowers, pine straw—just keeping the terrain aesthetically pleasing to existing and potential homeowners is a major undertaking for a total of 52 weeks each year.

I remember when Martins Crossing, our close neighbor, was a vibrant homeowners association; they let their HOA expire. Hidden Hills is an example of a “voluntary to mandatory” homeowners’ association. Without regular income, it is hard to maintain the beauty and integrity of an association.

We have survived the real estate market meltdown and a depressed economy. As the Board promised, we did not increase assessments from 2010-2013, but we have been forced to change that stance.

Let's do some simple math. There are 1,163 homes and one vacant lot in our community. As of today, there are only 498 homeowners current on their assessments. Of the 498, only 90 accounts are paid through ACH—automatic debit. We have an additional 130-150 active payment plans and 200-400 homeowners who owe anywhere from 3-15 months of HOA fees. At least 12% of homeowners have *never* paid their mandatory fees. While there are many who feel like they don't use the amenities (so they shouldn't have to pay), we have monthly obligations that must be met (i.e., management, landscaping of common areas, utilities, bank/interest, annual corporate fees, taxes, etc.) on a consistent basis. For those homeowners who do use the services we provide (faxing, copying, notary services, Resource Center internet and computer access, tennis courts, fishing, fitness center, pools, playgrounds, baseball/football/soccer fields, Concession Stand, community information/referral services), we are a valuable part of the community they chose to live in. At present, we have over \$1,000,000 in uncollected debt. Just think if 10% of the delinquencies were paid — \$100,00 would instantly be available in our Reserve accounts!

Trash is thrown and driven by as if it doesn't exist. We have a work vehicle that is used for regular Association maintenance and repair needs. It uses gas, regular maintenance, and must have insurance. We rent tools, repair common area damages and/or vandalism, cut grass in areas not covered by our landscaping contract...the list goes on and on. Without a regular maintenance staff, we would have to hire contractors to do this work at their rates! We have repainted areas in the Pavilion, picnic tables with gang graffiti, replaced/reinforced signs, and re-planted grass areas destroyed by automobiles parking or cutting gashes in the lawn at the playgrounds. On three separate occasions, we have had to replace windows at the Clubhouse.

In 2014, we are pursuing Judicial Foreclosures, aggressive collections efforts, and any means available to us under the law. We encourage you to work with us in any way you can if you are delinquent. In conclusion, we have cut and trimmed our expenses and still maintained our beautiful community. We have even kept sponsorship for our social events, so that no Mainstreet funds were used (i.e., Easter Egg Hunt, 4th of July Celebration, and Halloween). I hope I've shed some light on our financial picture. Have a great season.

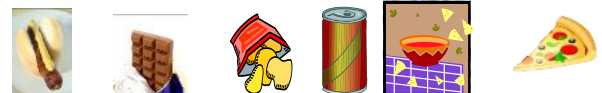
Rick Harris, President  
MCSA, Inc. Board of Directors

## NOTICE

Mainstreet Community Pools are open from Memorial Day weekend through Labor Day each year. *Proper swimming attire is required.* GYM TRUNKS, shorts, tees-shirts, and blue jean cutoffs ARE NOT SWIMWEAR and will result in not being admitting to the pool area. Please ensure that all family members adhere to the rules & regulations.

**MAINSTREET CONCESSION: Come One, Come All!**

A Corner Store right here in Mainstreet! The Mainstreet Clubhouse Concession Stand is run by Velvet Loyal, Office Associate. Remember, *all proceeds* from the Concession Stand *benefit Children's Programming at Mainstreet!* Concession Hours: 3PM – 6PM Tuesdays – Fridays; Saturdays from 12:00 Noon – 3PM



Velvet Loyal, Mainstreet Concession

Visit our website:  
[www.mainstreetcommunity.org](http://www.mainstreetcommunity.org)

The Mainstream



## BOARD OF DIRECTORS

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\*Board members can be reached at 770.469.7238

## MAINSTREET STAFF

**Nadine Rivers-Johnson** Association Manager  
**Velvet Loyal** Office Associate  
**Kyneisha Norman** Office Admin Asst  
**R. Carlos Junior** Maintenance  
**Charlie McCain** Maintenance  
**Roberto Suarez** Maintenance  
**MCSA, Inc. (Clubhouse)** 770.469.7238  
**MCSA, Inc. (Clubhouse)** 770.498.5138

