



WWW.CHATTAHOOCHEEPLANTATION.ORG

Chattahoochee Plantation Community Association

Dear Neighbors,

Because you live in the boundaries of the former city of Chattahoochee Plantation, you are receiving this newsletter, compliments of the Chattahoochee Plantation Community Association (CPCA). The CPCA is your large HOA and was formed to handle many issues that arise in neighborhoods.

We help with zoning, variances, being your representative at the county, traffic, security, code enforcement, and other important issues that matter to you and your neighbors.

CPCA Annual Association Meeting

Sunday, November 9th
Atlanta Country Club
4:00-6:00 pm

We encourage all residents in the CPCA boundaries to attend this important meeting.

Updates on security, beautification, membership and more.

SPECIAL GUESTS

Joann Birrell, Cobb County Commissioneer
Sharon Cooper, Representative-- Health Care
Cobb County Police Officer Representative

CPCA Officers & Board of Directors

Craig Chapin, Co-Chairman	craigchapin@gmail.com		678-777-3185
Lynn Thompson, Co-Chairman	bltonpv@gmail.com		404-625-9326
Russell Keener, Vice Chairman	russell@keenerlaw.com		770-953-4510
Heather Rees, Secretary & Communications	heatherrees27@gmail.com		770-397-0321
Doug Krueger, Treasurer	dkrueger@connexfinancial.com		404-290-0446
Judy Winchell, Block Captains.....	judy2352@bellsouth.net		770-951-8801
Mike Arundel, Security & Maintenance.....	michael.arundel@hotmail.com		402-828-0896
James Stewart, Neighborhood patrol	cherryhillcpca@bellsouth.net		
Karin Guzy, McFarlane Nature Park	karinguzy@gmail.com		678-860-4445
Jerry Thompson, Advisor.....	jthompson541@gmail.com		770-595-9700
Diane Tanger, Internal Leaders	happydiane55@gmail.com		770-789-5227
Sarah Haas, Advisor.....	sarahhaas@gmail.com		404-483-4777

Chairman's Report

As the "restructure" of the CPCA begins, we are committed to the community. Our goal is to increase the CPCA membership. With the increase in membership, we will be able to improve many areas in our boundaries. Beautification and Maintenance are concerns as are the ongoing Security, Zoning and Variance issues.

Our "flock" cameras have been one of our best investments. All our entrances are covered and monitored by our local police department. We have hired police that monitor our boundaries daily. We have patrol cars that are equipped with monitors that patrol our streets. This has cut down on crime since the cameras were installed a few years ago.

We are working closely with Cobb DOT on our public roads in reference to power line clearance, pot-holes and flooding issues.

For a little history lesson: Without the CPCA, Paper Mill Rd would be a 4 lane road. Paper Mill Village would have been a major shopping mall and not the quaint area that brings restaurants and specialty shops to our community with services that serve our surrounding neighborhoods. Commercial businesses would have taken priority over our community. And, there would have been a through-road along Columns Drive from Powers Ferry to Johnson Ferry and a car dealership on the corner of Powers Road. Your CPCA fights for you.

The CPCA boundaries are composed of 15 smaller subdivisions with Atlanta Country Club Estates being the major home provider. From Columns Drive, north to Powers Road, and Sope Creek to Johnson Ferry Rd, 1200 homes are included. We are presently only at 18% membership. With your support we can improve our quality of living. Your continued support financially is pertinent to our success. Dues are voluntary so this only qualifies us as a Community Association and not a HOA. (Cont. on next page)

We would like to recognize your board of directors and their dedication to our community for their thankless hours of continued service of time and energy. Each member is imperative for a well-run Community Association. We have a few areas that need attention and leadership on the CPCA Board. If you are interested in serving, please feel free to contact us.

Neighborhood Coordinator - Head-up communications in our 15 subdivisions

Membership Committee - Help communicate what we do as an Association

Zoning, Security & Variances - Attend Cobb County & area meetings for the CPCA

Beautification Committee

WebMaster - Manage our web page

The CPCA was formed in 1964 by a group of dedicated and concerned residents of the area who felt that the community needed an association to speak with a united voice in dealing with various issues which affect quality of life such as county zoning and ordinances. In recent years, we've added as a priority the enhancement of neighborhood safety by hiring off-duty Cobb County police officers to patrol our streets. This added Security has resulted in an increase of the membership of CPCA. We

would encourage all to GET INVOLVED in Your Neighborhood.

