

# North Briarcliff Civic Association



Serving 1400 houses / condos and 1700 apartments  
in the Hawthorne Elementary school district and adjacent streets

## Winter 2011 Newsletter

2566 Shallowford Road, Ste 104, PMB 132  
Atlanta, GA 30345-1200



Make your resolution now to join the North Briarcliff Civic Association. Dues are only \$25 and can be paid via the enclosed reply envelope or on-line at [www.northbriarcliff.org/membership](http://www.northbriarcliff.org/membership).

**WHO ?** The 2011 leaders listed in the column to the right are volunteers who are genuinely interested in making our community a better place to live, play, educate our children and make friends

with our neighbors. The board meets monthly to discuss topics ranging from A(irport) to Z(oning) and everything in between. As a member, you are always welcome to attend board meetings. From time to time, there are guest speakers.

**WHAT?** NBCA's mission is "to promote the civic interests of all the residents surrounding the Hawthorne Elementary School in DeKalb County." NBCA uses your dues to support the association's functions, such as the 2010 accomplishments for 2010 listed on page 2. Each board member takes on a special interest topic to handle throughout the year and solicits the help of other volunteers throughout the community to help accomplish their goals.

**WHEN/WHERE?** The NBCA board usually meets at the Shallowford Presbyterian Church on the first Wednesday of the month at 7:30 - 9 pm. Board meetings are open to all residents. Issue-specific public gatherings are scheduled on an as-needed basis. Access the website for more details at [www.northbriarcliffcivicassociation.org](http://www.northbriarcliffcivicassociation.org)

**WHY?** There are many reasons to join your civic association. It's a wonderful way to meet other people in your community. It gives you a voice to speak out on your individual neighborhood concerns. And you'll learn about the involvement between your County officials and your Civic Association. You can make a difference. And this year, all members will receive a very useful Thank You gift!

### -- NBCA Board, 2010-11 --

- Beth Nathan** ..... 404-315-7440  
*president@northbriarcliff.org*  
*parks@northbriarcliff.org*  
*tabasco@northbriarcliff.org*  
*editor@northbriarcliff.org*
- Jon Gordon** ..... 404-235-0566  
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- Donald Vick** ..... 404-636-7600  
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- Laura Bulbin** ..... 770-939-4636  
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- Ralph Carl** ..... 770-723-1024  
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- Larry Foster** ..... 678-637-9227  
*pdk@northbriarcliff.org*
- Michael Gross** ..... 404-636-7887  
*nwatch@northbriarcliff.org*
- Randy Hollingsworth** ..... 404-228-0868
- Kyle Johnson** ..... 404-806-0931  
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- Donna McPherson** ..... 678-778-2832  
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*involvement@northbriarcliff.org*
- Betty Phillips** ..... 404-634-6498  
<zoning>  
<newsletter distribution>

### -- Board Meetings --

1<sup>st</sup> Wednesdays, 7:30 pm.  
Shallowford Presbyterian Church  
Open to all NBCA members  
Verify meeting details with president.



### -- Off Board --

- June Buechner** .....  
*gardens@northbriarcliff.org*
- Linda Dahlke** .....  
*database@northbriarcliff.org*
- Bob Keaton** .....  
*creek@northbriarcliff.org*
- Billie Sherrod** .....  
*interchange@northbriarcliff.org*

Subscribe to listservs (**Watch & General**) at  
[www.northbriarcliff.org/Comm/Listjoin.htm](http://www.northbriarcliff.org/Comm/Listjoin.htm)

Send Neighborhood Watch items to  
[nwatch@northbriarcliff.org](mailto:nwatch@northbriarcliff.org)

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## NBCA ACCOMPLISHMENTS 2010

