

CHATAHOOCHEE PLANTATION COMMUNITY ASSOCIATION

Chattahoochee Chatter

BOARD OF DIRECTORS

CHATAHOOCHEE PLANTATION COMMUNITY ASSOCIATION

Jospeh Gavalis - Chairman - joseph.gavalis@comcast.net

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Doug Krueger - Treasurer - dkrueger@connexfinancial.com

Janie Kissling – Secretary - janie.kissling@gmail.com

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Pat Iaffaldano - Beautification- patricia.iaffaldano@gmail.com

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Lisa Krueger - Webmaster - kruegercelli@gmail.com

CPCA SECURITY

By Joe Gavalis, Chairman

CPCA and our neighbors live in a community with a low crime rate.

The CPCA have initiated several safety initiatives to help keep our community safe and maintain a low crime rate.

First, we encourage all neighbors to report any suspicious activity to the Police by calling 911.

If it seems suspicious or concerns you, please call 911 to notify the Police to let them do the investigating. 911 is the best and quickest way to notify the Police of this type activity

Second, we have for over 20 years hired 5 off duty Cobb Police Officers to patrol, in marked and unmarked cars, the 35 plus miles of roads in our neighborhood to help combat crime and make our neighborhood safer.

Third, we and our neighbors have also (in cooperation with the Cobb County Police) placed 7 security License plate reader (LPR) cameras on our roads and property. (LPRs) are known locally by the popular brand name

“Flock” cameras. Police departments have been using them for several years. LPRs are amazing crime fighting tools and they are most effective in the hands of communities that collaborate with Law Enforcement to prevent and solve crimes Only the Police have access to the data bases “hits” that these LPRs check to identify suspicious vehicle traffic going in and out of our neighborhood. The databases rapidly scanned by the LPRs include BOLO (be on the lookout) files from multiple police agencies, stolen-vehicle files, the state sex offender registry, and lists of missing persons, as well as terrorist watch lists and other criminal justice databases.

When there is a match between the tag of any passing vehicle and any of the databases, the system immediately transmits

the information to the local 911 dispatch center and all patrol cars in the vicinity so they can narrow their searches. This happens in seconds

LPR camera technology is amazing, but cameras alone cannot apprehend dangerous suspects. Boots-on-the-ground Police officers, guided by sound Police policies, are necessary parts of the overall strategy to track and apprehend suspect(s). The officers must follow careful *felony stop* procedures to stop the vehicles identified by the LPRs and get the occupants safely under control.

Once the occupants of a suspect vehicle have been secured, the officers meticulously verify the LPR messages for accuracy to be sure they have the correct vehicle and suspect(s). They must also follow legal procedures to compile probable cause to take any further actions such as conducting searches, seizing weapons or contraband or arresting suspects. Technology never supplants an officer’s responsibilities or anyone’s constitutional rights.

One final benefit of LPRs is that they are not limited to use by the police. Private organizations and businesses that have venues with vehicular traffic, like subdivision homeowners’ associations, often elect to pay for and install their own LPR cameras. There is, however, one caveat; they must coordinate with their local police. Only the police have online access to most databases LPRs use and therefore only the police can receive and respond to hit information. Nonetheless, the Police are happy to oblige since it helps accomplish their mission of serving and protecting as well.

Remember if you see any suspicious activity CALL 911. Please report it to the Police.

Some points to remember:

Never let anyone in your home who is trying selling door to door. Speak through the door but do not let them in.

As the old but true saying goes, “If it is a deal sounds too good to be true, it is probably is.” It will most likely cause you to spend money uselessly and might expose you to a dangerous situation.

Lock your car doors, home doors and set your alarm when you leave even if it is only for a short time. Several of the burglaries in our neighborhoods were at homes with alarms that the owner did not set because they were only going to be gone for a little while.

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POND TOUR

By Russell Keener, Vice Chairman

DATE: SUNDAY, SEPTEMBER 17TH, 2023
TIME: 2-6PM RAIN OR SHINE
COST: PROCEEDS/DONATIONS TO BENEFIT
MCFARLANE NATURE PARK

30TH ANNIVERSARY CELEBRATION OF MCFARLANE NATURE PARK AND CPWC GARDEN CLUB. Donations may also be made to McFarlane Nature Park's website. Specify Garden Tour. Donations will be accepted the day of the tour.

1. Lucinda & Pat Whitehead. 775 Edgewater Trail Atl, Ga. Garden designed and installed by James Gibbs, Flowers by Flower Works. Handicap access.