The Board of Directors is tasked with the responsibility of keeping the association focused on its purpose as stated in the CPCA by-laws. The individuals serving as officers are your neighbors, who volunteer their time and energy to guide the association toward positive growth each year. Under the umbrella of leadership, there are many volunteers serve on various committees which have been established to support the many components which make up CPCA. This is YOUR association. The effort that you all make to keep your neighborhood a safe and desirable place to raise your children and to live a good life is appreciated. The area we live in is considered by many to be one of the most desirable to live in metro Atlanta. Our schools are rated some of the best in the State. Help us make this the BEST community for all.

With the Holiday approaching, let's make this the best season ever. Let's help participate in the community activities that the CPWC creates. Donating to our local police Department at Thanksgiving & Christmas, being "neighborly" to our neighbors and respectful of their customs that they bring to our community from all regions of the world. Helping each other when needed, being there for each other in time of need to celebrate kindness and concern.

*Your Co-Chairmen,
Lynn Thompson & Craig Chapin*

Cobb County Codes

NOISE VIOLATION

Did you know that our neighborhood follows the Cobb county Code for regulations on many activities? The Cobb county Code for noise sites that there can be NO loud talking, seeing, hammering, loud music, leaf blowers, loud engines, dogs barking and other nuisances noises between 11:00pm and 7:00am. There can be no firecrackers after 9:00pm except on the Fourth of July till 12 Midnight.

DOOR-TO-DOOR SOLICITATIONS

The county permits door-to-door solicitations only if the person has registered with the county's business license office. A registration badge must be worn by solicitors and will include their name, address, organization and a photograph. Solicitation without a registration badge is prohibited. Police will respond to reports of unregistered solicitors.

LEASH LAW

Animals are required to be on a leash when outside unless contained by a fence. Pet owners are responsible for collecting animal waste and disposing of it properly. Contact Cobb County Animal Control at (770) 499-4136 to report violations.

HOME BUSINESS RESTRICTIONS—Jim Stewart

There have been complaints about this issue in our neighborhood

- No signs, products or equipment are permitted around the exterior of the home.
- All business activities must occur inside home.
- No outside employees are permitted to work in the home or to gather at the home for work purposes.
- No more than 25 percent of the home may be used for the business.
- No commercial deliveries are permitted to home businesses.
- No customers or clients are permitted to visit home businesses except for tutoring or musical lessons.

Call 770-528-2180 for assistance to report a complaint or email: codeenforcement@cobbcounty.org



JOSEPH C. GAVALIS

JUNE 30, 1946 – JANUARY 6, 2025

Our dedicated and beloved CPCA Chairman of over 25 years, Joe Gavalis, passed away in January. Below is his obituary:

Joseph “Joe” Gavalis left this world January 6, 2025 survived by his loving wife Susan and a legacy of loving friends, adoring associates and admiring followers. Joe devoted his life to helping and protecting others, first as a distinguished federal agent and later as a steadfast champion for elder abuse prevention. His unwavering dedication to justice, safety, integrity and community service touched countless lives and left an indelible mark on all who knew him.

In his chosen career, he served as a relentless federal agent fighting organized crime and labor racketeering. He fearlessly took on dangerous mobsters and corrupt labor bosses, always with the intent of protecting workers striving to make a living for their families and unsuspecting consumers from organized theft rings. Joe was the epitome of a professional special agent with impeccable integrity and an outgoing demeanor that won the hearts and cooperation of coworkers and associates.

When Joe retired from federal law enforcement, he and Susan moved to East Cobb County Georgia. As a servant leader, Joe soon stepped up to the often-thankless role of homeowner’s association leader and president. He collaborated with his neighbors’ addressing a myriad of community concerns and issues, listened carefully to everyone and worked to lift their spirits. He was a man of action who understood local government and diplomatically helped his neighbors navigate state and local agencies and get action. As an intuitive peacemaker and problem solver, Joe also knew when he needed to be just a good non-judgmental listener. He was everyone’s friend, confidant and good neighbor, beloved and fondly remembered in the East Cobb community.

Joe had a tireless drive to unify and rally people around important causes and his cause became fighting the scourge of elder abuse and fraud. At first, he began working with the Cobb County Commission, Cobb Neighborhood Safety Council, and Georgia House of Representatives on elder abuse issues, but he still wanted to do more. Joe founded the North Georgia Elder Abuse Task Force and North Georgia Elder Abuse Foundation. He spent his days travelling from one end of Georgia to the next educating groups of senior citizens to prevent them from becoming victims of all forms of physical, institutional and financial crimes against the elderly. Within a few years he served and touched the lives of approximately 10,000 senior citizens.