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- Continued to organize a committed and robust Neighborhood Watch program. Sponsored Neighborhood Watch Block Captain's meeting, Neighborhood Night Out, and Police Holiday Meals for both North and Center precincts.
- Shared all neighborhood info through email list-serve, website and in our quarterly printed newsletter.
- Renewed commitment for the I-85 interchange project. Organized monthly maintenance workdays. Working on full re-design due to major damage during construction.
- Continued advocacy for the Mary Scott Nature Park development. Established a Friends of MSNP YahooGroup to discuss current issues and future plans.
- Organized and co-hosted three Re-Envisioning Shallowford meetings at St. Pius X (May 22, June 19, June 29). Drafted goals for future redevelopment. Next step: County is applying for LCI grant to study possibility of CID along I-85. See article later in this newsletter.
- Closely watched the PDK Airport Layout Plan and its potential impact on our neighborhoods.
- Attended public meetings about code enforcement changes and published the information collected. Assisted residents in how to get help with various code enforcement problems.
- Organized and publicized Garden Tours for neighbors to visit other neighbors' yards in order to appreciate their handiwork and to meet each other.
- Planned and held Annual Meeting featuring speaker from the Tax Appraiser's Department.
- Met with Watershed Management about North Fork Peachtree Creek issues on both sides of Shallowford, urging stream bank improvements and better neighborhood communication. Assisted homeowners in contacting Drainage Department and in resolving situation.
- Participating in development of a multi-neighborhood Run/Walk/Bike/Skate event.
- Followed reports of wildlife in the neighborhood with fox and coyote sightings becoming more common.
- Working to restore the Blake's Mill Historical Sign.
- Delivered constant updates and improvements to our website (NorthBriarcliff.org).
- Worked to correct confusing signage at I-85 Exit 93 north and the resulting wrongly issued tickets.
- Carefully watched the zoning developments all around, including the Doraville GM property.

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### *Letters to the Editor*

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#### **A WORD OF THANKS TO THE BOARD**

As a new member of the Board of Directors, I would like to convey my thoughts, my main objective being to inform the recipients of this newsletter that you have a dedicated and conscientious Board of Directors, who contribute a lot of time, effort, and expertise in their respective roles. There are several areas and projects with which the Board promotes and maintains high standards for the benefit of this neighborhood – beautification projects, re-envisioning, signage, historical signs and markers, traffic lights and nature parks – to mention a few. All of these require good judgment and willingness to effectively call on the appropriate authorities and people for help to affect desired results for the benefit of the community. All the issues and matters that are handled by the Board are done at no expense to the Association; no one is paid a salary. They are simply reimbursed for expenditures of goods purchased and/or services rendered.

*-Don Vick*

#### **FROM STATE REPRESENTATIVE SCOTT HOLCOMB**

*As I begin my first session as your Representative in the Georgia General Assembly, I want to thank you for allowing me to serve our community. Georgia is facing very difficult issues, including a severe budget shortfall, an imminent water crisis, and severe transportation problems. You have shared with me*

*your concerns about our schools, public safety, Georgia's economy, and many other issues. My hope is to take your views to the Capitol and work hard on solutions.*

*I would like you to contact me at any time to share your thoughts. My email address is scottholcomb82@gmail.com. My home address is 2306 Briarcliff Commons, Atlanta 30345. My cell phone number is 404-387-0373. As of this writing, I do not yet know my office at the Capitol or my phone number there, but it will be on my website as soon as the session begins on January 10<sup>th</sup>. My website address is www.votescottholcomb.com.*

*I will be regularly sending out a district newsletter via email. I'll keep you abreast of the legislative session, as well as events in the district. Please subscribe by sending me an email. You can help me by letting me know about activities in the community that would be good to share district-wide. Also, if your community group is planning a meeting or other gathering that I may attend, please let me know.*

*If I haven't already had the opportunity to meet you, I hope to have that opportunity soon. We are fortunate to have a great community in which to live, and I hope to do my part to make it even better.*

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## REGULAR GOVERNMENTAL MEETINGS and SERVICE by NBCA Board/Volunteers

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**DeKalb Community Council, District 2.** The first group to review all the types of zoning changes that may impact our neighborhood, receiving a list of accepted applications and proposed amendments from the DeKalb Planning Department which conducts the Community Council meetings. Recommendations made by Community Council are then included in the information packet of each application as it proceeds on to the Planning Commission and finally to the DeKalb County Board of Commissioners. *Member: Betty Phillips, appointed by Comm. Rader. 3<sup>rd</sup> Wednesdays, even# months, 6:30 pm, location in flux.*

