



St Ives

HOMEOWNERS ASSOCIATION

THE ST IVES MONTHLY COMMUNITY NEWS MAGAZINE | NOVEMBER 2025

ADVERTISE IN LOCAL COMMUNITY NEWSLETTERS!
(770) 623-6220 | info@frontporchatlanta.com

THE TERRI *Hayes* TEAM

**St Ives
#1
Real
Estate
Team**

**Selling
in
St Ives
since
1995**

LAURA REICH
ASSOCIATE BROKER

TERRI HAYES
BROKER/OWNER

770-374-7900



**We have a List of Buyers who Want and are
Ready to Move to St Ives NOW! Please Call Us to
Sell your Home Quickly for Top Dollar!**



5 STAR CLIENT REVIEWS



IN THIS ISSUE

- 4 THE PRESIDENT'S LETTER
- 5 ST IVES COUNTRY CLUB
- 6 FROM THE BOARD
- 8 MEETING MINUTES
- 10 DON'T FORGET TO VOTE!
- 12 AROUND JOHNS CREEK
- 14 FUN & GAMES
- 17 FAQ
- 20 IN THE NEWS



**RED OAK SANITATION
HANDLES GARBAGE
REMOVAL IN ST IVES.**

Please save this phone number
to reach the DIRECT
JOHNS CREEK 911 OPERATOR
from St Ives on your cell phone:
404-843-6670



HOA BOARD OF DIRECTORS

LARRY BUSSE, PRESIDENT

busse@gwu.edu | 202.669.2566

CHRIS ALBRECHT, VICE PRESIDENT & INFRASTRUCTURE

calbrecht@doubleaproducts.net | 678.665.6844

TERI HERNANDEZ, TREASURER

Hernandezteri@me.com | 404.663.0635

JENNIFER SOBOCINSKI, SECRETARY & INTERNAL AFFAIRS

jensobohoa@gmail.com | 404.271.6887

JIM CICHANSKI, LEGAL & COMPLIANCE

jcichanski@flexhr.com | 404.966.0690

BILL WHITE, LANDSCAPING

wtwincs@gmail.com | 678.910.9460

HEATHER WILLIAMS, ARCHITECTURAL STANDARDS

williamsth@comcast.net | 615.310.8466

KAREN ANGEL, EXTERNAL AFFAIRS

Karencangel@gmail.com | 615-335-5362

TODD SCHLESINGER, SECURITY

todd_schlesinger@yahoo.com | (404) 915-5457

NEWS MAGAZINE CONTACT

stivesnewsletter@stivescc.org

PROPERTY MANAGEMENT

PRISCILLA MARYLERE | PROPERTY MANAGER

priscilla@stivescc.org | 770.497.0482 x402

HAGGAI SIKALUMBI | ASST. PROPERTY MANAGER

haggai@stivescc.org | 770.497.0482 x403

SECURITY GATES

RICHARD CALLISTE | DIRECTOR OF SECURITY

richard@stivescc.org | 770.497.0482 x406



FrontPorch
ATLANTA

CONTACT US TODAY

770-623-6220

info@frontporchatlanta.com

St Ives Monthly Community News Magazine is a publication of Front Porch Atlanta. Subject matter published is the opinion of the author and does not necessarily reflect the opinion of the publisher of this newsletter. Professional advice should be obtained before making any decision in which a professional is readily available. Advertisers assume responsibility for the content of the ads placed in this publication. Material published may not be reproduced without the written permission of Front Porch Atlanta.

The contents of this newsletter are provided for the members of the **St Ives** neighborhood as a courtesy only. No representations are made as to information presented, the quality of the goods or services advertised, or the veracity of the statements relating to the goods and services. The printing of opinions, information or advertisements does not constitute an endorsement by the neighborhood of such opinions, information, goods or services.

FROM THE BOARD

THE PRESIDENT'S LETTER

Dear Neighbors,

As the season of Thanksgiving arrives, I want to pause and express my gratitude for the wonderful neighbors and sense of community that make St Ives such a special place to call home. For all of our differences in background and perspective, we share a common goal—to live in a safe, beautiful, and welcoming neighborhood where kindness and respect are part of daily life. This time of year reminds me how fortunate we are to live among neighbors who care deeply about one another and the place we share. I am truly thankful for each of you and for the spirit of cooperation that continues to define St Ives.