## IMPORTANT HOMEOWNER NOTIFICATION

ALL HOMEOWNERS PAYING THEIR HOA FEES USING BILL PAY, BANK/CREDIT UNION DRAFT, OR AUTO-DEBIT—PLEASE VERIFY THAT YOUR PAYMENTS ARE BEING SENT TO OUR CURRENT PROPERTY MANAGEMENT COMPANY, COMMUNITY MANAGEMENT ASSOCIATES (CMA) AT THE FOLLOWING ADDRESS:

MCSA C/O CMA, P. O. BOX 65851, PHOENIX, AZ 85082-5821

IF YOU FEEL YOU ARE AFFECTED, PLEASE CONTACT THE CLUBHOUSE ADMINISTRATIVE OFFICE. WE WILL BE HAPPY TO ASSIST YOU IN UPDATING YOUR INFORMATION PROPERLY.

YOU CAN ALSO PAY YOUR HOA FEES BY DROPPING THEM IN THE CLUBHOUSE LOCKBOX IN FRONT OF THE CLUBHOUSE OR AT THE ADMINISTRATIVE OFFICE TUESDAYS-SATURDAYS.



Mutual of Omaha Bank now offers the ability to accept Visa payments online for HOA dues. CMA can accept payments from all major credit card providers including Visa®, MasterCard®, Discover®, and American Express®. Additionally, instead of a tiered service charge (charge based on the amount of the payment), homeowners will be charged a simple \$10 fee for all payments made. A maximum of \$3,000 per transaction also applies. E-Check transactions will continue to be available to homeowners at no cost.

## COMMITTEE CHAIRS

**Architectural Review Board**  
Rick Harris 770.469.6277

**Crime Watch Committee**  
Vacant 770.469.7238

**Tennis Committee**  
Larryette Kyle 770.413.2299

**Social Activities Committee**  
Nadine Rivers-Johnson 770.469.7238  
Velvet Loyal 770.469.7238

**Public Relations Committee**  
Nadine Rivers-Johnson 678.580.2762

**Landscaping Committee**  
Patrice Diamond 770.498.5911

**Gardening Committee**  
Patrice Diamond 770.498.5911

**Townhomes Committee**  
Vacant 770.469.7238

**Welcome Committee**  
Vacant 770.469.7238

**Grant Committee**  
Nadine Rivers-Johnson 678.580.2762

**Newsletter/Web Committee**  
Nadine Rivers-Johnson 770.469.7238

Community Management Associates (CMA)

(Accounting & Financial Services Only)  
Mail Payments to: 404.835.9100

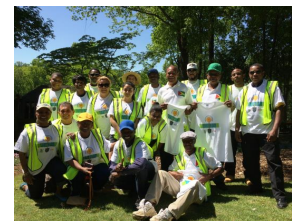
CMA  
1465 Northside Drive  
Suite 128  
Atlanta, GA 30318  
www.cmacommunities.com

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### VOLUNTEER TODAY!

MAKE A DIFFERENCE IN YOUR COMMUNITY



## Clubhouse Events

### KARATE AT MAINSTREET

Saturday Morning  
Beginners: 10:00 AM—12:00 NOON  
Thursday Evening  
Advanced: 7:00PM  
senseibrown@hotmail.com  
www.brownsdojoofkarate.com

### MAINSTREET CRIME WATCH

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

### MAINSTREET TOASTMASTERS

Participants Needed!  
For more information contact  
Denise McLeod Thomas  
dmthomas524@yahoo.com

### BIBLE STUDY AT MAINSTREET

For more information contact  
Noel Tiu at (770) 630-2420  
noel\_tiu@msn.com

## Message From the Community Association Manager Nadine Rivers-Johnson



*Hello Neighbor!* As we celebrate the spring and summer seasons here in Mainstreet, there are a few “housekeeping” issues and reminders that we should be mindful of. We want to provide every effort for a safe and wholesome family environment in the Mainstreet Community.

Now is a great time for projects such as lawn beautification and maintenance of your homes. The biggest issues we have relate to keeping lawns cut and manicured. This year, we would like to get back to awarding “*Yard of the Month*” placards to deserving homeowners who make that special effort to keep their yards beautiful, as we have in the past. We are seeking volunteers to assist us in this area.