**DeKalb County Planning Commission.** 1<sup>st</sup> Tuesdays, odd# months, Maloof Auditorium (Decatur), 6:30 pm. *NBCA attendee: Betty Phillips (when needed)*

**DeKalb Board of Commissioners.** The legislative branch of the DeKalb County government is comprised of seven part-time commissioners, all elected to a four-year term. There are seven commissioners, one for each district. The first five districts are individual districts while the sixth and seventh districts are super districts, each citizen being represented by 2 commissioners. *http://www.co.dekalb.ga.us/boc/ NBCA attendee: Betty Phillips (when needed); regular watcher via cable.* All meetings at Maloof Auditorium (Decatur). Regular meetings: 2<sup>nd</sup> & 4<sup>th</sup> Tuesdays, 9:00 am, simulcast on Comcast cable TV. Zoning meetings: 4<sup>th</sup> Tuesdays, 6 pm.

**DeKalb Parks/Rec Citizens Advisory Board.** 11-member board providing advice on the types of activities, necessary facilities, general direction, and provision of leisure services. *http://www.co.dekalb.ga.us/parks/pr-citizens-advisory-board.html. Member: Beth Nathan, appointed by CEO Ellis. 4<sup>th</sup> Tuesdays, Maloof Building (Decatur) 3<sup>rd</sup> floor conference room, 6:00 pm, with the exception of quarterly community meetings held at park system facilities.*

**DeKalb Parks Bond & Greenspace Advisory Council.** Provides advice regarding selection of bond projects and reviews bond expenditures in an advisory capacity. Advises CEO and Commissioners on bond administration recommendations. Monitors implementation of the bond program. Oversight of bond expenditures. Communicate the progress of the bond program with appointing authorities and with the public. *http://web.co.dekalb.ga.us/greenspace/citizensInfo.html. Member: Beth Nathan, appointed by Comm. Rader. 2<sup>nd</sup> Wednesdays, even# months, 5:30 pm, Clark Harrison Building, 330 W. Ponce de Leon Ave, Decatur.*

**DeKalb Peachtree Airport Advisory Board.** Representatives appointed by the County Commissioners review issues at PDK Airport and the Airport's monthly Noise Report, and there is an opportunity for individuals to present their concerns. *NBCA attendee: Larry Foster. 2<sup>nd</sup> Mondays, 7:00 pm, Airport Administration Building, 2<sup>nd</sup> Floor/Room 227, DeKalb Peachtree Airport*

**Emory-LaVista Parent Council.** *http://www.emory-lavista.org. 3<sup>rd</sup> Wednesdays, monthly, 9 am, rotating among the schools in the two clusters. January 19<sup>th</sup> meeting at Hawthorne Elementary will focus on a state legislative update.*

**DeKalb County Elections.** *http://web.co.dekalb.ga.us/Voter/default.html. To become a poll worker, talk to your local poll manager and/or file an application form available at http://web.co.dekalb.ga.us/Voter/applicationForms.html. NBCA workers: Billie Sherrod (area manager), June Buechner (poll manager), and several others in lesser roles.*

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## SCHOOLS: FUNDRAISER TO EXTEND NORTHLAKE RENOVATION

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Lakeside High School's long awaited renovations have begun. The Valhalla Project (TVP) intends to expand on the DeKalb County School System's work to complete a Dream Renovation. The financial goal: raise an additional 1.5 million dollars. Created by committed parents and community members, TVP will take advantage of on-site builders to further upgrade the facilities not included in the current renovation, such as an artificial turf practice field with bleachers and lighting, a covered multi-sport court for P.E. classes, volleyball, basketball and tennis, a concession stand, cafeteria patio for extra seating, additional lighting and equipment for auditorium, and a Spirit Wall to recognize student achievements and school sponsors. See [www.thevalhallaproject.org](http://www.thevalhallaproject.org) OR <http://www.facebook.com/pages/The-Valhalla-Project/154158804630741>