2. Michael Zukor 840 Edgewater Drive Atl, Ga. (**not** handicapped accessible) Beautiful collection of Koi.

3. Judy Winchell 4030 Paper Mill Rd. (Parking limited) Visit this natural sanctuary of beauty. You can also park at 4010 or 4050 Paper Mill Road, Judy's neighbors.

4. London & Jerry Andes. 4352 Classic Links Court. (Parking available at ACC) (Handicap accessible). A childhood collection of Koi.

5. Lynn & Jerry Thompson. 541 Rivercliff Trace Marietta, Ga. (Handicapped accessible.) Parking on street limited, Clubhouse parking available. A variety of goldfish and pond plants on display. Design by Chattaahoochee Home & Garden, Hardy Kaplan.

Information on Fish, Plants and Pond habitat will be available on site day of the tour.

No restroom facilities available on site.

Come enjoy a relaxing afternoon of art, music and Pondering!

For more information Contact: Lynn Thompson, CPWC Garden Club Chairman at bltonpv@gmail.com

OR Karin Guzy, McFarlane Nature Park at karinguzy@gmail.com

I have lived in the Atlanta Country Club community for 30 years. I also have a business located at Paper Mill Village Office Park which is behind the Starbucks at Johnson Ferry and Paper Mill Road. Recently, and after the daily box pickup time, my bookkeeper placed a check in the blue United States Postal Service box located within Paper Mill Village. That check was intercepted, "washed" and two checks were presented to my bank (Truist) made out to a name different than the one originally placed on the check. Truist honored both checks. Fortunately, the day after they were honored, my bookkeeper saw them coming through my account online and notified me. We caught it fast enough that Truist was able to reverse the money out of the criminal's account and put it back into mine.

Here is what the criminals did. One of the checks was "washed" and only the payee's name was changed." The other check that was presented to Truist was completely modified. They changed the check number (moving it forward about 200 numbers), and the payee was changed while leaving my account number, my business name, and my signature. The second check appears to have been counterfeited using my original check as a "template". Ostensibly, there is computer software capable of duplicating an entire check (including my signature) and allowing the criminals to change select information (payee, check number, memo line, etc.).

I've always (naively) thought that the blue USPS service boxes were safe for mail deposits. Apparently, they are not. Apparently, there are ways to get mail out of the USPS boxes. I've read that some of the master keys have been stolen from the Postal Service and are now available for criminals to gain easy access to these boxes. After the event happened, I was warning my business neighbors in Paper Mill Village and was informed that, on the same day, it happened to them as well.

Now that this has happened, I've done a bit of research and discovered there are indeed various ways to remove checks from these blue Postal Service boxes. I won't bore you with the details because you can look it up online. Suffice it to say, I will not deposit checks into a USPS box in the future. The new instructions for my staff are to write as many checks online as possible and when we absolutely have to write a hard check to only hand those

envelopes to a postal worker or deposit them inside an actual Post Office building and then only into one of the wall receptacles. It's a bit more trouble but dealing with

A PERSONAL MAIL THEFT STORY

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closing and re-opening a new bank account is trouble too.

Because the account was compromised, Truist required that I close my business account and open a new one. That means that all the auto-pays and auto-deposits have to be reconfigured and new checks have to be purchased. There is also an investigation that required me to spend nearly an hour on the phone with their fraud investigation department.

On the upside, I recently read that several criminals have been apprehended locally for this type of behavior. Though, I imagine, there are yet other criminals out there willing and capable of doing the same thing.

Please learn from my misfortune and be extremely careful with your checks. If you can't pay your bill online and must write a real check, I suggest you carefully consider where you choose to deposit that mail.

BOUNDARIES OF CPCA

This area has approximately 1200 households comprised of 14 smaller neighborhoods, along Columns, Johnson Ferry, Powers, Paper Mill, Woodlawn, and Atlanta Country Club. When the CPCA addresses issues like zoning variances or concerns about roads to county or state officials, we get their attention because of our numbers. Your CPCA has maintained the use of off-duty Cobb Police to patrol our community randomly to show police presence and to help deter crime and address public safety issues. CPCA is a conduit for important notifications of criminal activity in our neighborhoods through our email and calling post contacts. Your dues pay for 60 hours monthly of police patrol in our neighborhoods. [If you have paid your dues for 2023, thank you.](#)

TREASURER'S REPORT

By Doug Krueger, Treasurer

We have 345 neighbors who have paid their dues. We closed July with \$37,244.54 in the bank. Pay your dues online here: cpcaeastcobb.org/membership-payment

NOISE ORDINANCES

Did you know that our neighborhood follows the Cobb

County Code for regulations on many activities? The Cobb County Code for noise states that here can be no loud talking, sawing, hammering, loud music, leaf blowers, loud engines, dogs barking or other nuisance noises between 11:00 pm and 7:00 am. There can be no firecrackers after 9:00 pm except on July 4th until 12:00am (midnight).