In that same spirit of collaboration, I'm pleased to share news of our new **cooperative agreement with the St Ives Country Club**. This partnership represents an important step forward in strengthening our relationship with the club. Together, we'll be focusing on areas of mutual interest—such as community aesthetics and infrastructure maintenance. I am hopeful that this new cooperation will lead to even stronger ties into areas such as event coordination and managing traffic around the clubhouse gates. The tone of mutual respect and open communication that guided this agreement truly reflects what makes St Ives work at its best.

Hand in hand with those efforts to strengthen relationships beyond our neighborhood gates, we're also working to improve the experience of those entering them. Our **long-term visitor access pilot program** is designed to make entry smoother for caregivers, extended family members, and others who visit frequently—while maintaining the strong security standards that help keep our neighborhood safe. The pilot will begin with a limited number of homes as we test and refine the system, with plans for broader implementation in the near future. Please reach out to our property manager or any of the board members to learn more.

Of course, partnerships also extend to the professionals who help manage the daily needs of our community. We're delighted to welcome **Priscilla Marlyere** and

her team from **PMI** as our new property management company. After an extensive search process, PMI stood out for their professionalism, responsiveness, and deep experience working with communities like ours. We're confident that their expertise will help guide St Ives through the next phase of our continued growth and improvement. Priscilla has already gotten off to a quick start, identifying potential cost savings, maintenance issues in need of attention, and processes within the management office that need adjustment.

And as we enter the heart of the holiday season, I want to draw attention to an important annual tradition—our **Holiday Guard Fund**. Contributions to this fund are a meaningful way to thank the dedicated men and women who help keep our gates secure and our neighborhood safe year-round. Your donations represent more than just appreciation; they symbolize the mutual commitment between homeowners and our security team to maintaining the peace and safety we all value. Every contribution, large or small, makes a difference and helps show our guards how much they are valued by this community. We present each guard with a holiday bonus drawn directly from this fund at our guard luncheon in early December.

Finally, as we look ahead to a new year, I encourage all residents to consider becoming more involved in shaping the future of St Ives. Our upcoming board elections are a perfect opportunity to do just that. Serving on the board is a rewarding way to give back, to contribute ideas, and to help continue the spirit of stewardship that keeps our neighborhood thriving. I hope you'll consider stepping forward and joining in that effort. Please reach out our property management team or any of the current board members to learn more.

Wishing each of you and your families a warm, safe, and joyful Thanksgiving season.

Warm regards,

Larry Busse | President, St Ives HOA

St Ives Country Club

EVENTS & CATERING

Elegant Space.
Exceptional Service.



Holiday Parties
Business Meetings
Baby Showers
Weddings & Receptions
Wedding Showers
Bar Mitzvahs & Bat Mitzvahs
Graduation Parties
Birthday Celebrations
Company Banquets
and much more...

*Host Your Next
Event With Us!*

BOB COOPER
CATERING DIRECTOR
BCOOPER@STIVESCOUNTRYCLUB.ORG
770.623.1239 X1107

NO OUTSIDE FOOD AND BEVERAGE ALLOWED.
ROOM MINIMUMS WILL APPLY.



FROM THE BOARD

EXTERNAL AFFAIRS

PUBLIC MEETING: MEDLOCK BRIDGE & STATE BRIDGE ROAD IMPROVEMENTS UPDATE

A public meeting was held on October 2, 2025, at 6 p.m. at Johns Creek City Hall to share updates on the Medlock Bridge and State Bridge Road Improvements Project. If approved, the project will add a third left-turn lane on Southbound Medlock Bridge, a third northbound through lane, and a right-turn lane. These improvements aim to reduce congestion, improve traffic flow, and enhance walkability.

MEDLOCK CORNERS CONSTRUCTION UPDATE

- Construction is active at **Medlock Corners Shopping Center**. The northeast corner of Medlock & State Bridge.
- A **new coffee shop** is being built in the parking lot, across from Hobby Lobby.
- The **former bank building** has been approved for a new **Whataburger** restaurant.
- Site upgrades will also **include improved traffic flow, sidewalks, and a new seating area with benches** to enhance walkability.

