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THE QUARTERLY NEWSLETTER OF THE LORING HEIGHTS NEIGHBORHOOD ASSOCIATION



From the Pres...

By Dan Maas - President
Loring Heights Neighborhood Association
Dmaas@ai3online.com

Greetings, Loring Heights!

I trust that the third installation of the 2009 LORE finds you well. Your Board has been busily working on your behalf on many fronts, some have come to completion after years of hard work, others are in mid-stream, and some are fledgling ideas that are just starting. In the pages herein, you will read about the completion of The Green at Loring Heights. I think you will all agree that not only is "the Green" a beautiful addition to our neighborhood, but it is a very useful space for all, providing a place to socialize and play with our children, dogs and neighbors. Hopefully you were able to attend the celebration that was held there to officially celebrate its completion. Many thanks go our to Endive Fine Catering and Events, our neighbor Dana McPherson, and George Barnes for organizing such a great event.

The neighborhood is growing with numerous additions and renovations. This is a clear sign that Loring Heights is a great place to live. No longer are neighbors leaving once they start a family and have outgrown their homes. Instead, we all have made a choice to invest in our neighborhood and help to create a place that we all want to live in for a long time to come.

We will soon have an agreement in place with AIG. With the contribution to our neighborhood the agreement calls for, I believe that a new slate of ideas for improving the neighborhood will be proposed.

This is all great news for us. Please continue to stay involved.

To that end, I would also like to announce that there will be several openings on the Board for the 2010 year. If you would like to continue your participation on a greater level and help us as we navigate current and future issues affecting our neighborhood, please express your interest to someone on the Board so that we can get a good idea of who is interested in serving for 2010. It is a great way to get involved and meet new neighbors with a minimum time commitment. We will be having our annual election / appointment of the new Board at our next General Assembly meeting in November.

Until then, it's been great to see so many people with a vested interest in Loring Heights. Please keep it up! And for those of you who have not gotten involved yet, please know that you are certainly welcome to all that we have to offer!

Project Updates

By Ron Grunwald
rgrunwald@bellsouth.net

Atlantic Station Agreement

- 1 The Board, with assistance from an outside attorney, has reviewed the initial draft agreement from Atlantic Station ("AS") regarding the transfer of \$700,000 to the Loring Heights Neighborhood Association. The payment is contingent upon the the passage of the Special Public Interest Zoning by the City of Atlanta, which memorializes their current zoning status with only a change to the current condition for a connection to our neighborhood at Mecaslin.
- 2 We discussed our responses with AS representatives last month and generally agreed on most points.
- 3 We also requested documentation on future easements should a bridge ever be built across the Norfolk Southern tracks.
- 4 We are currently awaiting the written agreement revised from AS and their attorneys and are hoping to receive this prior to the end of August.
- 5 We will retain a tax attorney in the near future to assess our tax risk for the receipt of the money – Brian O'Neill and Mitch Saunders are working on this and it currently looks favorable for us but we will need to obtain the services of a professional to make sure we have all the facts in check for the future.
- 6 Brian Matura is investigating the creation of an Ad Hoc Committee to ascertain the use of the funds for the Neighborhood – for more information and if you have an interest in this, please contact Brian directly.

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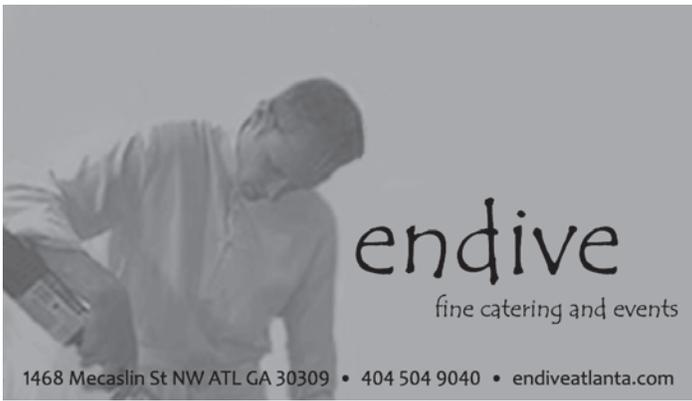
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Project Updates (cont)...

