

Get Ready to STAND UP MORNINGSIDE!

The Morningside Lenox Park Association (MLPA) is a great resource for this community, providing security and advocacy to keep our neighborhood as safe and as special as we want it to be. A recent spate of crime has us all frustrated – but there is a lot we can do to send the sign that it is not welcome. The MLPA has a plan to establish camera networks to reduce crime through effective license plate readers, expand security patrols to increase nighttime surveillance, and strengthen neighborhood connections to increase communication and surveillance among residents. We cannot do that,

however, when only 20% of residents are members of the MLPA. New memberships are critical to taking an aggressive stand – for example, with 50 new members alone we can afford to add one daily patrol a week for an entire year. We are launching a STAND UP MORNINGSIDE campaign to increase our Security Plus membership by 50% by the end of November - or 350 new members. With a combination of Facebook ads, event recruiting, and flyers, we plan to communicate widely the benefits of MLPA Security Plus membership. If you are currently a member, we are also counting

on you to recruit your neighbors to join – word of mouth will go a long way. At \$225 a year – only \$0.61 a day – Security Plus membership is a great value not only for the safety and value of your home but the greater benefit of our one-of-a-kind community. As part of this campaign, we will have a drawing and give one free Security Plus membership to anyone that joins between now and November 30. If you would like to volunteer with the membership committee to help, please get in touch with us as well! Email volunteer@mlpa.org and put Stand Up Morningside in the subject line.

Morningside Security Patrol

Part of Morningside Lenox Park’s attraction is intown living in a relatively low-crime area. Maintaining that distinction requires ongoing vigilance to keep our homes and families safe. One tool that has been effective in defending our neighborhood for the last quarter century is the Morningside Security Patrol (MSP).

Currently, seven Atlanta Police Department officers spend some of their off-duty hours working for the MSP. They provide 56 hours of coverage each week, with about 43 percent of the coverage occurring between 6 pm and midnight and 14 percent occurring between 12-4 am.

To address the recent increase in petty property crimes, we need to have coverage 24-7-- but we need more members to increase the number of shifts. The Stand Up Morningside campaign has a goal of adding 350 new or renewing members to supplement our current patrols with one more shift every day. If you would like to help expand the patrol, please go to the Morningside Lenox Park Association (MLPA) <http://www.mlpa.org/mlpa-memberships/>.



The Lead Officer for the MSP is Ric Vazquez. Ric was among the original group of officers who manned the MSP; as such, he knows our neighborhood very well. The officers regularly patrol the neighborhood, making daily visits to the houses of members who are out of town and have requested vacation

INSIDE THIS ISSUE ...

- Stand Up Morningside.....PG 1
- Morningside Security PatrolPG 1
- Letter from the President.....PG 2
- MLPA Annual MeetingPG 2
- Board of Directors..... PG 3-4
- History of MLPA Security Patrol...PG 4
- MLPA Concerts Wrap UpPG 5
- Cumberland Road New Zoning....PG 6