PLANNED PEDESTRIAN TRAIL AND TRAFFIC IMPROVEMENTS ON NESBIT FERRY ROAD

City staff have recommended authorizing \$200,000 for engineering design of a new pedestrian trail along the east (Johns Creek) side of Nesbit Ferry Road. Currently, Nesbit Ferry Road (between Holcomb Bridge Road and Old Alabama Road) lacks consistent sidewalks or pedestrian pathways. This proposed trail would significantly improve safety and connectivity for residents walking, jogging, or biking along this busy corridor. The project is being developed in partnership with the city of Roswell.

BARNWELL ROAD IMPROVEMENTS MOVING FORWARD

The City of Johns Creek has approved construction for the Barnwell Road Corridor. Improvements, including upgrades at the Niblick Drive intersection and a new multi-use trail from Niblick Drive to North Peak Drive. The project, totaling \$8.9 million, won't require new local taxes. These enhancements will add a shared-use path for walkers and cyclists, improve traffic flow and safety, and upgrade drainage and utility lines. Construction is expected to begin after final permitting, and residents may see temporary lane closures during work.

FROM THE BOARD

INFRASTRUCTURE

INFRASTRUCTURE AND THE BUDGET: INVESTING IN OUR COMMUNITY'S FOUNDATION

As budget season arrives, one of the most important discussions for our HOA centers on infrastructure — the physical systems that keep our community running smoothly. Roads, sidewalks, drainage, lighting, and other shared assets may not always grab attention, but they represent some of our largest and most vital long-term investments.

Every year, the Board reviews our infrastructure needs to determine what maintenance or replacement projects should be prioritized. These decisions are guided by regular inspections, professional assessments, and reserve studies that estimate the remaining life and replacement cost of major assets. The goal is to balance today's expenses with tomorrow's needs — maintaining

our community's appearance and safety while keeping assessments stable and predictable.

Preventive maintenance is key to controlling costs. A modest investment in road sealing, stormwater upkeep, or drainage clearing today can prevent far more expensive repairs later. That's why you'll see infrastructure planning built into both the operating budget and the reserve fund.

As you review this year's proposed budget, remember that infrastructure isn't just about concrete, pipes, and pavement — it's about protecting property values, ensuring safety, and sustaining the quality of life we all enjoy. A well-maintained community reflects thoughtful financial stewardship and shared commitment from every homeowner.

FROM THE BOARD

OFFICER HIGHLIGHTS



HAJI DOYAH

We are proud to recognize Haji Doyah for his 3+ years of dedicated service with the Security Department at St Ives HOA.



SHANA DAVIS

We are proud to recognize Shana Davis for her 2+ years of dedicated service with the Security Department at St Ives HOA.



WILLIAM BROWN

We are proud to recognize William Brown for his 3+ years of dedicated service with the Security Department at St Ives HOA.



ROXSELL SAYLES

We are proud to recognize Roxsell Sayles for her 1 year of dedicated service with the Security Department at St Ives HOA.



ISAAC LEE

We are proud to recognize Isaac Lee for his one year of dedicated service with the Security Department at St Ives HOA. During his time with us, Isaac served as a Patrol Officer, consistently demonstrating reliability, professionalism, and commitment to the safety of our community. Although Isaac has moved forward into a new venture, he has chosen to remain part of the St Ives team as a Reserve Officer, continuing to step in when needed to cover open shifts and ensure the community remains secure. We sincerely appreciate his ongoing support and service.



ROCKELL SAYLES

We are proud to recognize Rockell Sayles for her 1 year of dedicated service with the Security Department at St Ives HOA.

FROM THE BOARD

BOARD MEETING AGENDA - TUESDAY, OCTOBER 14, 2025 5:00P

Agenda: HOA Monthly GENERAL MEETING

Board Attendees: Jim Cichanski, Chris Albrecht, Larry Busse, Jennifer Sobocinski, Todd Schlesinger, Teri Hernandez, Bill White, Karen Angel (absent: Heather)

