

WEST PACES/NORTHSIDE NEIGHBORHOOD ASSOCIATION, INC
MINUTES OF THE ANNUAL MEETING
Wednesday, February 15, 2023
Meeting Held Virtually via Zoom

President's Welcome: President Jim Hannah opened the meeting at 7:00 PM. Tonight's meeting was held virtually through Zoom because a space large enough was unavailable. Attendees numbered 42 which included 14 Board members as well as Henry Feinstein, and 2 guest speakers Mary Norwood, our Atlanta City Councilwoman and APD Officer James Hoos, Head of the WPNA Security Team. Board attendees were as follows:

<i>Name</i>	<i>Present</i>
Jim Hannon	X
Rip Black	X
Alva McGovern	X
John Stebbins	X
Alcina Dalton	X
Mike Elting	X
Maxine Feinstein	X
Matthew Grabowski	
Steve Dickson	X
Charles Hoke	X
Paul Huesken	X
Sherry Perchik	X
Emily Richardson	X
Rick Robbins	
Teresa Shell	X
Meredith Shaughnessy	X
Stephen Weizenecker	

Mary Norwood, Atlanta City Councilwoman for District 8

Ms. Norwood introduced her assistant, Jim Elgar who also was in attendance. Ms. Norwood is actively working on rewriting city zoning regulations which have not been updated since the early 1980s. A central focus will be continuity with existing and new development. Two important upcoming meetings will be held publicly. The first meeting will be February 28 at 6 PM at the Buckhead Library. The 2nd will be on April 13 at 6:15 in Southwest Atlanta.

Traffic Plan: Ms. Norwood helped legislate a traffic plan 1 year ago which would reduce transit traffic moving into Buckhead from the Buckhead neighborhood streets. Unfortunately, there has been no funding available to implement the plan.

The Buckhead Safety Alliance: The Buckhead Safety Alliance has been formed to patrol our commercial areas where most of our crime occurs. They plan to hire off-duty APD officers to patrol these areas. They are asking for a \$1,000 donation (or more) from each of the neighboring homeowners associations.

GDoT: Ms. Norwood was pleased to announce that in their December Board meeting, The Georgia Department of Transportation agreed to take “the gulley” off the sales market. This property is at the intersection of I-85 and Northside Parkway. Ms. Norwood along with Mr. Jim Hannon, Mr. Rip Black, and others on our Board, as well as other neighborhood associations, and various hydrology experts have spent many hours over the past 2 years, fighting proposed developments on that parcel of land as it is instrumental to the hydrology flow from our neighborhood as well as other surrounding neighborhoods. They are seeking a 99-year lease from the city to allow it to remain undeveloped.

APD Officer James Hoos, Head of the WP Security Team

Officer Hoos reports there have been 52 crimes in our area during 2022. Among those were 2 at Pace Academy, and 31 within the commercial district in our neighborhood, those included 8 car thefts, many involving unlocked cars, and 10 fraud and identity thefts, mostly at the bank, and 6 minor thefts. One assault and robbery occurred at 2:40 PM in the Publix parking lot. The victim was shoved out of her car and the criminal ran away. A neighbor was charged with aggravated assault on Pine Meadow 3 thefts from vehicles occurred including 2 involving landscapers’ property. Unfortunately, there was a murder nearby at Paces West. It was not within our neighborhood boundaries. It was a random crime. Officer Hoos reminds everyone to remain vigilant of your surroundings, keep your vehicles locked, and your garage doors closed. Do not leave valuables where they can be seen in your vehicle. Officer Hoos reminded everyone, to call 911 if there is an emergency. All officers on duty are APD officers will hear it on the APD scanner and will respond if they are on duty and if it is in our neighborhood. Mr. Hannon reminded everyone that we do not have 24-hour coverage but that we cover the hours when crimes are most likely to occur, and he concurred always best to call 911.

Ms. Teresa Shell, Communications

Buckhead Council of Neighborhoods: Ms. Shell reported that Ms. Norwood had already covered most of what she would have reported from the BCN. She encouraged neighbors to advise the city of any streetlights which need replacing and any potholes needing repair. There is a non-emergency number to contact the city and she will follow-up with an email providing that number.

Ms. Shell noted that since the BCN will be hiring off-duty police officers, they will be competing with WPNA from the pool of available officers.

Minutes of the WPNA Annual Meeting held on February 8, 2022,

Alva McGovern, Secretary: Mr. Hannon posted the minutes of the 2022 WPNA Annual Meeting on the screen. Those minutes had previously been emailed to all the WPNA Board members. There was a motion to approve the minutes. The motion was seconded. A vote was taken with all voting members approving of the minutes. There were no opposing votes and no abstentions.

Treasurer's Report by Mr. John Stebbins: Mr. Hannon shared the treasurer's report on the screen. Mr. Stebbins reported the Association finished the year with 278 paid members. This was down slightly from 291 members in 2021. This equated to Membership Revenue of \$48,940. Expenses totaled \$82,542 with security representing 87% of our expenses. Our change in net assets was a decrease of \$33,602. While this sounds significant, most of the difference is the result of timing differences stemming from the receipt of the 2022 Pace Academy payment (\$25,000) and fewer residents paying 2023 dues early in the 4th quarter. The cash balance on December 31, 2022, was \$61,282.