Now is the time to “Take the Plunge” for beautification and involvement. You can assist us in a couple of ways. First, we have a very serious issue of unauthorized trees being cut down. REMEMBER—this is a natural preservation community who prides itself on maintaining as much of the natural environment as possible. Understandably, trees die, present safety hazards and become diseased. The proper process for tree removal is simple. You must fill out an Architectural Review Board (ARB) Form prior to tree removal. The fine for unauthorized cutting down of trees is \$250/tree, and there is no negotiation of the fine. When discovered, trees removed without proper authorization will result in a \$250 fine--for every tree removed--being placed on the homeowner account. Although DeKalb County permits removal of five trees per year, Mainstreet Community Design Standards prohibit removal of trees over six (6) inches in diameter unless they are dead, diseased, or present a danger to the residence. Without prior ARB permission, a letter from a DeKalb County arborist stating the tree’s condition and reason for removal will be required to remove any fees assessed. We will also accept a letter from your insurance company stating the tree removal was a condition of the continued insurability of your property.

Second, you can also “Take the Plunge” by not parking vehicles on lawns or unpaved areas. ALL motorized vehicles should be parked on concrete or a padded area. Once oil drips from vehicles parked on the lawns, growth in that area is next to impossible.

Third, while we have a maintenance staff that cleans and removes litter from the common areas of the community, the area in front of your homes and County/State roads are not “common area.” Please pick up any trash that you see in your immediate vicinity, home, or on the street. DeKalb County Sanitation trash collection days are TUESDAYs and FRIDAYs, and special collection day is THURSDAY. Special collection includes leaves (in paper bags only), appliances, furniture, large amounts of garbage, and tree cuttings. If possible, on windy days, please bring trash containers in so they won’t blow into the street.

Tree cuttings, including limbs, stacked wood from a tree removal, and large branches, require you to contact DeKalb County Sanitation and make arrangements to have them picked up—for a fee—unless they are neatly piled and cut in lengths of less than four (4) feet. For large amounts of tree debris, you will be required to contact DeKalb County Sanitation and pay for removal of the debris on a per load basis. You should do this quickly after tree removal to avoid having a “bald” spot being left on your lawn.

You can also “Take the Plunge” by updating your Mainstreet identification cards which will give you access to the Family, East, and Kiddie Pools this summer. Remember, every person entering the pool area over the age of six must have a current Mainstreet ID card. The pools are open from May 24, 2014-September 1, 2014, and we expect this season to be busy. If you are current in your HOA assessments or have an active payment plan in place, you are eligible for a Mainstreet ID card. All others who wish to access the pool will be required to pay a \$3.00/day guest fee. You can contact the Clubhouse administrative office staff, at 770-469-7238, Tuesdays through Saturdays for more information or if you have questions regarding your homeowner account. Remember, children under the age of 16 must be accompanied by an adult to swim.

Parents, “Take the Plunge” and enroll your child in an activity this summer. Mainstreet is partnering with Drama Kids International’s *Express Your-Self!* Drama Camp. Special rates and tuition grants are available for Mainstreet residents. See the camp advertisement inside this newsletter issue. We would once again like to enlist the aid of a volunteer or two for beginner swimming lessons. Call the office to assist in this area.

It’s also not too late to start a healthier lifestyle by “Taking the Plunge” into gardening! Plots are still available at the Mainstreet “*Garden of Eatin.*” It is economical, fun, and an opportunity to “go green” and eat right! Call us if you are interested in a plot.

Last, I’d like to thank the homeowners and friends of Mainstreet, the Guyana Association Drama Group, who took time out of their weekend to volunteer for participation in the Great DeKalb Cleanup on Saturday, May 3, 2014. We successfully picked up over 220 pounds of trash, recyclables, and debris from 1.5 miles of road along S. Hairston Road between Mainstreet Park Drive and Rockbridge Road. Volunteerism is such an important part of a vibrant community! It is the commitment of people who give of themselves that make our neighborhood such a great place to live. Thanks you to each and every person who gives selflessly of their time whenever your community needs you. From the staff and Board of Directors, we wish you a healthy and happy season! So, let’s all “Take the Plunge” together. Enjoy!

*Nadine Rivers-Johnson*  
Community Association Manager

### **2014 Calendar of Events**

Join us for the upcoming community events open to all Mainstreet homeowners and residents. Please be prepared to provide or show your updated Mainstreet identification card. Contact the office if your ID card is out of date.