Guests: Priscilla Marlyere, Haggai Sikalumbi

President, Larry Busse

- Call the meeting to Order at 5:00
- September meeting minutes were approved via email
- Recent issues/updates:
 - ▷ Kent introduced himself & PMI
 - ▷ Priscilla, new property manager introduced herself
 - ▷ Cooperative agreement – signed and executed with the Country Club
 - ▷ Long-term visitor policy – approved and pilot underway
 - ▷ Trunk or treat planning – October 26 in the community park
 - ▷ Trick or treat (Ascott Valley) planning – Priscilla will finalize memo to go out to the community; traffic to Ascot Valley will be closed; extra guards have been approved
 - Need to have pre-planning for 2026 for new plan

Treasurer, Teri Hernandez

- September Financial Statement Review
 - 1) Comments
 - 2) Receivables
 - 3) Citation/Decal Receivables
 - a) PMI will create a process to follow up on old citations & decal receivables
 - b) Motion to focus on 2025 contractor citations & collect all homeowner citations and decals – **motion passed unanimously**
 - c) No access decals will be issued without payments being received by the HOA
- Projected Cash flow through the end of the year
- Budget process 2026 – working with PMI
 - ▷ Motion to raise dues by 10% for 2026, increasing to annual dues to \$2926. **Motion passed and unanimously approved**
- Cooperative Agreement Bank account – will be a joint account
- Guard Fund donations
 - ▷ Haggai has the memo & Todd will review to get out this month
- GDOT Settlement Update
 - ▷ Everything is settled except one parcel of land

Landscaping, Bill White

- Park maintenance/ remove large row of shrubs/ creek clean-up
- Pod inspections, violations

Security, Todd Schlesinger

- Visitor Gate License Plate Readers at the front and back gates:
 - ▷ Allow visitors on the permanent list to come into the neighborhood without having to show their drivers licenses, after their license plate and driver's license are scanned. Next time they pull up to the visitor gate, the gate will automatically open when the license plate is scanned. LPRs are not currently being used for vendors.
 - ▷ Caregiver/Family access pass policy – approved & now available in pilot form

Property Manager, Priscilla Marlyere

- Management Report
- Welcome Letter approved and will be emailed and put in homeowner mailboxes
- Compliance inspections/ Procedures
- Architect Review- Heather, Bill and 1 additional homeowner
- Rules and Regulations-notice and supplying to homeowners
 - ▷ Priscilla will review and make recommendation
- Schedule: Meet & Greet with PMI (use this to sign up in the portal)

Legal/Compliance, Jim Cichanski

- Reviewed PMI Agreement, made changes and they were accepted.
- Initiation Fee for St Ives Homeowners moving from one house, to another within the St Ives Community, will have their initiation fee waived but will still pay the closing processing fee. **Motion approved unanimously.**
- Discussion was had on fees not paid on timely basis and sending to collections which will then have a fee.

VP Infrastructure, Chris Albrecht

- Top priorities:
 - ▷ Stormwater –
 - Repairs –
 - ♦ phase 1: completed
 - ♦ phase 2: budget 26 – approximately \$150,000
 - ♦ phase 3: illicit connections – getting detailed report from contractor to reach out to individual homeowners to work together on addressing needed repairs and associated costs

FROM THE BOARD

BOARD MEETING AGENDA - TUESDAY, OCTOBER 14, 2025 5:00P

- ▷ Fencing – going to circulate letter from HOA to city to request exception for permit
- ▷ Paving – budget 26 planning – identify specific immediate required needs
- ▷ Irrigation – budget 26 planning – repair v replacement

Internal Affairs, Jennifer Sobocinski

- Board Agenda – will be sending over to Priscilla
- Reminder – newsletter articles for each area – due 3rd Friday of each month – please send everything to Priscilla going forward
 - ▷ Will help Priscilla get set up and she can manage going beginning in January.
- Planning for Elections – March 2026
 - ▷ Notification in portal; eblast; newsletter
 - ▷ March 12th Annual HOA meeting – in person at the club
- HOA 2026 calendar – 4 virtual meetings (one of those Fall 'open' to all homeowners); the rest in person – Jennifer to finalize

External Affairs, Karen Angel

Highlights - City of Johns Creek Council Meeting

- Public Meeting October 2, 2025: Medlock Bridge & State Bridge Road Improvements Update – Map Annexed
- Planned Pedestrian Trail and Traffic Improvements on Nesbit Ferry Road
- Barnwell Road Improvements Moving Forward
- City Election – November 4, 2025
- Medlock Corners Construction Update

Community Safety Reminder: Student Pedestrian Alert.