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## RUN / BIKE / WALK / SKATE ... March 26 ... to benefit local parks

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The multi-neighborhood Run/Bike/Walk/Skate event postponed from last October is definitely on ... for March 26, 2011. Sponsored by CAN (Civic Association Network), this event will benefit a set of local parks including Clyde Shepherd Preserve, Kittredge Park, Carey Hansard Park, and Mary Scott Nature Park. Funds will be managed by Park Pride. At the time of writing, the event was going to begin/end at Oak Grove Methodist Church, with the longest event(s) circulating through the North Briarcliff area. More details will be published when available at <http://www.northbriarcliff.org>, and in the NBCA eMail "News List".

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## NEIGHBORHOOD WATCH

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### KURTHS RECOGNIZED AS DEKALB PUBLIC SAFETY CHAMPIONS.



You may have seen Joan and Arnold Kurth riding on your street, with the 'VIP' signs on their SUV and their yellow vests, keeping an eye out for crime. You may have even waved at them. The retired couple has been the active Volunteers In Patrol (VIP) for the NBCA area served by the North Police Precinct since March 2009. The VIPs are an adjunct to NBCA's Neighborhood Watch, and work directly with the police.

As a result of their commitment, they were awarded a *DeKalb Public Safety Champion Award* in December. The awards are given to police officers, and community members and organizations that have had a positive impact on public safety. The annual awards are co-sponsored by the DeKalb Police Alliance and The Champion newspaper.

The Kurths ride through the area once a week, frequently more, and inform Neighborhood Watch about pending issues. They spot potential problems, and often go out of their way to help individual neighbors sort through concerns related to safety and security. They also are highly visible at neighborhood social functions, constantly promoting the importance of Neighborhood Watch. Their interest in Neighborhood Watch and the VIP program started back in mid-2008. After several training courses, fingerprinting, background checks, drivers' history checks, inspection of their vehicles and ride-along's with officers, they finally received their credentials in March 2009.

**NORTH PRECINCT THANK-YOU LUNCHEON.** Thanks to Sherry Treco-Jones and Gayle Yeager for organizing a luncheon at DeKalb's North Precinct police station on Friday, December 17th! Board members Don Vick, Michael Gross and Donna McPherson along with NW VIPs Joan and Arnold Kurth and Jones and Yeager were able to thank the command and the officers at the precinct for their service to our area. NBCA was one of 20 neighborhood watch groups (out of the North Precinct's 125) to deliver sandwiches, chips, sides and an array of fantastic desserts home-baked by a cadre of volunteers who wanted to show their support. Thanks to all neighbors who participated, and thanks to our police who work to keep our area safe and secure throughout the year.



**NORTH PRECINCT – NEW LOCATION.** North Precinct will be breaking ground in early 2011 on a new precinct building near PDK Airport off of Clairmont Road between Bragg Street and Young Street. The building will back up to the airport property. The building will be facing Clairmont Road. The current location will continue to operate as a 2nd precinct within North Precinct.

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## SHALLOWFORD NEIGHBORHOOD CENTER

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**INTERCHANGE GARDENS.** Regular workdays, for cleanup and/or planting, at the Shallowford I-85 interchange will continue, weather-permitting, on the third Saturday of every month, starting at 8:30 am.

Contact [interchange@northbriarcliff.org](mailto:interchange@northbriarcliff.org) for more info.



**C.I.D. ALONG DEKALB'S STRETCH OF I-85 ?** Following on the heels of TABASCO's (DECA+NBCA) interest in developing a plan for the future redevelopment of the I-85/Shallowford commercial area (our Neighborhood Activity Center), DeKalb County is writing an LCI (Livable Centers Initiative) grant application for our area. The proposed study would look at the feasibility of creating a Community Improvement District (CID) along I-85 in DeKalb County, covering multiple interchanges. The application will be

submitted in December, the county will know sometime during the winter whether it has received this grant.