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- **December 31** (New Year's Eve) - Fireworks may be discharged until 1 a.m.
- **January 1** (New Year's Day) - Fireworks may be discharged until midnight.
- **On the last Saturday and Sunday in May** - Fireworks may be discharged until midnight.
- **July 3** - Fireworks may be discharged until midnight.
- **July 4** - Fireworks may be discharged until midnight.
- **On the first Monday in September** - Fireworks may be discharged until midnight.

CHATAHOOCHEE PLANTATION WOMEN'S CLUB

Co-Presidents Susan Fulkerson and Martha Alteiri Invite you to "Join us for a year of "Gratitude" for friendships and community! In the CPWC, we share, laugh and support one another." All the details about membership are in the following link Chattahoocheeplantationwomensclub.org. If you live in the neighborhood, you can join.

CPWC Opening Luncheon -- Sept. 15

Join the women's club for food, fun and a program from Fashion Stylist Megan La Russa on Friday, Sept. 15 at 10:30a.m. at Atlanta Country Club. All the details are available online at the women's club website.

Newcomers Welcome Party -- Aug. 20

Our New Neighbor Hospitality Committee is celebrating our newest residents at the annual

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Newcomers Welcome Party on **Sunday, Aug. 20 at 5-7 pm** at the home of Barry and Jean Ann McCarthy, 410 Cherry Hill Dr. This is a casual, couples' event, but singles may attend as well.

Cocktails and appetizers will be served.
Contact Jean Ann McCarthy at jeanannmccarthy@yahoo.com.

CPCA AT WORK IN DEVELOPMENT

Several years ago, the Chattahoochee Plantation Community Association Board Members met with Columns Gate Association representatives, members of the Cobb County Planning Commission, Bob Ott, Attorney Garvis Sams, and various homeowners that live in the Columns Gate subdivision regarding the development of 4650 Paper Mill Road. This parcel of land is over 3 acres. The original variance from 2018 requested 7 homes to be built and a retention pond to be constructed that was practically sitting on top of the residents of Columns Gate. With a lot of homework, both representatives of both Associations initiated emails to the Cobb County Commissioners, initiated diligent perseverance, appeared at the Board of Commissioners Meetings, reported on impervious surface calculations, and reviewed set back requirements. The owner of the land decided to sell the land as six lots instead of seven. Similarly, the CPCA variance and zoning committees have worked with other neighborhoods and officials to affect the rezoning and rebuilding plans of Starbuck's at Paper Mill Village. This is one of the many important functions of your CPCA - working with other associations and neighbors who live in the CPCA area helping in preserving our beautiful community and doing our best to ensure it remains that WAY.

MAINTENANCE AND BEAUTIFICATION

The maintenance and beautification of the 13 islands and entrances is maintained by the CPCA. This includes seasonal plantings, pine straw refresh, irrigation, lighting, and normal weekly maintenance. The CPCA also provides Holiday wreaths at our entrances and flags for our national holidays. Your support to the CPCA will enable us to maintain and manage the appearance of our community. Many thanks to Steve Edison for ensuring that our holiday wreaths are placed on the entryway walls each December and storing them the rest of the year.

MAIL THEFT

Another reminder: U.S. Postal authorities recommend your placement of your outgoing mail in the slots inside the post offices. Thieves are accessing the outside mail receptacles and at shopping centers also.

ENTRANCE ENHANCEMENTS

By Janet Thomas

With the help and encouragement of several of our neighbors and other CPCA board members, we are working to define a design plan to complete the landscaping at both Paper Mill ACC entrances. There are a couple of reasons for the timing of this effort:

Recent fall and spring annuals have failed to flourish. At the Thunderbird entrance, the annuals died completely. We are working to discover the root cause and remedy the issue before making any additional investments

There are large areas for annuals at the entrances which require a large number of annuals for a plentiful and colorful display. Given less than half of our ACC neighbors contribute to the CPCA, there is not currently the interest and support for such a large bi-yearly investment.

When the entrance walls were built, more extensive perennial plantings were envisioned to complete the area. Although a design and installation will assuredly cost more than annual flowers, the investment will provide three-season interest, the impact will be lasting and the designed plan will greatly decrease the need for yearly annual flower expenditures.