Architectural Standards, Heather Williams

- Heather will be out of town
- Haggai will present ASC Report
- Possible Variance Vote (Storm Drain)

CLOSE THE GENERAL MEETING AT 8:02PM

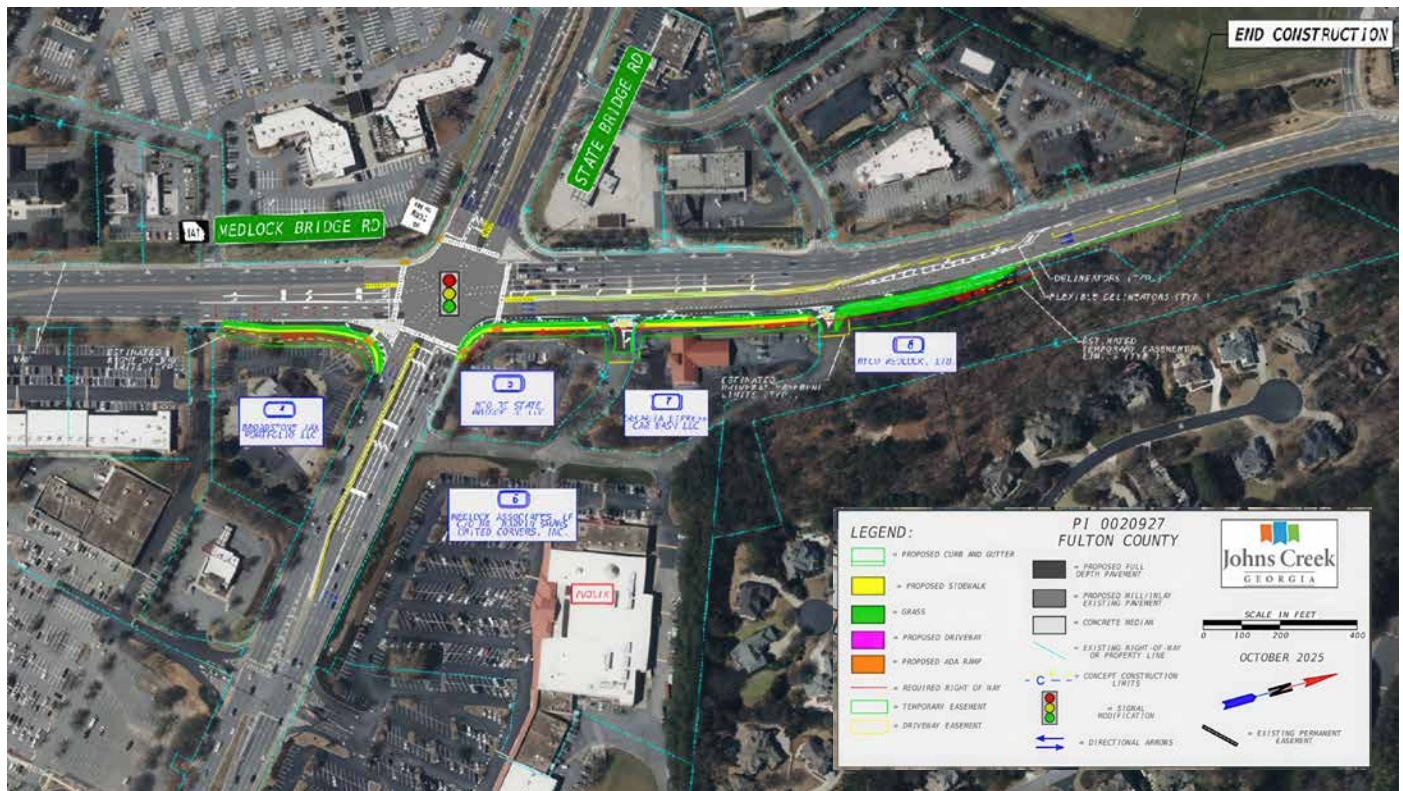
EXECUTIVE ADMINISTRATIVE SESSION

- Needed (Item to be sent to Board Member prior to meeting if possible)
- Separate Agenda to be presented at this session

CLOSE THE EXECUTIVE SESSION

Public Meeting October 2, 2025: Medlock Bridge & State Bridge Road Improvements Update – Map

<https://johnscreekgb.b-cdn.net/app/uploads/2025/10/pi0h-medlock-state- intersection-concept.pdf>



FROM THE BOARD

ST IVES RESIDENTS - DON'T FORGET TO VOTE!