A Community Improvement District (CID) is a defined area within which businesses pay an additional tax or fee in order to fund improvements within the district's boundaries. CIDs provide services, such as cleaning streets, providing security, making capital improvements, and marketing the area. The services provided by CIDs are supplemental to those already provided by the local government.

A local CID's geographic area would likely include residential areas, particularly apartment complexes, but only the Business Entities would be taxed. Management of the CID would fall to the Business Entities but there would be avenues for Residential input. The formation of a CID involves a fairly high threshold of businesses agreeing to tax themselves, a tax which can be written off as a business expense.

The purpose of the LCI application would be to request funds that will be used to:

- Determine the feasibility of a Community Improvement District
- Determine the optimal boundaries
- Examine the potential budget and expenditures
- Determine the priority improvements desired by stakeholders in the Corridor
- Clarify the need for sub-area land-use and transportation plans that complement the study area and the mega-corridor
- Develop a set of potential and acceptable uses for CID expenditures
- Propose a governing structure for managing a CID that meets the needs of the stakeholders
- Propose an implementation strategy and plan

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## GARDEN TOURS -- continuing in 2011

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NBCA continues its support for a series of Open Garden events, scheduled whenever a gardener expects her/his garden to be at its best, typically 10am to 3pm on a Saturday but flexible. Respond to [gardens@northbriarcliff.org](mailto:gardens@northbriarcliff.org) (June) with your address, a likely date and a brief description of your garden. The gardens are only advertised within our community and not to the general public. Look for notices on the NBCA General News email list and NBCA yard signs on the day of the event.

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## NORTHBRIARCLIFF.ORG

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The NBCA website, [www.northbriarcliff.org](http://www.northbriarcliff.org) is continually changing and expanding. Recent changes include:

- Weekly updates from Georgia D.O.T. about the I-85 HOT lane project progress
- Expanded Neighborhood Watch section
- Flow chart of the DeKalb Board of Assessors Appeal Process
- "Saving Water in Your Landscape" from the Georgia Urban Agriculture Council. *Note: Water bills are increasing.*
- "Welcome to Hawthorne, Voters" ... handed out at Hawthorne Elementary on November Election Day.
- Improved Mary Scott Nature Park section coming this winter.

As always, you can also find there: links to elected officials (some to be updated after inaugurations when new offices are assigned) and area organizations, back issues of the newsletter, NBCA leadership list, sign-ups for General News and Neighborhood Watch email announcement lists, info about ongoing projects, generally useful information, and announcements of upcoming events.

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## NOISE ORDINANCE REVISED

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A largely rewritten ordinance pertaining to noise has been approved by the Commissioners to make it easier for officers to respond to complaints about excessive noise. Citations make the violator subject to fines and other penalties. See Code of Ordinance, Chapter 16, Article VII, Sections 16-301 to 16-310.

In RESIDENTIAL areas, the standard is now audible sound. Previously only 23 code enforcement officers with noise meters could write tickets for violations. Now any police officer can write a noise citation in a residential area using just his own equipment, his ears.

- At night (11:00 pm to 7:00 am), it is unlawful for any person to create sounds which are plainly audible within the interior of someone else's sealed dwelling, including noise emanating from the common areas in multi-family dwellings.
- In the daytime, there are restrictions on the vocalizations of pets and non-domesticated animals, landscaping power tools (all require a muffler; on weekends their noise is illegal before 9:00 am), construction and demolition activity, and testing of burglar and fire alarms.
- There are 16 exclusions including various emergencies, several types of alarms, railroads, motor vehicles on public rights-of-way, things under federal jurisdiction, etc.

In COMMERCIAL (bar, restaurant, etc), INDUSTRIAL areas and MIXED-USE DEVELOPMENT areas, reported violations still require sound measurement by meter and citations can only be issued by trained officers.