Neighbor Steve Edison was kind enough to uncover a plan from when the walls were constructed. Neighbor Mitch Rhoden and his design team at High Ground Landscapes are involved and we've contacted two other area firms with landscape architects. Our hope is to finalize a plan by early September in time for a fall installation. The CPCA has set aside a portion of funds to help with the project but we will need additional neighbor support to complete the vision. Additionally, after installation, these areas will need tender care during the first year or two of maintenance in order to become strong and established enough for a typical maintenance routine.

Other Maintenance and Updates

There were efforts in the spring to add pine straw to the islands and entrances. Crepe myrtles in the islands on Columns were downed. Unpruned crepe myrtles were blocking delivery trucks at one of the islands. Weekly maintenance landscaping costs use most of the funds gathered. Pat Iaffaldano and I recently joined the CPCA board in this beautification role. We are working to identify how best to prioritize the donations available and we genuinely

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welcome and appreciate neighbors helping with island needs brought to their notice.

Board Members: Janet Thomas, Pat Iaffaldano and Judy Winchell



Plantings at Atlanta Country Club entry with Veterans' Day flags.

INCLEMENT WEATHER INFORMATION

We are updating our Inclement Weather information for neighborhood assistance during inclement weather. If you have: chainsaws, 4 wheel drive, towing capability, etc. please email heatherrees27@gmail.com.

A list will be maintained in case a neighbor reaches out for one of these needs or capabilities. In addition, please meet your surrounding neighbors. If you have an elderly neighbor or someone with limited abilities, please make sure you have both land and cell number in case of bad weather. When the power was out in the past, it was nice that some neighbors were able to take battery powered lanterns and hot coffee each morning to neighbors who were unable to get out.

REMEMBER

Every year on September 11, the CPCA places a red, white, and blue wreath that says "REMEMBER" next to the large American flag located next to the Welcome to Cobb County sign on Johnson Ferry Road. It is to commemorate 9/11 and those Americans who lost their lives. Carither's Florist used to store our wreath and erect it each year, but recently our neighbor Steve Edison is helping us to store it and place it each year.

CHRISTMAS MEALS FOR PRECINCT 4

We are proud of our community engagement. Since 2008, one of the ways we give back is to provide a lovely meal to the officers working at Precinct 4 on Christmas Eve. It is a

small token of our appreciation for their selfless commitment to keeping us safe each day. While they cannot be with their families on Christmas Eve, they can be treated to a special home cooked meal - and they have loved it for 14 years and we hope for many more!

Neighbors bring their chosen items hot and ready to serve in disposable containers with disposable serving pieces to the Precinct at noon on Christmas Eve. Heather Rees has been there every Christmas Eve since she started it in 2008 to set up the conference room and greet all neighbors dropping off their goodies. She, along with the Precinct 4 officers, are so grateful to each neighbor in CPCA for their generosity and time to help make this day special.

If you would like to make sure you are on the email list to get this signup each year, please email.

heatherrees27@gmail.com.

BLOCK CAPTAINS

By Judy Winchell

I want to thank the 92 Block Captains for keeping their neighbors informed on neighborhood happenings. Please continue to send me information on neighbors who are moving in or out of the neighborhood. Let me know if you can no longer fulfill the responsibilities of Block Captain. You have an important job, and we want it done well. If you don't know who your Block Captain is, please check your Directory. Contact your Block Captain and let him/her know if you are not receiving their messages. Some of our Block Captains have moved, and we need volunteers to replace them. We need Block Captains for the following areas: Rivercliff Trace, Dogwood Trail, Cherry Hill Rd, Thunderbird Trace, Woodlawn, Chattahoochee Plantation (front end), Hampton Walk, and Old Stonemill Rd. If you are interested, please text me at 770-367-6027 or email judy2352@bellsouth.net. I will be glad to explain your responsibilities and give you the material you need. I am always there to help. I also have Directories if you need one. Block Captains are extremely important for communication and a feeling of community in our neighborhood. Please consider helping with this very important way to communicate with 12 or so homes in your block.

MCFARLANE PARK

By Karin Guzy

McFarlane Nature Park has been serving the community for 30 years, and in this anniversary year McFarlane is pursuing

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new ways to make the Park relevant to our neighbors and friends.

During the spring months, special events have included a Plein Air Painting Day attended by over 20 artists; a visit from Cobb County Bluebird Expert Jim Bearden attended by 17 hardy visitors in 29 degree weather; Cobb County Arborist Dave Griffin provided a Walk N Talk featuring the native tree collection; and most recently Becky Griffin, the UGA Pollinator Specialist visited the Park to talk about the ways we can enhance our environment for the pollinators that we depend on.