The Municipal Election for Mayor and Posts 1, 3, 5 will be Tuesday, Nov. 4 with early voting to be held Tuesday, Oct. 14 through Friday, Oct. 31. If necessary, a runoff will be Tuesday, Dec. 2. Johns Creek Municipal Elections are non-partisan. Candidates run at-large and the candidate who receives the majority of votes cast wins their respective seat. Public Officials have staggered four-year terms, with elections every two years (Post 2, 4 and 6) and (Post 1, 3, 5 and Mayor). The Mayor and Council members serve for no more than three consecutive terms.

MAYOR: JOHN BRADBERRY (INCUMBENT) VS. KELLY STEWART

John Bradberry, who has served as Mayor since 2021, points to Johns Creek's continued status as one of Georgia's safest and most desirable cities. He emphasizes fiscal restraint, efficient government, and "smart, strategic growth" that preserves neighborhood character while expanding parks, trails, and quality-of-life amenities.

Kelly Stewart seeks to bring a new leadership style to City Hall, focusing on collaboration, staff retention, and improved communication. She highlights teamwork, transparency, and restoring decorum on the Council.

Issue Area	John Bradberry	Kelly Stewart
Public Safety	Top priority; expand police/fire support.	Improve morale and staffing stability.
Fiscal Policy & Taxes	Rollback-rate budgeting; lowest millage in Fulton.	Transparency; oppose wasteful spending; protect taxpayer dollars.
Growth & Development	Smart, strategic growth; preserve city character.	Manage growth responsibly with public input; reduce divisiveness.
Infrastructure	Improve traffic flow; expand sidewalks and trails.	Address congestion and improve public works communication.
Parks & Recreation	Double park acreage; new trails and open space.	Protect and maintain family recreation and green space.
Economic Development	Attract high-value employers; promote Innovation District.	Support small business; ensure fair permitting processes.
Government & Transparency	Efficient, effective, accountable, transparent.	Restore civility, decorum, and trust in Council operations.

POST 1: DILIP TUNKI (INCUMBENT) VS. ANITA GUPTA

Dilip Tunki underscores steady, experienced leadership—supporting infrastructure upgrades, balanced growth, and small-business development. He emphasizes continuity and pragmatic decision-making grounded in community service.

Anita Gupta calls for stronger fiscal oversight and transparency. She supports fully funding police and fire while expressing caution toward large capital projects she believes could strain long-term budgets.

Issue Area	Dilip Tunki	Anita Gupta
Public Safety	Maintain funding for police and fire; community safety focus.	Fully fund and equip departments; ensure quick response times.
Fiscal Policy & Taxes	Responsible budgeting; build city reserves.	Fiscal accountability; oppose large unsustainable projects.
Growth & Development	Encourage thoughtful development that enhances livability.	Protect neighborhood character; balanced and transparent growth.
Infrastructure	Invest in roads, sidewalks, and stormwater.	Address traffic choke points and flooding.
Parks & Recreation	Promote park improvements and green connectivity.	Preserve open space and expand recreation access.
Economic Development	Simplify permitting; nurture small business growth.	Support small business and balanced incentives.
Government & Transparency	Open communication and community engagement.	Integrity and independence; transparent decision-making.

FROM THE BOARD

ST IVES RESIDENTS - DON'T FORGET TO VOTE!

POST 3: BOB ERRAMILI (INCUMBENT) VS. SHAFIQ JADAVJI

Bob Erramilli focuses on sustaining Johns Creek's reputation as one of the nation's best places to live through disciplined budgeting, thoughtful growth, and investment in parks and infrastructure.

Shafiq Jadavji offers a more growth-driven approach, emphasizing entrepreneurship, inclusivity, and civic engagement as tools for building the city's economic future.