*Sound includes but is not limited to: (1) mechanical sound-making devices such as radios, stereos, boom boxes, television, musical instruments, horns, whistles, bells, chimes or carillons, phonographs, sound amplifiers or other machines or devices for the producing, reproducing or amplifying of sound; (2) human-produced sounds such as yelling, shouting, hooting, whistling, singing, speaking or arguing; (3) commercial advertising sounds; (4) party noise; (5) sound coming from motorized landscape maintenance devices such as lawn mowers, weed-whackers, leaf blowers, and chain saws; (6) animal vocalizations from pets or non-domesticated animals; (7) testing of burglar, fire or car alarms; and (8) sound coming from construction and demolition activities such as hammering, nailing, drilling, sawing, and paving.*

*Bass reverberations constitute sound.*



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## PDK AIRPORT LAYOUT PLAN CONTROVERSY

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A proposed new PDK Airport Layout Plan (ALP) has repeatedly come before the DeKalb Board of

Commissioners since March 2010. The PDK Airport Administration has stated that the proposed ALP merely "describes" the state of PDK Airport at this time and that it is not a projection for future PDK development and expansion.

Yet two crucial changes that support further PDK Airport expansion have been unobtrusively added to the proposed 200-page Layout Plan. The first indicates that the weight-bearing capacity of PDK's main runway is engineered to 75,000 lbs., rather than the 66,000 lbs. that previous ALP's have shown. The second selects a "target aircraft" for future planning at PDK that weighs more than the 66,000 lbs. to which the main runway is actually engineered.

Open DeKalb Inc. has secured a thorough engineering assessment of the proposed change by a professional structural engineer who designs airport runways. He indicates that there is no engineering basis to justify a change in the designated weight-bearing capacity of PDK's main runway and that to say that the runway is engineered to a 75,000 lb. capacity would be "fraudulent." Likewise, to use a "target aircraft" that exceeds the engineered capacity of the main runway would be similarly inappropriate.

Based upon detailed evidence presented by Open DeKalb to informed and concerned Commissioners such as Jeff Rader, Elaine Boyer, and Connie Stokes--and upon an extraordinary outpouring of e-mails and calls made by concerned citizens to their Commissioners--a final vote on the PDK Airport Layout Plan has now been postponed nine times. The issue is next due to come before the Commissioners at their meeting on January 25, 2011.

Open DeKalb is continuing to provide the Commissioners with additional information to help them make their best-informed decision on the two crucial points at issue in this document, namely, (1) the engineered weight of the main PDK runway and (2) the "target aircraft" upon which future PDK planning is to be conducted. For more information about this issue and why it is important, please contact [pdk@northbriarcliff.org](mailto:pdk@northbriarcliff.org).

*Larry Foster, Board Member, Open DeKalb Inc.*

**From <http://web.co.dekalb.ga.us/PropertyAppraisal/index.html> ...**

*Operating under the Georgia Revenue Codes, the Board of Tax Assessors is responsible for the appraisal and assessment of all Residential, Commercial, and Personal Property in DeKalb County. Property is appraised at 100% of its fair market value and assessed at 40% of that value. The Board of Tax Assessors is a five member body of appointed citizens of DeKalb County, serving on a part time basis, who meet every other Thursday at 9:00 a.m. unless otherwise posted. They are appointed for staggered terms of four, five, or six years by the DeKalb County Board of Commissioners and operate autonomously. A Chairman, Vice Chairman, and Secretary are elected on an annual basis. The Board of Tax Assessors hires a Chief Appraiser to administer the functions of the Property Appraisal Department.*

**CALVIN C. HICKS, Jr.** CAE, GCA is the **CHIEF APPRAISER** for the DeKalb County Board of Assessors, whose mission is to prepare a fair and equitable real and personal property tax digest annually. The tax digest is the value of all real and personal property in the county. Properties are assessed at 40% of fair market value. He was appointed Chief Appraiser by the Board of Assessors in November, 2009.

As Chief Appraiser, Mr. Hicks reports to the **BOARD OF ASSESSORS**, a five- person board appointed by the governing authority. The current BOA consists of Vivian R. Ingersoll (Chair), James D. Vernor (Vice-Chair), Robert A. Burroughs, John W. Lawson. Charlene Fang, Calvin C. Hicks, Jr. (Secretary).