Letter from the President

Dear Neighbors,

With the collapse of the I-85 bridge and the discussion about the City's proposal for Monroe Drive, the increase in traffic through and around our neighborhood has been a significant concern and a major focus for the MLPA. The volume of cut-through traffic resulting from the I-85 bridge collapse crystallized concerns about how we would maintain our character as a single family residential neighborhood as density and traffic in the city continued to increase. An increase in cut-through traffic was also a concern when the plans for the Monroe Complete Streets Project were last presented. One of the things we learned during that process was that, as each neighborhood submits its proposed master plan to the city, there needs to be a process for integrating that neighborhood's plan with the plans and needs of the surrounding neighborhoods. The MLPA Board has been active in representing the neighborhood's interests to the team at Renew Atlanta and in advocating for a holistic approach to determining the best solution for managing traffic in our area of the city. We have emphasized the need for increasing safety, keeping traffic flowing at a reasonable speed, and planning for other transportation options such as biking and public transportation. Whatever plan is implemented needs to be one that incorporates the needs of all the surrounding neighborhoods; minimizes cut-through traffic; consistently enforces speed limits and traffic laws; and provides for a variety of transportation options. Over the next year, our goal is to create a master plan for Morningside Lenox Park that will address traffic and development. We will seek neighborhood input and hire an experienced city planner to conduct the study. The cost will be \$60,000 to \$75,000. Your participation in the form of a monetary contribution and / or volunteer time will be essential to a successful process. We need every resident of Morningside Lenox Park to join the MLPA and support our efforts to protect and preserve our single family residential way of life. We have launched the Stand Up Morningside campaign to encourage our neighbors to engage with and support the neighborhood association. We are fortunate to be in-town, within walking distance of many restaurants, shops, and events. It is the reason many of us moved to this neighborhood. But with the convenience come some downsides, as density and its accompanying traffic increases and criminals target our property. The time to act is now and we need your support as both a member of the MLPA and as a volunteer. If you are not already a member, please join today at mlpa.org. If you would like to join our efforts, please email volunteer@mlpa.org.



Sally Bayless
Sally Bayless, President MLPA

MLPA Annual Meeting Monday, November 13 @ 7:00 PM

With the change in by-laws approved at the April Annual Meeting, it's once again time to elect a new board and hear the state of the MLPA. If you've been thinking that you need to become more involved in our neighborhood, this is the perfect time to do so. Alex Munoz heads up the nominating committee. They will present the slate for 2018 MLPA Board Members—if you would like to serve, you can contact them at volunteer@mlpa.org and put Board in the subject line. All neighbors should attend to learn about the programs being planned and to meet the outgoing and incoming board. Join us at Morningside Presbyterian Church on Monday, November 13 at 7:00 PM to learn how you can become involved. Note that you must be a member to vote. You can join at mlpa.org by clicking JOIN MLPA or MY ACCOUNT at the top of the page.

Continued from Page 1, Morningside Security Patrol

coverage. They routinely move garbage cans from the curb and newspapers in the driveway (these suggest that no one is at home). On a personal note, an MSP officer came to my door when we returned home from travel one day early. I had not informed the patrol of our change in plans, so he asked for an ID.

As off-duty policemen, the MSP officers are authorized to enforce the law 24/7. All the MSP officers patrol in uniform or in clothing that clearly identifies them as Atlanta Police Officers. MSP officers are able to address any issues they encounter while on patrol from quality of life issues to violent felonies. When the MSP officers are on patrol, they are tuned in to APD dispatches, and they monitor posts on NextDoor for situations of concern. On many occasions, they have been the first to respond to an incident when 911 is called.

For the last 25 years, the MSP has done their part to make Morningside Lenox Park a safe place to live. Their efforts have been supported by many of your neighbors that are MLPA Security Plus members. If you are not among them, isn't it time you **Stand Up for Morningside?** Click on www.mlpa.org and hit Join to do your part.

MLPA Board of Directors

At the Annual Meeting at 7:00 PM at Morningside Presbyterian Church on November 13, a new slate of board members will be presented and voted upon. The MLPA wishes to thank the current board for all their work during 2017—you can use the email addresses given to contact the new board members after they take office January 1, 2018.

President
Sally Bayless
president@mlpa.org

Vice President
Charlie Nalbome
vicepresident@mlpa.org

Secretary
Drew Gandy
secretary@mlpa.org

Treasurer
Lynn Ayers
treasurer@mlpa.org

Board of Directors Continued on Page 4

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MLPA Board of Directors
continued...

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Marti Breen
communications@mlpa.org

Zoning Chair
John Ayers
zoning@mlpa.org

Security Chair
Kevin McGlynn
security@mlpa.org

Education Chair
Amanda Strawser
education@mlpa.org

Events Chair
Jeff Rolsten
events@mlpa.org

Traffic Chair
Sharon Ferguson
traffic@mlpa.org

Membership Chair
Sonny Jones
membership@mlpa.org

Neighborhood Watch Chair
Phyllis Wingo
neighborhoodwatch@mlpa.org

At Large
Chase Horner
2atlarge@mlpa.org

At Large
Alex Munoz
3atlarge@mlpa.org

Morningside Lenox Park Association
P.O. Box 8156
Atlanta, GA 31156

MLPA Newsletter is a publication of the Morningside Lenox Park Association. It is mailed to all homes in the neighborhood. For advertising inquiries, contact advertising@mlpa.org. Editorial

comments or letters to the editor should be addressed to communications@mlpa.org.