**Calendar of Events for 2014 are:**  
**Annual Children’s Easter Egg Hunt**  
**Annual 4th of July Celebration**  
**Annual Children’s Halloween Party**

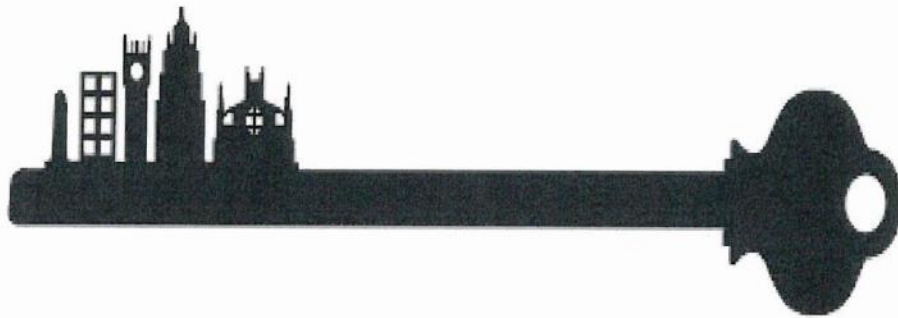


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- Athletic/Band Uniforms
- Law Enforcement Uniforms
- Wedding Gown Preservation



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- Table Linens
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Stone Mountain, GA 30088

**(770) 498-7263**

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7:00AM to 7:00PM

Friday  
7:00AM to 6:30PM

Saturday  
9:00AM to 5:00PM

MAP / LOCATION



SENTRY CLEANERS - STONE MOUNTAIN, GA

**\$11.95**  
3 PIECES

On Professionally Dry Cleaned & Pressed Garments

Coupon MUST be presented at drop-off. Some restrictions apply.  
One coupon per order. No limit. Cash or credit card only.

EXPIRES JULY 31, 2014

SENTRY CLEANERS - STONE MOUNTAIN, GA

**\$21.95**  
10 PIECES

On Professionally Dry Cleaned & Pressed Garments

Coupon MUST be presented at drop-off. Some restrictions apply.  
One coupon per order. No limit. Cash or credit card only.

EXPIRES JULY 31, 2014

SENTRY CLEANERS - STONE MOUNTAIN, GA

**\$3.50**  
MINIMUM 4

On Starched Jeans

Coupon MUST be presented at drop-off. Some restrictions apply.  
One coupon per order. No limit. Cash or credit card only.

EXPIRES JULY 31, 2014



**THANK YOU, THANK YOU to Mainstreet Staff, homeowners, community volunteers and friends from Guyana Association's Drama Group for their participation in the 2014 Great DeKalb Cleanup hosted by Mainstreet on Saturday, May 3, 2014. For information on opportunities to volunteer at Mainstreet, contact the Clubhouse administrative office at 770-469-7238. VOLUNTEER today!**

# BREAK FREE

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## TENNIS ANYONE?



A Mainstreet Summer Tennis Clinic is being offered to people from 10 to 100 years old starting June 15th through September 15th every Friday from 6pm-8pm!

Come and get in shape for the summer. This clinic is being offered by one of Mainstreet's volunteer homeowners and is free of charge for our homeowners and residents. For information, call the Clubhouse administrative office or if you would like to register, Tuesdays through Saturdays at 770-469-7238.

## Mainstreet Pet Corner



**People Foods to Avoid Feeding Your Pets:** Chocolate, macadamia nuts, avacados...these foods may sound delicious to you, but they're actually quite dangerous for our animal companions. Our nutrition experts have put together a handy list of the top toxic people foods to avoid feeding your pet. As always, if you suspect your pet has eaten any of the following foods, please note the amount ingested and contact your veterinarian or the ASPCA Animal Poison Control Center at 1-888-426-4435.

**Chocolate, Coffee, Caffeine:** These products all contain substances called methylxanthines, which are found in cacao seeds, the fruit of the plant used to make coffee and in the nuts of an extract used in some sodas. When ingested by pets, methylxanthines can cause vomiting and diarrhea, panting, excessive thirst and urination, hyperactivity, abnormal heart rhythm, tremors, seizures and even death. Note that darker chocolate is more dangerous than milk chocolate. White chocolate has the lowest level of methylxanthines, while baking chocolate contains the highest.

