



# Williams Park

# MEMO

PUBLISHED BY AND FOR WILLIAMS PARK NEIGHBORS

## NOTES

When Myrna & Larry Evans (Roswell St.) moved here 3 years ago they knew they liked the big trees, but they didn't know much about them. They have learned, though, as they struggled to save the oaks in their front yard, then researched the options for replacing them when they died. With this issue, Myrna begins a new column "Trees," sharing some of what she's learned (pg 4).

Ron Steiger (Old Roswell), who volunteers as a "winning attitude coach" for the Campbell High football team, shares with us a kind of life coach topic in his "Coach's Corner" (pg 6).

We encourage contributions to the MEMO. Deadlines for the next two issues are November 15, and February 15. We'll accept submissions in almost any form (though we prefer electronic). Send material to Casey at 770-333-9995 or at [dingoblue@earthlink.net](mailto:dingoblue@earthlink.net)

Note that new email address. I'm no longer using the old .aol address. Reach me at [dingoblue@earthlink.net](mailto:dingoblue@earthlink.net)

## Valley Woods bites the dust — by Casey Clavin



VALLEY WOODS apartments, the largest multi-family residential property in Williams Park, is history. The buildings may still stand as you read this, but they won't for long. Coro Realty Advisors has purchased the 8.84 acre property for redevelopment with townhouses, apartment residents have moved out and demolitions is imminent.

The existing 100 unit complex, built in 1977, consists of 25 buildings with four units each. Aside from up or down, left or right, all units are identical — two bedrooms, one bath, a kitchen, a combined dining/living room, and a screened porch. Amenities include a swimming pool and two tennis courts.

It was a pretty nice apartment complex in its early years. Over time, though, as wear and tear accrued and nicer apartments were built in the area, this property slipped down-market. In recent years, according to Councilman Bill Scoggins, events at the complex have been the cause of frequent emergency services calls.

City officials believe Smyrna has too many apartments. There's been a moratorium on new apartment construction since 1994 and eliminating some existing apartment developments is a goal the City is pursuing. Two apartment complexes on Atlanta Road are currently



The front door stands agap — there's no longer any need to secure a building devoid of tenants and their belongings.

undergoing conversion to townhouses. In one case, the existing units are being remodeled. In the other case, the old buildings have been demolished and the site

is being totally redeveloped. Clearly, the City would like Valley Woods redeveloped.

Enter Coro with plans to redevelop the property as townhouses. Their initial zoning application outlined 142 units, many with their backs facing existing streets, some with floor plans as small as 1700 square feet, and 60 with only one indoor parking space.

Williams Park home owners generally agree that redevelopment of the area known as "five points" is a desirable goal. The ideal situation would be to address redevelopment of the entire area as one large, comprehensive whole, including the Valley Woods apartment property. Short of that, it is crucial that any one parcel within that area which comes up individually for redevelopment should set a standard

## ZONING

We all know there's a lot of new construction in our neighborhood. But who knows how much? Even though I pay attention to this stuff (go to all the meetings, etc.), I was surprised when I jotted a list during breakfast recently. I counted 259 houses and/or townhouses currently approved and/or under construction. That doesn't include the 61 (by my count) recently built and already occupied houses in our neighborhood (nor the 2 built but not yet occupied).

259 new units currently in the works in Williams Park's 1.4 square miles? Boy, that's a lot of 2x4s!

Here's my list. I invite input or corrections.

— Casey

Whitfield . . . . .	*1
Gilbert . . . . .	*1
Spring (Val) . . . . .	*1
Spring (Hat) . . . . .	1
Old Roswell . . . . .	2
Wright . . . . .	3
Anderson (JM) . . . . .	3
North Ave . . . . .	4
Whitfield Ct. . . . .	5
Roswell (HD) . . . . .	5
Anderson . . . . .	6
Walker (BS) . . . . .	9
Marston (HD) . . . . .	10
Walker (G&J) . . . . .	12
Elizabeth (JW) . . . . .	18
Gilbert (MH) . . . . .	23
Mathews (Saw) . . . . .	17
Hawthorn (HD) . . . . .	28
Valley Woods . . . . .	110

total . . . . . 259

\* denotes projects which did not require a zoning change.