Newsletter completed by Melanie Spillman

History of Morningside Security

The MSP was organized and began operating in November 1992. Planning for the patrol was began when Martha and Blair Curtis's home on Noble Drive was burglarized. Over a 10-month period, several neighbors (including the Curtises, Jennifer Fuller, Joe Hope, Mary Huntz, JoAnn Kearns, Harry Miller, Tom Murphy, Zac Pasmanick, Paul Sherlag, and Karen Varsha) gathered information about similar initiatives in nearby neighborhoods, analyzed all aspects of setting up and managing a neighborhood security service, distributed flyers, used a telephone bank at Zac's office to recruit members, and worked with off-duty police officers to establish the patrol.

Some of the MSP founders are still in our neighborhood. Both Hope and Pasmanick still volunteer their time to keep our neighborhood safe, working as street captains for the MLPA Neighborhood Watch Program.

Old Security Patrol Sign



New Security Patrol Sign



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MLPA Concerts in the Park Wraps Up Season

More than 300 families gathered in Sidney Marcus Park for the final MLPA Concert in the Park on October 20. Carter Rude and Friends Band played a list of family friendly tunes until the sun set. Then guests settled in for a movie, Disney's BFG.

The last of the five concerts of the season was a fitting conclusion to a successful run. Please remember to sign up as a member to support the continuation of the series and to thank our sponsors for helping make this free entertainment available to all.

The concerts are made possible by the dues paying members of the MLPA and our sponsors. The 2017 MLPA Concerts in the Park were presented by Boynton & Myrick Real Estate. Our sponsors included Keisha Lance Bottoms for Mayor, Silver Smiles, Jennifer Ide for Atlanta and Kirk Rich for Atlanta. Please remember to thank our sponsors by supporting them.

Plans for the 2018 MLPA Concerts in the Park are in the works. If you would like to support the series, email advertising@mlpa.org. We also need a host of volunteers to help with planning and implementation—email volunteer@mlpa.org with Concerts in the subject line.



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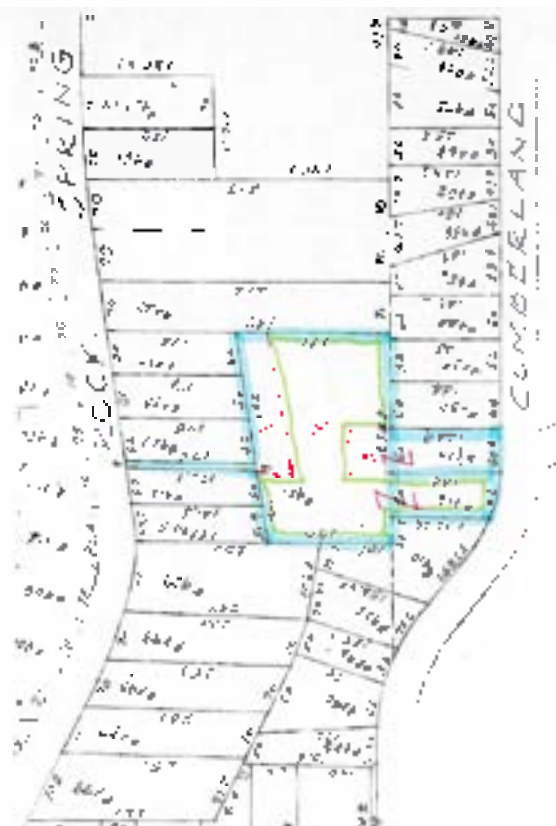
Cumberland Zoning & Development

The Chair of NPU-F Debbie Skopczynski and MLPAs Vice President Charlie Nalbone met with Councilmember Wan, Commissioner of Planning, Tim Keane Director of Planning Charletta Wilson Jacks, and staff from the Planning Department in late September to discuss the community's concerns about the replatting of 916/924 Cumberland and 921 East Rock Springs as well as the stream buffer variance that was approved by the City in early September.