**Avocado:** The leaves, fruit, seeds and bark of avacados contain persin, which can cause vomiting and diarrhea in dogs. Birds and rodents are especially sensitive to avocado poisoning and can develop congestion difficulty breathing and fluid accumulation around the heart. Some ingestion may even be fatal.

**Macadamia Nuts:** Macadamia nuts are commonly used in many cookies and candies. However, they can cause problems for your canine companion. These nuts have caused weakness, depression, vomiting, tremors and hyperthermia in dogs. Signs usually appear within 12 hours of ingestion and last approximately 12 to 48 hours.

**Grapes & Raisins:** Although the toxic substance within grapes and raisins is unknown, these fruits can cause kidney failure. In pets who already have certain health problems, signs may be more dramatic.

**Yeast Dough:** Yeast dough can rise and cause gas to accumulate in your pet's digestive system. This can be painful and can cause the stomach or intestines to rupture. Because the risk diminishes after the dough is cooked and the yeast has fully risen, pets can have small bits of bread as treats. However, these treats should not constitute more than 5%-10% of your pet's daily caloric intake.

For more pet care tips, visit <http://www.aspc.org>. Questions? Email me at [angelpaw@bellsouth.net](mailto:angelpaw@bellsouth.net)

Your...*"Animal lovin' Neighbor"*...Bev

**Using Medicaid planning can enrich your life and further your legacy.** The years after retirement provide seniors with the opportunity to connect with their true desires. Many people spend this time with family and friends. This time allows them to reconnect and pass along their legacy. This legacy can be anything from seeing that a important history is properly documented in an archive, providing the funds to ensure that their grandchildren obtain a solid education, or supporting a worthwhile charity.

Often, money is passed along to future generations in furtherance of the legacy desired. This is the objective of estate planning: seeing goals accomplished, not just passing assets down. Among the things that must be considered when preserving assets, is the cost of long term care.

As people live longer, a high percentage of Americans over 50 will need long-term care at some point in their lives. This care can cost upwards of \$100,000 a year, which can quickly deplete savings and diminish any and all likelihood of having their legacy become a reality. There are many ways to protect assets from the cost of long-term care, including long-term care insurance. But, some people do not qualify for long-term care insurance or cannot afford the premiums. This is where the true services of an experienced elder law attorney become extremely valuable.

The purpose of elder law is the preservation of assets for long-term care. Nine out of 10 patients in nursing homes are receiving Medicaid. They either have exhausted their resources or are engaged in asset planning to allow them to qualify for Medicaid.

Medicaid planning offered by elder lawyers preserves assets for use in providing for extra care and fulfilling your legacy. This is accomplished by making specific exempt transfers and other techniques to preserve assets from Medicaid "spenddown," which totally depletes your assets in order to qualify for Medicaid.

While Medicaid planning provides great value when there is a need for nursing home care, asset preservation is greater when this planning is performed when the senior is still in good health. The longer the separation between the time of planning and the need of nursing home care, the greater the savings on long-term care. Consider planning early to ensure your assets, and your legacy, are well protected.

**Lazega & Johanson**  
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*Committed to the success of  
Georgia Community Associations!*



## Parents: Please Protect Our Parks!

When we think about how many communities have amenities for their children and families to enjoy in the immediate area, we can only name a hand full. Mainstreet takes pride in having many different activities to offer our children, adults and even seniors. With that being said, we need your help to protect our property. There have been many reports about property abuse in our parks and Pavilion areas. We have had to replace broken swings, parts of the tower structures, picnic table parts and components, and even wheels on the toy benches built for toddlers. This has to come to a HALT. Mainstreet worked very hard to receive over \$7,500 in grant money to renovate the older playground area, and over \$80,000 in grant funds to build the KABOOM play center (which include a real outdoor classroom, benches, picnic tables, and gazebo). Please assist us in seeing that they are properly maintained and are not ruined or torn down for those homeowners and residents who utilize these areas. PARENTS, this is where you come in. Although some of you may not accompany your children to the parks, we ask that you take time to instill in them an appreciation for what they have in their own community. If you ever see something being vandalized or broken (or if your children report it to you), don't hesitate to come to the office or call us to report it. We are trying to keep this community up to a standard where anyone would be proud to announce they live in Mainstreet.