Always wanting to do more to protect the elderly, Joe spent hours each day on the telephone with Federal, State and Local law enforcement and state elder care professionals. He worked to rally all of them to strategize and train together to fight elder fraud and abuse. He convened regional law enforcement meetings in all corners and jurisdictions in North Georgia. His foundation also sponsored awards, plaques and ceremonies for individuals who went above and beyond to serve and protect Georgia’s Senior Citizens in peril.

Reflecting on Joe Gavalis’ life, we see a man with a legacy of servant leadership. He adored his wife Susan and loved being a life-long member of the law enforcement community. He was a civic minded friend and neighbor and passionate protector and defender of the elderly. Everyone who knew him will miss him, but his legacy will live on.



CPCA Financial Report

Doug Krueger, Treasurer

Only 276 of the 1,177 Households in the CPCA's neighborhoods have supported their community this year by becoming contributing members.

Supporting the CPCA allows improvements in landscaping, provides for basic landscape maintenance, pays utilities to light the entrances and water the plants, funds patrols by off-duty Cobb County Police officers, provides for cameras at a number of locations within our boundaries, and allows for neighborhood communications like this. Just a quarter of the families in our area are funding these investments in the safety, appearance, and value of our homes and neighborhoods for everyone.

We need the support of all of our neighbors!

McFarlane Park

Karin Guzy

McFarlane Park is located in our neighborhood and can be enjoyed by all.

We are pursuing a "small things" sustainability program to share information with our park supporters about the myriad small things they could do in their own lives to sustain nature. It would be great to partner with a few members of the community to help spread the word and develop this program.

This summer we began by posting 13 small signs throughout the Park reminding visitors of things they may not normally have thought about - like native bees living in the soil, and the importance of caterpillars to sustaining the lives of our birds.

It would be particularly good to involve younger families because those volunteers would have an eye to reaching the children in our community. Young people could be helpful by filming neighbors making commitments to sustainability goals. Those short films could be posted to our social media to encourage involvement from the neighborhood.

Interested CPCA members can reach out to karinguzy@gmail.com.



Financial Statement

September 30, 2025

INCOME

Income-Dues	53,085.00
Income-Donation -	
Camera Restitution -	
Other Income -	
Collections (CLT)	1,819.00
Distributions (CLT) -	
(Distributions (CLT) may include some prior year	
Donations)	
Total Income	54,904.00
CC Fees	(924.13) 3.48%
Effective Income	53,979.87 of PP Coll.

EXPENDITURES

Directory	0.0%
Landscaping	9,665.00 16.8%
Chatter & Other Printing & Postage	219.90 0.4%
Dues Printing & Postage	4,560.26 7.9%
Online Services	0.0%
Repairs	0.0%
Utilities	
Water	1,500.72 2.6%
Electricity	2,518.56 4.4%
Security	
Patrols	31,979.11 55.6%
Monitoring	6,582.78 11.4%
Insurance	0.0%
Legal	0.0%
Miscellaneous	500.00 0.9%
Total Expenditures	57,526.33 100.0%
Surplus for the Year	(3,546.46)
Balance (9/30/2025) - BofA Statement	33,045.42
Balance (9/30/2025) - PayPal Statement	8,692.51
Total Statement Balances (9/30/2025)	41,737.93
Paid Memberships (2025-YtD)	276
Paid Memberships (2024-Total)	328
Paid Memberships (2023-Total)	358
Paid Memberships (2022-Total)	432
Paid Memberships (2021-Total)	413
Paid Memberships (2020 Total)	418
Paid Memberships (2019 Total)	436
Paid Memberships (2018 Total)	451
Dues Paid Through:	
Income-Dues(BofA)	26,535.00 50% 50.0%
Income-Dues(PP)	26,550.00 50% 50.0%
	53,085.00 100.0%
TOTAL EXPENDITURES	57,526.33 100.0%
Surplus for the Year	(3,546.46)
BALANCE (9/30/2025) - BofA Statement	33,045.42



Chattahoochee Plantation Women's Club

Sterling Lanken, Co-President

We have a wonderful social and community-service minded club for women that is based in our neighborhood. All women that live, or members that formerly lived, within the club's boundaries are invited to join the CPWC and become involved in our activities. We endeavor to make our club welcoming and interesting.