As background, this site, at the intersection of Cumberland and Wessyngton Roads, is a steeply sloped lot, traversed by a stream, in excess of one acre. Although it was always platted as three lots, it only ever had one single family home on it.

The three original lots consisted of two smaller lots fronting 60 feet each on Cumberland Road (916 & 924 Cumberland), plus a 1+ acre landlocked lot with no street frontage, but instead a 9 foot alley accessing East Rock Springs Road (921 East Rock Springs Road). A substantial portion of 916 Cumberland Road was dedicated to a permanent driveway easement allowing access from Cumberland Road to the single-family home that was built on the landlocked East Rock Springs Road lot. Almost all of 924 Cumberland Road sat within the State of Georgia's 25 foot stream buffer zone.

In 2016, the property was sold to a developer. The developer used the City's replatting statute (which allows owners of adjacent properties to swap land among the adjacent parcels) to make a number of changes to the three lots. The 1 acre land-



continued on next page

continued from page 6, Cumberland Zoning

locked East Rock Springs Road lot was substantially reduced in size, with most of the land from that lot being added to 916 Cumberland Road and an approximate 60 foot square parcel of land from the landlocked lot was added to the 924 Cumberland. This resulted in a buildable area on the 924 Cumberland lot outside the State's 25 foot stream buffer zone, but within the City's 75 foot stream buffer zone (where under certain circumstances, construction may be permitted with a stream buffer variance).

The fundamental issue that was raised in the meeting with the City was that the replatting statute relied upon by the developer requires that all lots after replatting be conforming lots under the City Zoning Code – in this case each lot would have to have 70 feet of street frontage. None of these lots do.

The bottom line from the City representatives was that the City had never applied the replatting statute as it is written, there were three lots here originally, the replatting resulted in three lots, so no harm, no foul.

It does not appear at this point that there is much else that the community can do about this situation.

MLPA Wants YOU!



The Morningside Lenox Park Association has made this a wonderful place to live and raise families. It works tirelessly to make sure our voices are heard when issues arise, that our streets remain safe, our neighbors are connected, and our common spaces are maintained. All this work is performed by a group of volunteers, supported by our members' dues.

On November 13 at 7:00 PM, MLPA's Annual Meeting at Morningside Presbyterian Church will elect a new board for the coming year. Please consider volunteering your time and talents to making our neighborhood even better. Indicate your interest by sending an email to volunteer@mlpa.org - if you have special interests or expertise, please let us know. We would love to put you to work!

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STAND UP MORNINGSIDE

The Morningside Lenox Park Association works because our neighbors support it. If you are not currently a member, now is the time to join. The Stand Up Morningside Campaign will award a free membership to one household that joins or renews between September 1-November 30, 2017.

Joining or renewing is easy. You can do it all online at www.mlpa.org by clicking the JOIN or MY ACCOUNT buttons. Or you can fill out the form below and mail it along with a check to: MLPA, PO Box 8156, Atlanta, GA 31106 or bring it with you to the Annual Meeting at Morningside Presbyterian Church at 7:00 PM on November 13!

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MLPA.org



Get Informed

Visit www.MLPA.org for more information on The Morningside Lenox Park Association. Sign up for membership to receive our email news to stay up-to-date on current events.

Get Involved

The Morningside Lenox Park Association conducts most business at Morningside Presbyterian Church (1411 N. Morningside Drive, Atlanta, GA 30306). All neighbors are welcome at meetings of the board and any of its committees. See www.mlpa.org/calendar/ for a complete listing with dates and times.

Give Back

If you would like to volunteer for the coming year, please contact volunteer@MLPA.org.

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