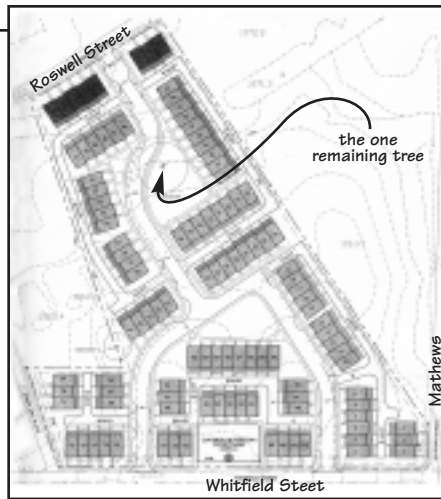
for the whole "five points" area which meets or exceeds the standard set at the Market Village area.

In meetings with the developer, nearby home owners expressed broadly held concerns in four areas: 1) the proposed 42% increase in density seemed excessive. 2) the visual presence and appearance, particularly on and from existing streets, is important, 3) the product quality should match other recent construction in the area, and 4) most were unhappy that the very heavily wooded site would be cleared of all but one tree!

A walk around the property to count trees of six inch caliper or greater revealed there were over 400 such trees. It was suggested that the developer might view the trees as a grand asset worthy of preservation, and creatively remodel the existing building footprints for marketing as up-scale residences within a forested park-like setting.

While Coro did not jump on that utopian band wagon, they did make site plan amendments and concessions to the surrounding neighborhood. Here are examples from a document dated April 25, 2006:

- *Set Backs:* We agreed to change our site plan to allow the building set backs to be 20 feet from the existing right of way.
- *Buildings Fronts on all Existing Streets:* We agreed to rearrange the site plan so that all of the buildings front the existing streets.
- *Windows and Window Treatment on Side Elevations Visible from Existing Streets:* ... We will agree to put window treatment on these sides consistent with the front of the townhomes.
- *Rear-Loading Garages on all Units Facing Existing Streets:* We have accomplished this request by moving all of the 22-wide homes to face the existing streets.
- *Amenity Feature Over Detention Pond:* We have agreed to make the detention pond on the south end of the community facing Whitfield Street an amenity courtyard feature. This will be accomplished by decking over part of the pond with a gazebo feature. This will be a community gathering point and add a very attractive look from Whitfield Street.
- *Neighborhood Signage:* We have agreed not to place a monument sign on the existing streets.



The 8.84 acre track fronts on four roads, Whitfield Street on the south, Roswell Street (north), Windy Hill Place (west) and Mathews Street (east). Ingress and egress will be on Roswell and Whitfield. The buildings will look like those pictured below, only not as wide.



And while the density went down from the original 142 — first to 132, then 130, then 115, and finally settling at 110 — no progress was made on the tree issue. Many of the trees are in poor condition, the developer said, and even with only ten more townhouses than apartments, far more of the ground will be built and paved. They insisted, only one tree would remain.

As project amendments unfolded, more neighbors took a positive view of the plan. But some still held out. The loss of the beautifully wooded, park-like setting (well appreciated by residents of the larger neighborhood) seemed too great a price for the scant benefit offered by the current proposal. In the past we've seen that denying a proposal of

marginal benefit has left fertile ground for a project of substantial benefit. Some felt this proposal, failing to meet redevelopment standards set elsewhere in Williams Park and in other areas of the city, represented a bad precedent to set for redevelopment in the "five points" area.

On June 5th this zoning application (originally filed February 24) finally came before Mayor and Council. When it was all said and done, the Council voted 7-0 to approve.

So the apartments will go away (and with them all but one of the hundreds of trees on the property) and 110 townhouses will get built over a projected three year period. When it's done, the property will look entirely different than it does now (to the pleasure or displeasure of various nearby residents), and we'll get a bunch of new neighbors.

In all of this, though, one thing stood out that pleased me tremendously — I never heard an angry or confrontational word spoken between area residents. Ideas and opinions were freely expressed in both support of and opposition to the project, in its parts and as a whole. Not once did I hear anybody suggest that the opinion of one person was any more or any less worthy than that of another. It was beautiful. We have a wonderful community here.