Most recently Eagle Scout Lucas Elmiger completed a walking trail that features 18 stations throughout the Park. The goal is to take visitors to parts of the Park they may not normally visit and enhance their experience while they get their steps. Jayden Wen, another Eagle, geolocated much of the Park's tree collection in preparation for pursuing arboretum status.

Perhaps most importantly, the board voted to pursue an endowment fund to ensure the future of the Park. McFarlane Forward Fund has an initial goal of \$100,000 before any funds are allocated to the operating budget. Beyond that initial goal, the principle will remain intact with only the increase being drawn on for operating expenses. Donations have already taken the endowment to 30% of that initial goal. Donors of \$1,000 or above will be recognized as founding contributors to the endowment.

Because the Park receives no government funds and has always operated on donations, the purpose of the endowment fund is to make the Park more self-sufficient. Donations can be made to The Cobb Land Trust Inc., PO Box 672652, Marietta 30006.

Neighbors and friends who want to be more involved in the Park may contact Karin Guzy at 678-860-4445, karinguzy@gmail.com.

CALLING POST CALLS

The association occasionally places group calls to announce important events or to alert the neighborhood of danger, like closed roads, or security situations. If you would like to be on the list and did not receive a call about this newsletter, please contact Janie Kissling at Janie.kissling@gmail.com.

THE WAYS CPCA BENEFITS THE COMMUNITY

The Chattahoochee Plantation Community Association board provides you with:

**Security* – 60 extra monthly hours from off-duty police officers, beyond regular routes, throughout the whole neighborhood.

**Legal* – funding to fight zoning issues to keep the area's beauty and integrity.

**Calling Post* - calls to each neighbor for whom we have a phone number about security issues, coyote problems, traffic emergencies, variance and zoning issues, emergencies, etc., meetings and deadlines.

**Meetings* – sponsored by CPCA at the Atlanta Country Club with guest appearances from county commissioners, state representatives, officials, realtors, and other leaders and community workers to update you on issues of interest to our community.

**Traffic and Road Improvement Liaison*

**Variance* – lets neighbors know about variance requests that affect the area and attends the Commission meetings on your behalf.

**Newsletters* – to inform you of news and announcements pertaining to the CPCA.

**Directory* – free to every resident in the past, listing those living in our area. New directory in the works for next year.

**Maintenance* – maintains certain areas through mowing, blowing, clean-up.

**Special Projects* – includes purchasing the flag which flies at the entryway to Cobb County on Johnson Ferry Road and placing the wreath of Remembrance on 9/11, collecting canned good and other items for holiday charitable drives, and providing a meal on Christmas Eve for the local fire and police personnel. The CPCA also provides "security" for Halloween Trick or Treaters at Chattahoochee.

**Emails* –Emails about the neighborhood watch program and security tips and updates to those for whom we have emails.

**Zone and Block Captains Program* – area is divided up into zones and smaller blocks to help disseminate information about emergencies, burglaries, and information.

**Support of McFarlane Park* – a green space located in our area

* *Website*—Check us out on cpcaeastcobb.org

The CPCA is your advocate, your representative, your worker in many county, zoning, variance, legal, and security-related issues. The CPCA board works tirelessly on your behalf. Participation in the budget of the CPCA is voluntary but is a very important way to keep your property values and your security, in addition to becoming informed about local and area issues. The CPCA needs funds to cover the costs of the many services it provides. The CPCA board is comprised of your volunteer neighbors. The CPCA is your advocate! Please consider participating in the CPCA as an annual dues payer, a volunteer, an officer, and an interested neighbor.

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CPCA DUES PAYMENT FORM

**PLEASE CONSIDER PAYING YOUR DUES ONLINE ON
OUR WEBSITE, CPCAEASTCOBB.ORG**

- Be sure to fill in the fields in for your name and address.
- All credit cards are accepted.

Alternately, you may print out and complete the form below and send it along with a check made out to CPCA to the PO Box below.

Amounts are \$145.00 for residents on Paper Mill and all neighborhoods to the south or \$85.00 for neighborhoods off Paper Mill, Powers Road, and Woodlawn. There are 14 smaller neighborhoods within the greater Chattahoochee Plantation boundaries. Thank you!!

NAME _____

ADDRESS _____

**PHONE
NUMBERS** _____

EMAILS _____

AMOUNT _____

**ANY ADDITIONAL FUNDS INCLUDED FOR MCFARLANE
PARK** _____

TOTAL _____

Chattahoochee Plantation Community Association
PO Box 70371
Marietta, Ga. 30007-0371

CPCA tries to be there when residents have issues or problems with our community. Do not wait until you have a problem. Pay your dues now so CPCA can continue to be available when you may need it. Only 435 residents have paid their dues this year.