Since the parks are open to the public, it is very important that we take pride in our property and ask visitors to have the same respect when visiting our common areas. When KABOOM and over 350 volunteers came and built the family play center in one day, it wasn't even a full week before one of the balls was stolen from a pole. This was a real embarrassment for the community. Many people worked very hard on building the family outdoor recreation center, and many volunteer hours were spent prior to the actual construction day. We are responsible for its upkeep for the next 15 years, so to see it get partially destroyed in such a small period of time is not only disrespectful to the community, but is a hurting feeling to all volunteers involved in the build. In early April 2013, it was discovered that intentional damages were done at the renovated playground area. We implore you to take pride in our parks. As the spring and summer season come to Mainstreet, we are just asking EVERYONE to take part in and Protect Our Parks. Have a wonderful spring and summer.

*Velvet Loyal*  
*Community Office Associate*

## CUTTING TREES IN MAINSTREET

Mainstreet has a strict prohibition on the cutting down of trees, which requires the approval of the Architectural Review Board (ARB) before any trees may be cut down, except in the case of an emergency, i.e., trees about to fall on their own, trees destroyed by wind or storms, or any other condition that could pose harm or injury to persons or damage to property.

In such cases, the homeowner must contact the ARB as soon as practicable after such incident to advise the reason why the tree(s) were cut down. Any person who cuts down trees without the prior expressed written approval of the Architectural Review Board will be fined \$250 per tree.



**Free Mammograms**

Women who are: 40 - 64 years old  
Have no health insurance  
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YWCA OF GREATER ATLANTA  
ENCOREPLUS PROGRAM




Pizza Garden  
No Room For A Full Garden? Grow Your Veggies In A Pot!

Calling all "pizza" lovers and "beginner" gardeners!

A couple of pots and a sunny corner is all it takes to raise a generous supply of fresh vegetables and herbs for a delicious meal. Raising vegetables and herbs in containers makes for easier growing...and easier harvesting, too; and, use about as much space as two large pizzas!

	Tomato – stake the plant to allow more growing space for companions.
	Chives – Let stems spill over the sides of the container.
	Bell Pepper – Place in back of the pot and pick regularly for a better harvest.
	Parsley – A well-behaved companion that takes up little space in front.
	Oregano – Clip regularly to flavor dishes and keep shape compact.



This is a project for the young at heart, seniors, and kids. No stress, just sit back, watch it grow, and enjoy the harvest. Another easy, fun, container garden project from the Mainstreet Garden Club. Happy Gardening!

EXPRESS  
YOUR-  
SELF!



Summer

Drama Camp 2014



Come ACT UP with Drama Kids!  
Our summer camp is high-energy and each week  
ends in a fun-filled, fabulous performance!!

**Mainstreet Clubhouse**

Register online at [www.dramakids.com/ga3](http://www.dramakids.com/ga3)  
or call 770-776-7742 for more information  
*Partial scholarships available.*

Drama Kids International, the most popular afterschool drama instruction program in the world, is a high-energy program that prides itself on preparing children for much more than that ominous audition, and focuses more predominantly on all-around development of children. Success is not measured as much by theatrical performance as it is by a child's growth in confidence, self-esteem and articulate expression. Now, the Northeast Atlanta Drama Kids program wants to help parents and teachers see the connection between their program and academic success. They currently offer classes as a part of the DeKalb County school system's afterschool extended day program.

"Drama Kids has a long history of developing children, teaching them the basic fundamentals that most successful people possess such as leadership, listening, and social skills, teamwork, verbal expression and active participation," says Northeast Atlanta Executive Director Tomiko Nichols. "Most people can see how these skills promote success in life, but they are also traits of students who perform well in school." Nichols, said she felt compelled to get her classes into the schools when her sister, Kym Crooms, told her about the Georgia Grade Level Reading Campaign. Crooms helped to manage the campaign which was implemented to ensure all children in the state are able to read by the time they are in third grade.

Campaign leaders researched the science of reading and learned that children's brains begin to be wired for reading at birth, and that verbal communication is critical for early reading success. Dr. Maryanne Wolf, director of the Center for Reading and Language Research at Tufts University, said that talking to your child and getting your child used to hearing and speaking language is necessary for that wiring. Although a child can know over a thousand words before they even utter their first vowel, many are word deficient. In fact there is a significant word gap between children from disadvantaged backgrounds and those from upper income households. Disadvantaged children hear on average 30 million fewer words than their peers in the first five years of life.