Zoning & Traffic Committee, Mr. Rip Black: Mr. Black reported that although GDoT has taken 'the gulley' property off the market that Chic Filet is still seeking an opportunity to relocate their Northside Parkway site. Despite having opposition for 3 years to any development on the property, GDoT did not decide to remove the property from the market until after surveying nearby residents. Of 1,023 responses, 962 were opposed, 7 uncommitted and 13 contingent. A neighbor asked about pipes which were sitting along side Northside Parkway on 'the gulley'

site. Mr. Black stated that the pipes will be placed in area to support the hydrology flow.

Another development project that the Zoning Committee followed this year was a proposed development of multiple homes at 679 West Paces Ferry Road. This is an 11-acre site which included the historic Whispering Pines home. Through concerted efforts involving several neighborhood associations as well as Ms. Norwood, the developer sold the property to a Mr. Rogers who currently resides at Randall Mill and West Paces Ferry. According to a news article, Mrs. Rogers said they intend to build home for their family on the site. Shortly after the closing on the property, the Whispering Pines home was taken down. MS. Norwood continues to look out for any building proposals for the property.

A neighbor asked in any Board members sat on the NPU (Neighborhood Planning Unit). Linda Trower who resides on Rilman Road is the Secretary of NPU and regularly reports to the Board and Henry Feinstein sits on the NPU.

New Business, Mr. Jim Hannon: The Board became aware that we were having difficulty finding interested APD off-duty officers. Mr. Hannon reached out to neighboring associations and learned our hourly rates were not competitive. The Board decided to increase the hourly rate by 17% becoming more in line with most neighboring associations although still less than Tuxedo Park. The increase in dues was necessary to cover the increase pay for the officers. Quickly Officer Hoos was able to attract more officers to work our neighborhood. Officers now have new APD signs for their vehicles with WPNA logos.

Mr. Hannon stated that anyone who paid the old rate by tonight would be grandfathered in but that the new fee is \$325 going forward.

MR. Hannon reiterated that although it had been a relatively good year with low crime, residents need to remain vigilant. Don't leave your garage doors open; don't leave power tools out; don't leave vehicle doors unlocked; don't leave valuables in your car; don't leave guns in your vehicle.

Mr. Hannon stated that the neighborhood has a long-term agreement with Pace Academy and that Pace is currently in breach of the contract. The contract allows Pace a cap of 1100 students to be enrolled. Currently they are over the cap by about 37 students. Under the agreement, Pace can request to increase the enrollment. They may request to go to 1150 although the neighborhood does not have to

accept that number. The Neighborhood Relations Committee is working with Pace regarding this breach.

A neighbor commented that many of our sidewalks are in disrepair. Ms. Schell and Mr. Feinstein investigated this matter this year and noted that it is the homeowner's responsibility to keep the sidewalk in front of their home in good repair. Thus, the homeowner would be responsible for any injury caused by a faulty maintenance. The Board discussed the difficulty in finding a suitable contractor to repair a small area of a sidewalk in front of someone's residence. Ms. Meredith Emmerich offered that she had moved into the neighborhood from another area in the city. Her neighborhood had found a contractor who was willing to work for a per square foot rate with any of the neighbors interested in having the work done. She stated she would try to learn the name of the contractor and find out if he might be interested in working with us. A neighbor on Pine Stream asked in the potholes in the street could be repaired since it had not been repaved for over 30 years. Mr. Hannon said that he did not believe it had ever been repaved and that it was likely 40 years old. He also noted that by far the worst street is Rilman Road but that we have been given little or no encouragement that the city intends to repave it. Mr. Feinstein reported that only 1 street in the neighborhood has been repaved in the past 40 years. It was noted that after a resident reported that a pothole on Pine Stream became so large that a child riding a bike could be seriously injured, the city finally filled it in.

A neighbor asked when we would return to in-person meetings. Mr. Hannon stated that tonight's meeting was held virtually since a room large enough could not be located. He expects all Board Meetings this year will be in-person and they occur the 2nd Tuesday of the month. March meetings are sometimes delayed a week depending on the number of Board Members who might be out of town during their child's spring break.

Proposed Slate of WPNA Board Members for 2023

Past President Mr. Steve Dickson presented the slate of WPNA Board Members for 2023. Two Board Members dropped off this year. Eight new Board Members are joining this year. The 2023 slate of officers is:

Jim Hannon – President (Pinestream Road)

Rip Black – Vice President (Pinestream Road)

Alva McGovern – Secretary (Rilman Road)

Treasurer TBD (Mr. John Stebbins will fill-in for March)

Steve Dickson – Past President (North Wood Valley)

Alcina Dalton – Security (Wood Valley Road)

Meredith Shaughnessy – Membership (North Wood Valley)

Teresa Shell – Communication

Sara Asher (North Wood Valley)

Sam Beydoun (Ivanhoe)

Rich Cockrell (Rilman Road)

Cia Cummings (East Wood Valley)

Mike Elting

Henry Feinstein (Paces Forest Drive)

Tom Flournoy (Wood Valley)

Stefon Hayes (Rilman Road)

Paul Huesken

Bobby Lichtenstein (Pine Meadow)

Cartha O'Hare (Gatewood)

Sherry Perchik (Rilman Road)

Emily Richardson (Asheworth Court)

Steve Weizenecker

A motion was made to approve the slate of Board Members and was seconded. Among paid members on the call all voted in favor of

approving the slate with no abstentions and no voting against. The slate passed.

There being no further business, the meeting was adjourned at 8:22 PM.

Alva McGovern, Secretary