Calvin Hicks spoke to the **North Briarcliff Civic Assn Annual Meeting** on November 8, 2010, his presentation lasting about 40 minutes with another 40 minutes of Q&A following. He also provided the audience with a number of handouts. Some important highlights follow.

All assessments are based on January 1 value, despite what may happen during the year. Assessments are raised or lowered in neighborhoods with sufficient real estate sales (around 3% of specially designated “neighborhoods” specific to the tax assessment process) when the values appear to be rising or falling. In the past, assessments were sent out only to those homes who proposed assessed value was being changed. And only those receiving re-assessment notices were eligible to file an appeal. DeKalb had been mailing around 50,000 notices each year, to a pool of around 235,000 homes. Last year, the legislature passed SB346 which changes many of the legal requirements for appraisal/assessments AND requires that assessments be sent to all property owners annually, regardless of whether their assessment stayed the same or changed, and requires that homeowners statewide receive the same form. The good part ... every homeowner will have the ability to appeal starting in 2011. The not so good part .... SB346 also requires that the assessing authority provide the homeowner with an estimate of what their taxes will be without taking exemptions (homestead, elderly, disability, etc) into account. Since most of us do have an exemption of some kind, this means that we are likely to be shocked by the estimates we receive with these new assessment statements. They may appear a couple thousand dollars higher than the actual tax bill we will later receive. Another problem is that the estimates will have to be based on the prior year’s millage rates, which may or may not be correct at the time the tax bills are issued. Mr. Hicks said that his department was looking for a way to offset the expected shock of the Estimates by adding additional exemption information to the mailing.

Next gotcha ... since everyone will be able to appeal, the workload for the department could rise exponentially. The department stands about 20 people short of the ideal number of employees for dealing with this workload. So, don’t be surprised if appeals move slowly. However, the period in which to file an appeal will be lengthened to 45 days from the assessment notice date, as of 2011, and there will be three options for appeal: Board of Equalization, Hearing Officer or Binding Arbitration. The first two cost the taxpayer nothing unless he/she hires an agent, but if the property owner appeals, that goes to Superior Court for a jury trial which will have associated costs. Binding Arbitration requires the homeowner to purchase a certified Appraisal prepared by a qualified appraiser and must pay a Filing Fee. The Arbitrator can decide either for the Board of Assessors valuation or the newly appraised valuation and the losing side must pay the cost of the arbitrator. An Appeals Process summary sheet will be posted to the NBCA website.

The audience asked many questions, often relating to specific experiences with the Appeals process. Mr. Hicks offered to review the notes on a couple of appeals cases. We learned that in neighborhoods with “mature” houses and “mini-mansions”, those two types of housing were kept in separate pools.

North Briarcliff Civic Association  
 2566 Shallowford Road, Ste 104, PMB 132  
 Atlanta, GA 30345-1200

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Winter 2011

*If your mailing label is incorrect, please notify [database@northbriarcliff.org](mailto:database@northbriarcliff.org). The "or current resident" designation on the second address line is necessary to insure proper delivery of all newsletters.*

*Signed articles in the newsletter do not necessarily reflect the views of the North Briarcliff Civic Association.*

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## Community Calendar



1 <sup>st</sup> Wednesdays	NBCA Board Meeting, 7:30 pm, Shallowford Presbyterian
3 <sup>rd</sup> Saturdays	Interchange Workday, 8:30 am, Shallowford @ I-85
Wed, Jan 18	Likely date of CAN-hosted meet-n-greet with CEO Ellis.
Sun, Jan 23	Open House. Immaculate Heart of Mary School, 2855 Briarcliff Road, for prospective K-8 students and their parents, 3 - 5 pm (principal's presentation 3:15 pm). More info: <a href="http://www.ihmschool.org">www.ihmschool.org</a> or Julie Tooher, Admissions Director, 404-636-4488
Sat, March 26	CAN Run/Walk/Bike/Skate to benefit local parks.

*If there's a neighborhood issue that has you concerned, e.g. traffic, sidewalks, litter, etc, please contact the NBCA board. Let's work together!*