# 2006 CALENDAR

**wpn happy hour**  
friday, september 8  
6:30 pm  
1320 roswell st.  
Larry & Myrna Evans

**kids' story time  
under the stars**  
sunday, september 17  
1 pm Williams Park

**wpn book club**  
3 pm, sunday,  
september 24,  
(Leanne 770-863-9580)

**wpn bridge club**  
wednesday, sept. 20  
7:30 pm  
(Mary Helen 770-437-8620)

**wpn happy hour**  
friday, october 13  
6:30 pm  
at 2611 gilbert st.  
Nancy & Doyle Smith

**general assembly  
WPN meeting**  
tuesday, october 24  
7 pm at smyrna  
community center  
After the brief meet-  
ing Alan Durham, in  
charge of Smyrna's  
Economic  
Development, will  
speak on redevelop-  
ment of Jonquil Plaza  
and Belmont Hills.

**wpn bridge club**  
wednesday, october 25  
7:30 pm  
(Mary Helen 770-437-8620)

**wpn fall festival with  
art festival** (starts at 2pm)  
& **chili cookoff** (starts at 4)  
saturday, october 28  
at 1351 roswell st.

**wpn book club**  
3 pm, sunday,  
october 29,  
(Leanne 770-863-9580)

continued on next page...

## Events in review

Two of the last three very popular **in-home happy hour** events were held in the Spring Street lofts — **Helen & Alan Wilgus** in June, and **Janet & Steve Crabb** in July. It was a great opportunity to see the finished residences (built by Ed Hatcher) on the inside. These are very livable spaces — roomy, open and well lit. The two are furnished very nicely, though entirely differently from one another. Other loft owners attended, getting a glimpse of Williams Park Neighbors. Then in August we visited with **Tracy & Jim Duelmer** on Gilbert Street. Their's is the very large house (sometimes called the "Woody Mansion") which emerged from the old Montague house remodel. I don't know if it was marketed this way, but this house would very properly be referred to as "perfect for entertaining." The layout of the kitchen, dining room and deck provide great circulation for a multitude of people.

We always see new attendees at each of these events and several first time attendees have volunteered, on the spot, to host one themselves. The format is simple: everybody brings a dish and some grog and hangs out chatting with neighbors. The hors d'ovres are generally very nice and the company is the best in the neighborhood. Our next hosts are **Myrna & Larry Evans** on September 8.

Our Beautification Committee's second annual **Clean Sweep event** surpassed the first in many measures. Besides what individuals made, WPN realized \$367 in proceeds selling donated items, then sent four truckloads of goods to Goodwill. The following week, Smyrna hauled off 30 cubic yards of discarded unwanted stuff. The hot June date was the source of some complaints, though, so look for that to change next year.



Above, Helen and Alan Wilgus with their daughter Luana hosting WPN in their Spring Street home. Below, Tracy and Jim Duelmer hosting the group in their Gilbert Street home.



Top right: Nancy McGee shows us a "Vounteer" vest as the troops head out to pick up trash on our adopted mile.

Beautification Chair David Whited, above, second from left, led the troops on their second **adopt-a-mile** along Roswell Street. They collected some 30 big bags of trash. This monthly activity, one or two hours on a Saturday morning, is beneficial in more ways than is apparent on first blush. You can "pitch in and pick up" with

WPN on Roswell, or with the Wilgus family on Spring St. (see "Kudos" on page 5). It should also be recognised that David and his wife Ann picked up trash on Mathews on the own this time — thank you you guys. David can be reached by phone at 770-435-1904 or by email at [wpn.isbeautiful@yahoo.com](mailto:wpn.isbeautiful@yahoo.com).

Bad weather meant our **August Cookout** was held on its rain date but that didn't stop people from coming out. In addition to grilled foods, salads and such, we had Edy's ice cream for everyone, a gift

from the manufacturer in celebration of Williams Park's community spirit (see "Kudos" on page 5). In case you missed this one, our big Fall Festival and Chili Cookoff is coming up on Saturday, October 28.