Active interest groups include gardening, hiking, walking, book club, Canasta, Bridge, Mahjong, Bible study, travel, and many more. On the first Friday of each month we have a cocktail party in our neighborhood where each person brings their favorite drink and an appetizer. We welcome single people and couples or bring a friend. This month our first daytime program of the season is a presentation to help us choose the best paint colors for our rooms.

We will hear from Krisztina Bell from No Vacancy Home Staging on Friday, October 17th . We give all new neighbors a welcome bag with an invitation to our Newcomers event in August and information about our Chattahoochee Plantation Community Association (CPCA). We also include a small gift. If you know of any new neighbors who have moved to the area within the last 12 months please let us know by contacting Dawn Wadsworth. Thank you for your help!

In addition, the Women's Club sponsors a Halloween Party, Easter Egg Hunt, and End of Year Kona Ice Party all held at McFarlane Park.

The club's boundaries are the the entire area known as Atlanta Country Club Estates. Columns Drive and all connecting roads from Johnson Ferry to the bridge on Columns Drive, Paper Mill Road and all connecting roads from Johnson Ferry to the bridge at Sope Creek, including all connecting roads to the South and to the North between Woodlawn Drive and the bridge at Sope Creek. If you live within our boundaries and are interested in joining please contact us at chattahoocheeplantationwomensclub.org to join.

Beautification and Maintenance

Janet Thomas

The CPCA continues to invest in the beauty and upkeep of our shared spaces along Atlanta Country Club Drive. This year, we maintained weekly landscaping across 13 islands and two entrances, refreshed pine straw, added seasonal flowers, and repaired irrigation and lighting systems.



With community member support, the Board reviewed long-term landscape needs and approved obtaining pricing for potential future improvements. No installation or redesign work has been authorized at this time.

Our goal remains simple — to keep our entrances and medians looking welcoming and well-maintained throughout the year. Your dues and volunteer efforts make this possible, and we're grateful for your continued partnership in keeping our neighborhood beautiful.



CPCA Reaches Out

The CPCA provided the security for the Trick or Treaters at Chattahoochee Plantation neighborhood on Halloween.

After 9/11, CPCA bought a large flag to fly at the Welcome to Cobb County sign on Johnson Ferry Road. A large wreath that says, "Remember" is placed there by CPCA every year. Many thanks to Steve Edison for coordinating the placement of the wreath each year.

Real Estate Sales and Listings

Thanks to Lana Phillips, Sotheby's Real Estate

PROPERTY ADDRESS	LIST PRICE	MLS STATUS
303 ROLLING ROCK RD SE	\$2,500,000	ACTIVE
4116 RIVER CLIFF CHASE	\$925,000	ACTIVE
4161 THUNDERBIRD DR. SE.	\$2,845,000	ACTIVE
301 POWERS PLACE NE.	\$795,000	ACTIVE
50 OLD FULLER MILL RD NE.	\$945,000	ACTIVE
57 OLD FULLER MILL RD NE.	\$1,067,500	ACTIVE
4488 DORAL CIRCLE SE	\$6,499,000	ACTIVE
345 DOGWOOD TRAIL SE.	\$1,750,000	ACTIVE
302 ROLLING ROCK RS SE	\$2,025,000	SOLD
4030 RIVER RIDGE SE	\$1,675,000	ACTIVE
420 CHERRY HILL DR SE	\$3,000,000	ACTIVE
4171 BLACKLAND DR	\$815,000	SOLD
521 PINE VALLEY RD SE	\$5,935,050	SOLD
4571 COLUMNS DR SE	\$7,250,000	SOLD
4511 CHATTAHOOCHEE WAY SE	\$12,999,999	ACTIVE
4720 CLIFFSIDE CT	\$1,750,000	SOLD
4415 BLACKLAND DR	\$3,325,000	ACTIVE
459 ATLANTA COUNTRY CLUB DR	\$2,950,000	ACTIVE
812 BURNING TREE CT SE	\$1,100,000	SOLD
721 CLUB LANE SE	\$1,600,000	SOLD
4010 PAPER MILL RD SE	\$2,498,000	ACTIVE
431 THUNDERBIRD DR SE	\$4,999,000	ACTIVE
660 WILLOW KNOLL DR SE	\$1,340,000	SOLD
571 GLEN EAGLES CIRCLE SE	\$3,150,000	SOLD
570 GLEN EAGLES CIRCLE SE.	\$1,255,000	SOLD
4620 CHATTAHOOCHEE CROSSING	\$1,480,000	SOLD
323 ROLLING ROCK RS SE	\$2,525,000	SOLD
595 WILLOW KNOLL DR SE	\$1,375,000	SOLD
501 BROOK HOLLOW CIRCLE SE	\$1,200,000	SOLD
88 LAKESHORE CIRCLE NE	\$2,050,000	SOLD



Suspicious Activities and Safety Reminders

There have been no reports of violent crimes within the CPCA area recently, which is encouraging for our community. However, it is important to note that a car break-in did occur at Sope Creek Park last month. The break-in happened because valuable items were left visible inside the vehicle. This incident serves as a critical reminder for all residents to always lock their vehicles and to avoid leaving any valuables where they can be seen.