(cont. From p. 1)

Pond Park Master Plan

- 1 Based on the Visioning Exercise and Parks Committee meeting in February 2009, we revised the original conceptual plan last month (which can be found under "Documents" at www.loringheights.org). Key highlights of the design include 1) natural playground areas and activities 2) improvements to existing gathering places and new amenities 3) shoring up the banks of the current pond along with potential changes to its size and 4) developing methods to utilize existing runoff to feed the pond.
- 2 We also met with various experts in pond design, playground and amenity design and stormwater runoff to formulate some opinions on directions which should be pursued.
- 3 We met with the Parks Commissioner and Deputies last month and again with the Watershed Site Development representatives to discuss what might be possible from the conceptual plan and what would not be permissible. We also met with Joe Basista, our neighbor and the commissioner of Public Works, who advised us on issues regarding street runoff being directed to the Park. Here are the results of those meetings:
 - o We will be allowed to pursue design, permitting and construction of the Park improvements with the assistance of the Parks Department and the financial management of the funds by Park Pride, a non-profit organization. However, we will be in control of, and will be allowed to manage these entities.
 - o We are at a point where we will need to gain final approval of the current conceptual Master Plan and move forward with a landscape architect and civil engineer to produce more detailed and specific plans to apply for necessary variances given the construction around the pond – with these more specific drawings, we will also be able to gain initial approvals from the Parks Department and other interested City officials to move the process along. We will need to have a General Assembly meeting in the near future to vote on plans in order to move forward – details will be provided at this meeting as well for all elements of the current conceptual design.
 - o We are pursuing two fronts for financing – the first is to utilize a portion of the pending Atlantic Station contribution and the second would be other fundraising efforts through the neighborhood and hopefully some corporate entities. We will also pursue grant money once we are able to get further along in the process (a necessity in order to qualify for these grants) and the city has conceptually placed \$25,000 in the current Capital Improvements budget for the Park as well (but they have done so with greater contributions the past few years and none of the monies have been forthcoming).

Please watch for an announcement of a very important upcoming meeting and contact me directly at rgrunwald@bellsouth.net with any questions, comments or if you wish to be more involved at this time.

Amtrak and Street Improvements

1. We have been involved since January 2009 with the Department of Public Works on a number of issues that have been floating around since 2003 including:
 - o Amtrak parking issue that block Deering Road;
 - o Amtrak front parking lot that allows dangerous left turns into and out of the parking lot close to the intersection;
 - o Conflicts at the Deering/Peachtree intersection;
 - o Repair of sidewalk at Amtrak Station;
 - o Installation of crosswalks along certain intersections on Deering;
 - o Fixing potholes;
 - o No outlet signage from Deering at Steele, Hascall and Loring;
 - o Better signage and striping at Mecaslin and Deering;
 - o Maintenance of existing striping and signage;
 - o Clearing of vegetation at Amtrak and Northside/Deering along sidewalks;
 - o Advance right turn arrow and lane modifications at Deering and Northside. Also, address faulty pavement at the same area;
 - o Investigation of speed humps on Hawthorne, Kenwood, Brooklyn, Groveland and Pine to mitigate cut through traffic speeds;
 - o Signage for truck traffic restrictions and enforcement along Deering.
- 2 We have had numerous follow up conversations and meetings with Public Works and have involved our Atlanta Council Member Clair Muller in these conversations as well – as of this date we have accomplished, or are in the midst of accomplishing the following:
 - o We have secured additional no parking signs and a yellow stripe along the curb in front of Amtrak to discourage parking;
 - o Additional "No left turn" signage at the intersection of Peachtree and Deering has been installed to discourage left turns into the front Amtrak Parking Area.;
 - o Amtrak has told the City it leases the space from Norfolk Southern so the City is preparing notification to Norfolk Southern to repair their sidewalks;
 - o Clair Muller has indicated that she will support legislation in September to extend the existing bollards (street dividers) further to the intersection to prevent left turns in and out of the front parking area;

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Project Updates (cont)....