## CALENDAR

...continued from previous page

**wpn happy hour**  
friday, november 10  
6:30 pm  
2568 highland ave.  
Kim & Greg Martin

**MEMO submissions**  
due november 15  
(casey 770-333-9995)

**wpn book club**  
3 pm, sunday,  
november 26,  
(Leanne 770-863-9580)

**wpn bridge club**  
wednesday, novem. 29  
7:30 pm  
(Mary Helen 770-437-8620)

## WPN BOARD

**president**  
Ron Davis  
770-431-9786

**vice president**  
Lem Ward  
770-863-9580

**secretary**  
Kimm Martin  
770-438-6596

**treasurer**  
Madge Jackson  
770-432-3563

**socail committee**  
Sandy 770-435-5613  
& Jill 770-434-5494

**beautification com.**  
David Whited  
770-435-1904

**communications com.**  
Casey Clavin  
770-333-9995

**security committee**  
Don Kinter  
770-436-9380

## Trees ... Myrna Evans

Some people here in the Williams Park neighborhood might take our beautiful old canopy trees for granted... I hope not. Our beautiful trees are a very large part of why our little neighborhood is so attractive and why people want to live here. That is a two-edged sword, however, because most of the infill development that has occurred here in the last four years has resulted in the loss of a good many 100+ year old trees, and even though there are new replacement trees, we won't live long enough to see the new canopy!

Besides looking great, these trees also "clean" the air, providing oxygen. Without them we would be living in bad air so thick it would look like fog. The shade they provide to even a portion of our houses during the summer results in much lower power bills due to less use of air conditioning. The summer after our Oak trees died of construction damage, our electric bill jumped by \$100 per month during the hottest part of the summer, and they only shaded about 30% of our house. Let's face it, these trees provide a great boost in our quality of life, health-wise, aesthetically and financially.

The purpose of this column will be to advise of things that each household can do to maintain our mature trees and to enhance the growth of the new trees that have been planted in the redeveloped areas. We need to do everything possible to save what we have left of the old trees and encourage the new trees. We need to be watchful that developers are taking care not to damage specimen trees as they have promised. We need to be active in our city government to provide an even better tree ordinance than what we have now and see to it that there is



active and continuous enforcement. As you walk about our neighborhood over the next week or so, take special notice of the trees and try

to imagine what this area would look like without them. We need a "Neighborhood Watch" for the trees!

Next issue I will be talking about choosing and planting trees as we approach fall, which is the best time for this activity. Until then, how many of you know that we have a "Champion" level tree in our neighborhood? It's a large old Oak just points shy of being the biggest of its type according to the Champion Tree competition sponsored by the Georgia Forestry Commission, which covers the entire State of Georgia! For more information, see [www.gfc.state.ga.us/ForestManagement/ChampionTree.cfm](http://www.gfc.state.ga.us/ForestManagement/ChampionTree.cfm).

Hint: The tree is on Walker Street - see if you can find it!

# CALLING ALL ARTISTS!

PLEASE JOIN US FOR THE  
**FIRST ANNUAL WILLIAMS PARK  
ART FESTIVAL**

**OCT. 28, 2006 ★ 2-7 PM**

WE'LL PROVIDE THE TENT, TABLES AND PEOPLE... YOU BRING THE ART!  
**ALL TYPES OF ART ARE WELCOME!**

PLEASE CALL 770.364.1393 WITH QUESTIONS

**WILLIAMS PARK ART FESTIVAL**

ARTIST NAME: \_\_\_\_\_

MEDIUM (TYPE OF ART): \_\_\_\_\_

WILL YOU DEMONSTRATE HOW YOU MAKE YOUR ART? YES NO

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

RETURN THIS FORM  
NO LATER THAN  
**OCTOBER 1ST**  
WITH A CHECK OR MONEY ORDER  
FOR \$35 TO:  
WILLIAMS PARK NEIGHBORS  
PO BOX 813811  
SMYRNA, GA 30089

★ entry fee will be refunded or waived if sponsorship is secured ★

## WELCOME

to these most recent  
new members:

on ivy spring drive  
Cindy Vinion

on spring street  
Nick Matras  
LaVerne & Shawn Sharifi

on windy oaks court  
Roni & Kathryn Barker

Our mission is to promote  
community among  
neighbors through social  
interaction, emphasizing  
the unique character  
of Smyrna's oldest  
neighborhood.