Beyond vehicle safety, all residents are encouraged to secure their homes by ensuring that garage doors and all other exterior entry points are properly locked. Taking these simple steps can help prevent property crimes and maintain a secure environment for everyone.

E-BIKE AND MOTORIZED BIKE

Concerns at McFarlane Park Recently, there have been multiple complaints regarding juveniles operating e-bikes and motorized bikes throughout McFarlane Park at various hours of the day and night. These activities have, in some cases, disrupted permit holders who were conducting events at the park. It is important to note that McFarlane Park is private property. Any unauthorized use or misuse of the park's facilities or grounds may result in criminal trespass charges for those involved. Parents of youngsters who own and use recreational vehicles such as e-bikes and motorized bikes are urged to ensure that their family members comply with all relevant zoning by-laws and ordinances.

For any questions or concerns, please feel free to contact Mike Arundel at 402 828-0896. REMEMBER: If you observe any suspicious activity in the neighborhood, do not hesitate to call 911 immediately. Prompt reporting helps law enforcement respond quickly and protect our community!!

Security

Heather Rees

Our security officers remained consistent with their neighborhood patrols throughout August, helping to maintain a safe and watchful presence in the area. We're pleased to report that incidents this month were limited to a few stop sign and speeding violations.

We encourage everyone to stay alert.

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 and firefighters 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 17 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

Judy Winchell

I want to start out by thanking the 95 Block Captains that volunteer to cover the 1200+ homes in our neighborhood. They are here to keep you informed on what is happening in our neighborhood whether it is security, zoning, or any neighborhood issues that concern you. If they do not know the answers, they will find out who does. You should know who your Block Captain is, but if you don't, look in the Directory. If you have not heard from them, contact them and make sure they have your information.



Yule Log Event

The CPCA and women's club will sponsor a Yule Log Event on December 14 from 3:30-5:00 at McFarlane Park. There will be a bon fire, cookies, hot cocoa, carol singing, S'Mores, games, prizes, and photos with Santa. Put it on your calendar now. Why fight the crowds at the mall for a photo with Santa? Come out and visit with your neighbors. All ages welcome. Even retired folks and empty-nesters can enjoy the connections and festivities.

Extra Hours Security

The CPCA hires off-duty police 60 extra hours per month to patrol the entire CPCA area.



Calling Post

If you are not currently receiving calls from our automated calling post calls, concerning meetings, emergencies, etc., we may not have your correct phone number or no number for you at all.

Please e-mail Janie Kissling with your number at Janie.kissling@gmail.com



Email Notification

To receive notices and information from the CPCA, we need your email address to reach you.

Please email Heather Rees at heatherrees27@gmail.com with your email address to receive important communication from the CPCA to be added to the list.



Chattahoochee Plantation Community Association
P.O. Box 70371
Marietta, GA 30007-0371

CPCAEastCobb.org

CPCA Dues Payment Form

Payment Methods

1. **Pay Pal:** Enter this address - www.cpcaeastcobb.org/membership and follow the prompt to the payment page or use this QR Code with your phone to go to the payment page directly, select your dues amount, and easily pay via credit card, Venmo, or your PayPal account. Be sure to scroll to the bottom of the page when visiting the website (past the donation link to CLT / McFarland Park). Select your appropriate dues amount. **We prefer this method please.**



2. **Pay online at CPCAEastCobb.org**

3. **Pay by check:** Please complete the form below and send your check payable to CPCA to the address below.

\$225.00 for residents on Paper Mill Road and all residents to the south.

\$100.00 for neighborhoods off Paper Mill, Powers Road and Woodlawn.

Name _____

Address _____

Phone Numbers _____

Emails _____

Mail this form and your check to:
Chattahoochee Plantation Community Association
PO Box 70371
Marietta, GA 30007-0371

Dues Amount \$ _____
Donation to McFarlane Park \$ _____
Total \$ _____