Drama Kids teaches an evidence-based curriculum that meets Georgia's performance-based standards. "The skill sets that are taught by our teachers," said Nichols, "are very closely aligned to the skills every student needs to be successful in school. The science is fascinating, but we have known for years how essential verbal communication and dramatic expression is to academic learning."

Crooms said she witnessed first-hand how confidence also plays a role in a child's level of comprehension. "I saw a group of children enrolled in a Summer Learning program in Savannah who were at risk of not being able to read on grade level," she said. "As they began to pick up on the sounds and recognize letters they began to sit up a little straighter in their seats and smile more often; self assurance blossoming. It appeared that as confidence grew so did the acceleration in learning, and therefore greater gains in reading skills."

"Well, if there is one thing Drama Kids knows how to do, that's build confidence in kids," said Nichols. "I am so honored to be able to make a difference in a child's life and with Drama Kids, the difference is *dramatic*."

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

You are welcome to stop by the Mainstreet Clubhouse and visit any of the above-mentioned classes to meet the instructor and his students. Our doors are always open.



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### **CONGRATULATIONS Mainstreet Scholarship Recipients!**

*Please join us in congratulating the 2014 Gerald A. Ferguson Scholarship award recipients, Monica Morena and Justus Watson, both seniors at Redan High School. Each student received a scholarship award of \$1,000.*

*Monica plans to major in Criminal Justice at Georgia Gwinnett College and Justus is pursuing a major in biochemistry and pharmacology at Tennessee State University.*

*Both of these students went through a rigorous qualification process which included a completed application, an official school transcript, a written essay, a letter of recommendation, and interviews by Mainstreet's Scholarship Committee panel. We are very proud of both recipients and wish them much continued success in the future.*

*Applications for next year's scholarship will be available in late January of 2015. Any Mainstreet student, who will be a senior in the 2014-2015 school year, is eligible.*

## DeKalb County Foreclosure Registry

With more than 10,237 foreclosed homes on the DeKalb County Foreclosure Registry, many South DeKalb residents are getting tired of looking at boarded houses in their communities.

Residents complain that the vacant houses, which are boarded up with plywood as dictated by current County code, leave their neighborhoods looking blighted and uninviting. To fix that problem, the county launched a pilot program on Nov. 4 with SecureView, a company that has developed an alternative system of securing homes with a clear polycarbonate material that fits over windows and doors. After watching the installation of the material, made completely from recycled materials, on a vacant ranch in Emerald Estates in Decatur, DeKalb interim CEO Lee May pronounced the covering as "much more aesthetically pleasing than plywood."

"Houses that are vacant and abandoned don't look that way," he said. "It aids law enforcement as a crime deterrent, and it helps preserve the quality of neighborhoods by keeping houses secure." Howard Wedren, SecureView's president who came to DeKalb for the installation, says his product secures empty, foreclosed and abandoned properties without making them appear vacant. "Most importantly, the product is virtually unbreakable, which means that intruders cannot enter in the first place." May and District 7 Commissioner Stan Watson tested the strength of the material by whacking the covering with aluminium bats. Watson said he put all his strength into it. "The window behind it shattered but it didn't break," he said. "It looks like Plexiglas but is stronger." Watson, whose Super District 7 accounts for more than 4,000 of the houses on the county's Foreclosure Registry, said the material makes the neighborhood look good. "You can't tell that the house is vacant, and it helps the police as well. If there is a problem, Code Enforcement and police can see into the house."

Wedren said the product, developed three years ago by his company, is being used to fight blight in cities like Detroit and Chicago and in Ohio, New York, Maryland, California and Florida. He said the installation in DeKalb County is a first for Georgia, a market he is looking to expand into. "Our goal is to make plywood go away," he said. He said the SecureView window covers and door system run \$800 to \$1,200 per home. While it is more expensive than plywood, Wedren says it lasts longer and doesn't have to be replaced like plywood, plus it looks better.

During the pilot program, DeKalb County is evaluating the performance and could consider changes to County code upon a favorable review. Tonza Clark, the county's Foreclosure Registry manager, said that county ordinance requires the use of plywood but that the plan is to overhaul the county's Property Maintenance Ordinance in 2014 to accommodate changes that the community wants.