Our membership now  
stands at 104 families

PHOTO BY SANDY HAMBY



## Williams Park Cooks! ... Tom Haley

I know several people in Williams Park grow their own tomatoes and as we head into September, we're reaching the end of the season for those good home grown "love apples." If you're like me, you want to get in a few more quintessentially summer tomato dishes before it's too late.

### Gazpacho with Corn and Zucchini

This is a cold soup I've made for years. Often, when I serve it, I'm asked for the recipe. Once when I recited it for somebody, she insisted I'd left out part of it because I hadn't told her how to cook it. Well, that's the beauty of both these recipes — you don't cook them.

3 ears corn on the cob, preferably white  
2 pounds fresh ripe tomatoes  
1 onion, preferably red, chopped  
2 cloves garlic, finely minced  
1 cup peeled, coarsely chopped cucumber (I use the seedless type)  
1 cup peeled, finely chopped cucumber (ditto)  
1 very small zucchini finely chopped  
1 and 1/2 cups tomato juice  
salt and freshly ground pepper to taste  
1/4 cup olive oil, preferably cold pressed virgin  
1/4 cup red wine vinegar  
3 tablespoons finely minced fresh basil (or 1 teaspoon dried if fresh is absolutely not available)

1. Drop shucked corn into boiling water to cover. Cover and when the water returns to the boil, remove it immediately from the heat. Let stand 5 minutes, no longer. Drain, let cool, cut off kernels.

2. Drop the tomatoes into boiling water to cover. Let stand 12 seconds and drain immediately. Picked the peel from them using a paring knife. Cut away and discard the core. coarsely chop the tomatoes.

3. Put everything into a big bowl, stir, add salt and pepper to taste, and chill thoroughly. Check again when cold, adding salt and pepper if necessary.

### Uncooked Tomato Sauce with Pasta

This cold sauce on hot pasta is a real treat. 10 to 12 nice summer tomatoes, peeled, seeded, and juiced—at room temperature  
1 clove garlic minced  
salt and freshly ground pepper to taste  
1/2 cup fresh chopped parsley  
1/3 cup fresh chopped basil (omit if not available, do not use dried)  
good olive oil  
lemon wedges

1. Chop tomatoes coarsely and place them in a bowl.

2. Stir in the garlic, salt, pepper, parsley, and basil. Set aside.

3. Cook one pound of linguini *al dante*.

4. Serve at once with hot plates. Each person takes some hot linguini, tops it with sauce, and adds some lemon juice and olive oil to taste.

Serve both of these with a hot baguette. Bon Appetite!

## Kudos for neighbors

Congratulations to **Casey Clavin** (Roswell Street) who has bled three gallons and is still alive! "I gave my first quart during college. The guy I was seeing had had a serious motorcycle accident a few years earlier and wanted to repay the transfusions that saved his life. I gave, really, because I had no good reason not to." The weight limit is 110 pounds — if you're under that, they won't take your blood. "For many years, I was near the limit — they would put me on the scale and accuse me of carrying rocks in my pockets." Laughing, she says the weight limit is no longer an issue. "I give three or four times a year now. My '2 Gallon Donor' and my '3 Gallon Donor' pins are real shiny compared to my slightly tarnished 'Gallon' pin." Three gallons sounds like a lot of blood but Casey points out that it only represents 24 donations. "The whole process takes about an hour, then I reward myself by browsing for antiques. It's a win, win."



Thank you to **Kimm Martin** (Highland Ave.) for the great job she did creating our neighborhood directory. It should be a useful tool to all of us. If you're a WPN member and don't yet have your copy, call Lem Ward at 770-863-9580.

And kudos to **Williams Park** — we won Edy's "Slow Churned Neighborhood Salute." Kim Martin, seen above left with husband Greg, nominated our neighborhood for a contest hosted by ice cream manufacturer, Edy's, celebrating good community spirit. What Kim wrote about WP stood out from 1000s of entries nationwide and, to salute us for our efforts, Edy's sent us ice cream to serve 100 of our neighbors. If you attended the August cookout, you got your share of the prize. Thanks to Kim for writing the nomination... and thanks to Edy's for supporting what we're doing here.