(cont. From p. 2)

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- The City has cut down the vegetation on the sidewalks at both ends of Deering;
- Crosswalks have been installed at Loring/Deering, Mecasin/Deering and will be installed within the next 30 days with appropriate signage, etc at Hawthorne and Deering;
- "No Outlet" signs have been installed at Loring, Steele and Hascall along Deering;
- New truck restriction signage has been posted at all entrances to the Neighborhood from Peachtree and from Northside – we are trying to set up a meeting with the Police to make sure they will enforce this and the parking at Amtrak;
- We are pursuing meeting with the State Transportation Agency to determine what can be done at the intersection of Peachtree and Deering;
- Striping and new signage has been added/maintained throughout the neighborhood;
- Right turn arrow at Northside and Deering as well as lane reconfiguration will be accomplished in next 30 to 45 days;
- Faulty Pavement is currently being reassessed;
- Starting with Hawthorne, Public Works will assess the request for speed humps by mid-September;
- Potholes on Deering have been patched.

Mike McGee, Andy Nguyen and I will continue to pursue these to closure.

CSO Greenspace

In July, we had a wonderful kick off party for the Green at Loring Heights– Jo McIver is working with Watershed to obtain a sign for the entrance. It is a wonderful space and I am sure as the "perfect" weather settles in this fall and summer travel ceases, the green and dog...space will get more use. A number of us have been involved for over two years planning this space with the Watershed Department and while the space is great as is, there are a few items we are still pursuing– these include:

- 1 Lighting- were told that lighting was to be provided for safety and security especially as the days grow shorter – the lights that were specified by the City were the expensive ornamental lights which proved to be too costly for the \$300,000 budget – we asked if the Association – at their own cost – could install solar lights around the Park – we were told that we could not make modifications or additions to these or other City facilities;
- 2 Garbage can and dog bag stations were originally placed in the greenspace then taken down – Watershed claimed this is too "park like" and goes against the intent of a Greenspace per their Bond requirements;
- 3 We have been told that no water supply for drinking water would be provided;
- 4 We have requested additional seating areas, vegetation, and artificial grass cover of the concrete vault – at the Association's cost – but have been told we cannot do this;
- 5 We have requested they fix the drainage grate in the dog area with large openings as well as the curb on Loring that allows rainwater to flood the park – they said they are investigating this currently but no results have been forthcoming as of yet.
- 6 Maintenance of the Greenspace for weeds and dead trees- we are pursuing the Watershed contact to maintain the numerous weeds throughout the Greenspace and have been told the trees will be addressed with the contractor.

We believe that the addition of these amenities will turn, what is already a great space into a REALLY great space.

If you have any questions, comments or concerns, please contact Ron at rgrunwald@bellsouth.net

Social Aspects...

By Laura O'Neill - Social Chair
Loring Heights Neighborhood Association
lauramoneill@yahoo.com

Mark your calendars for the last few social dates of the year. The final Friday Fiesta for 2009 will be at the Barges newly renovated home (323 Deering Rd) on September 11th. There will be a Halloween party and parade at "The Green" on Saturday, Halloween day. And the Holiday party will be on Sunday, December 20th at 5pm at Endive.

The Social Committee is a collaborative effort, so if you have new ideas, interests, etc., please send an email to lauramoneill@yahoo.com.



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The Money Man...

By Brian O'Neill - Treasurer

Loring Heights Neighborhood Association
Oneill13@yahoo.com

August finds the LHNA with roughly \$8,800 in various bank accounts. The largest potential expenses still outstanding will be additional attorney fees to ensure proper receipt of AIG funds and our annual holiday party. We will soon need to decide whether or not to continue holiday security patrols and thus the \$60 security dues.

At the recent GA we also focused on ensuring the money received from AIG remains tax exempt. We have all but determined that the receipt of funds will be tax exempt. The next phase will be to make sure we spend the funds in a manner consistent with tax laws. We are finalizing research on this topic and will need to get attorney opinions prior to any expenditures.

As always, remember to pay dues!



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Thank you for your continued support of the LHNA!

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