She said one of those changes will be to look for alternatives to plywood. Watson said the county may remove the use of plywood from the ordinance. "We could make a resolution to require the use of this new technology," he said, but added that first they have to figure out how to pay for it. For more information, call Marcus Kellum, Code Compliance administrator, at 404-687-3711. To learn more about SecureView, visit [www.secureviewusa.com](http://www.secureviewusa.com).

### Foreclosure Registry grows

The DeKalb Foreclosure Registry now has 10,237 homes. The bulk, 7,541, was inspected by Code Compliance. For information, contact Tonza Clark, at [tonzaclark@dekalbcountyga.gov](mailto:tonzaclark@dekalbcountyga.gov).



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# DeKalb County Interim CEO Lee May reminds you of the Best Practices for Proper Disposal of **F.O.G.**

(Fats, Oils, and Grease)



## What are Fats, Oils and Grease (FOG)?

FOG is composed of the animal and vegetable fats and oils that are used to cook and prepare food.

### Where does FOG come from?

Meat fat	Baking goods
Lard	Food scraps
Cooking oil	Dairy products
Shortening	Butter and margarine
	Sauces

### What happens when FOG is not properly disposed of?

FOG should be properly disposed of or recycled. It enters the plumbing system through home garbage disposals, kitchen sinks and toilets, coats the interior of pipes, and empties into the County's sewer system. Excessive accumulation of FOG in the sewer system will result in sanitary sewer overflows and sewage backup in homes and businesses. Sewage overflow repairs are costly for the County and its citizens, and can result in increased costs for water and sewer services.

### What can I do to help?

Here are three simple practices to help keep FOG out of our pipes and sewers:

1. **POUR** cooled fats, oils or grease into a sealable container and throw it in the trash. Do not pour down the sink or toilet.
2. **SCRAPE** plates and cookware before washing. Do not throw scraps of any kind down the sink. Instead, place them in waste containers or garbage bags.
3. **WIPE** excess grease from all plates, pots, pans, utensils and surfaces with a paper towel before washing. Throw the greasy paper towels away.

**Remember, you can make a difference!**



Visit the DeKalb County Department of Watershed Management's FOG Program Online!



[www.dekalbwatershed.com/FOG](http://www.dekalbwatershed.com/FOG)  
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## **HOW BROWN & BROWN INSURANCE OF GEORGIA, INC. CAN HELP YOU!**

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Hartford – (top 7\*) we also can offer the AARP program for the mature homeowner

Progressive (Auto Only available in Georgia)

Safeco (ranked top 12\*)

Travelers (ranked top 13\*)

We can help you sort through the myriad of choices to make sure you have access to the best package available to you from your dedicated Home & Auto representative from our office – Kelly Robertson. You can reach Kelly directly @ 770-373-5842 or [kroberson@bbmarietta.com](mailto:kroberson@bbmarietta.com). We promise to offer the same great service we have provided to your community over the years!

\*2013 J.D. Power Claims Satisfaction Index Rankings

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# MAINSTREET COMMUNITY DESIGN STANDARDS

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

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

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

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

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

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

**OUTDOOR RECREATIONAL EQUIPMENT, GARBAGE CONTAINERS, TANKS, ETC.:** All outdoor recreational equipment, garbage containers, above ground tanks, has to be concealed from view.

All trash and garbage shall be regularly removed from the lot. After the trash or garbage removal, the garbage/trash containers shall be removed within 8 hours.

Basketball goals and supports are permitted, but must be removed when they become unsightly.

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

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

**NUISANCE:** No portion of the community shall be used, in whole or in part for anything, which will cause it to appear to be in unclean or untidy condition, or will be obnoxious to the eye or disturb the peace, quiet, safety, comfort, or serenity of the occupants of surrounding property.

There shall not be maintained plants, animals, device or thing of any sort whose activities are noxious, dangerous, illegal, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of the community.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

*Architectural Review Board*



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**THE MAINSTREAM** NEWSLETTER Fall2014 Edition deadline for the submission of articles and/or vendor advertisements is Friday, August 29, 2014 by 3:00 P.M. All advertisement payments must be made by check or money order. Homeowners are encouraged to submit articles of interest to the editor of **The Mainstream**., Nadine Rivers-Johnson, at [nadine@mainstreetcommunity.org](mailto:nadine@mainstreetcommunity.org). (Editorial licensing strictly enforced.)

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