One big pat on the back is due the **Wilgus family** (Spring Street). Inspired by WPN's adopt-a-mile activities on Roswell Street, Helen and Alan Wilgus stepped up to the plate and adopted Spring. Joined on pick up days by their extended family from outside WP, they also welcome any local folks who wish to "pitch in and pick up."



## MILESTONES

### births

Christa and Victor Owens (Old Roswell) have a new baby boy, Camryn Owens born December 9th 2005, weighing 8 lbs. 13 ozs. His big brother Jaden (2) is happy for the company.

Tracy & Kevin McGowan (Spring St.) have a new baby girl, Omie Belle McGowan born on July 23rd, 2006 weighing 7 lbs.

### illness

Janelle Lampp (Gilbert St), out of her wheel chair and cast, is walking around fairly comfortably after serious, but apparently successful, ankle surgery

### deaths

We offer condolences to Monte and Jill Hewett for the death of their three year old daughter **Amelia Mary Hewett** who died on June 2nd. Several of us met Monte Hewett in meetings leading up to the City's approval of the 23 houses he is now building on Gilbert Street. We are very sorry for the tragic loss of the youngest of his three children.

You don't have to be a member to attend our events. But you'd be crazy not to join. For an application go to [www.williamsparkneighbors.org](http://www.williamsparkneighbors.org)

## Coach's Corner

... Ron Steiger

Time is precious. You really can not manage it since there are only 24 hours in each day regardless of how well you try to manage it. What you can do is choose where to invest the time that you do have here on earth!

Here is a great tool to realize the "truth" about where your time is being invested. We need to measure our time to see where it really goes since we make false assumptions after enough redundancy. So, if you want to know and invest where your time goes better try this exercise and make plans to invest more where you really want it to go and your life will begin to achieve better balance as a result.

Fill in the chart below to estimate how much time you spend each day of the typical week in your life (i.e. communication (phone, email), enjoying family, bills, work, socializing, shopping, yard work, etc.):

Day of Week	Hours
Total	

Fill in the chart below with the 5 to 10 tasks categories you do on a weekly basis.

Task	Hours
Total	

Re-work and re-figure the numbers in these tables until the Total Hours in both tables are approximately equal. This will give you a good picture of what tasks are consuming your time.

Provided by business coach and consultant Ron Steiger, [www.EntrePartnersInc.com](http://www.EntrePartnersInc.com)



## At long last...

we're getting a grocery store nearby!

It's been a complaint for years — it's ridiculous how far we have to travel to get to a decent grocery store — but it won't be for much longer. Jonquil Plaza's redevelopment is just around the corner (literally and figuratively) and it calls for a 45,000 square foot Publix. According to the *Marietta Daily Journal*, plans also call for "an additional 120,000 square feet of retail space, 20,000 feet of office space, 300 luxury condominiums and an underground parking deck with more than 1,000 parking spaces."

We'll have more details in the next *MEMO*. But if you want to get it from the horse's mouth, come to the WPN general assembly meeting on Tuesday, October 24. Our speaker will be Smyrna's Director of Economic Development Alan Durham. He'll be talking to us about the redevelopment of both Jonquil Plaza and Belmont Hills. Our meeting starts at 7:00 and we'll be brief with the business portion so we'll have plenty of time to hear from Mr. Durham.

In the graphic below, Ward 3 is the odd shape surrounded by a dotted line. Smyrna's oldest neighborhood, Williams Park (approximately 1.4 square miles in area) is the dark area within the Ward. WP lies generally between the RR tracks on the west, South Mathews Street on the east, (just north of) Hawthorne Avenue on the north, and (just north of) Spring Road to the southeast. The lighter grey areas surrounding Ward 3 are other Wards within the City. The white areas are unincorporated Cobb County (the majority of unincorporated land in the City is in Ward 3). Downtown Smyrna is in our Ward. The white star locates Jonquil Plaza, contiguous to WP.