Issue Area	Bob Erramilli	Shafiq Jadavji
Public Safety	Keep Johns Creek among the safest cities.	Support emergency readiness and inclusion.
Fiscal Policy & Taxes	Fiscal restraint; avoid tax increases.	Increase commercial tax base to balance burden.
Growth & Development	Support town center; balanced economic expansion.	Business-friendly development; support Medley project.
Infrastructure	Upgrade roads and intersections; enhance pedestrian safety.	Expand walkability and transit connectivity.
Parks & Recreation	Support Cauley Creek Park and other enhancements.	Invest in arts, recreation, and family programs.
Economic Development	Maintain livability and strong business community.	Encourage entrepreneurship and new business growth.
Government & Transparency	Collaborative, community-oriented leadership.	Bridge diverse communities and promote inclusivity.

POST 5: LARRY DIBIASE (INCUMBENT) VS. TYLER CHENAULT VS. CAL COUCH

Larry DiBiase stresses fiscal stewardship and responsible economic expansion that strengthens the city's foundation without increasing taxes.

Tyler Chenault presents a neighbor-first approach, highlighting practical solutions and open communication.

Cal Couch focuses on infrastructure, safety, and everyday quality-of-life improvements such as traffic flow, sidewalks, and parks.

Issue Area	Larry DiBiase	Tyler Chenault	Cal Couch
Public Safety	Safe neighborhoods and strong response.	Balance safety and cost efficiency.	Expand safety programs and modernize equipment.
Fiscal Policy & Taxes	Fiscal discipline; growth without higher taxes.	Fiscal responsibility through partnerships.	Transparent budgeting; clear communication of spending.
Growth & Development	Sustainable growth; attract quality businesses.	Development aligned with family and community focus.	Smart growth preserving neighborhood character.
Infrastructure	Supportive infrastructure for residents and business.	Partner to improve roads and trails.	Expand sidewalks, bike lanes, and calm traffic.
Parks & Recreation	Maintain and enhance parks and quality of life.	Promote parks as community hubs.	Expand parks and recreation centers.
Economic Development	Grow high-quality business sector.	Encourage local enterprise and investment.	Support small business and mixed-use development.
Government & Transparency	Community-first approach to governance.	Servant leadership and open communication.	Unify city governance and improve collaboration.

COMMUNITY SAFETY REMINDER: STUDENT & PEDESTRIAN ALERT

Please use extra caution when turning right into St Ives from Medlock Bridge Road, especially during school hours. Students have expressed concern about their safety, and there have been recent reports of close calls where drivers did not see them. We urge all drivers to slow down and stay alert. We also encourage parents to remind their students to stay alert and avoid distractions, such as phones, while crossing the street.

AROUND JOHNS CREEK

CALENDAR & EVENTS



CITY OF JOHNS CREEK NOVEMBER 2025 CALENDAR

Saturday October 4th

Monday November 3rd

City Council Meeting @7P - City Hall

Wednesday November 5th

Planning Commission Meeting @7P -
City Hall

Saturday November 8th

Honoring our Veterans (9A-10A) - JC
Veterans Memoria Walk, Newtown

Tuesday November 11th

City Offices CLOSED

Thursday November 13th

Arts, Cultural & Entertainment
Committee - @6:30P - City Hall

Monday November 17th

City Council Meeting @7P - City Hall

Tuesday November 18th

Board of Zoning Appeals - @7P -
City Hall

Wednesday November 19th

Recreation & Parks Advisory Committee
- @6:30P - City Hall

Thursday November 27th

City Offices CLOSED

Friday November 28th

City Offices CLOSED



DATES TO REMEMBER

November 1st.....All Saints Day

November 2nd Daylight Saving Time ENDS

November 4thElection Day

November 11th Veterans Day

November 14th.....World Diabetes Day

November 23rd..... National Espresso Day

November 27th Thanksgiving Day

November 28th..... Black Friday

November 30th.....Advent Begins

BATHTUBS & CERAMIC TILE™

REPAIR • RESTORE • REGLAZE

*Bathtubs, Tile Surrounds, Shower Stalls, Grab Bars,
Cut Downs, Porcelain, Fiberglass, Acrylic, etc...
Bathtubs starting at \$395*



770-945-0072

UniqueRefinishers.com



**ANY
COLOR**

AROUND JOHNS CREEK

THE CHARITY GUILD OF ST IVES | JOHNS CREEK



COAT DRIVE FOR NFCC

The Charity Guild of St Ives | Johns Creek will be partnering with North Fulton Community Charities in collecting new and gently worn coats, hats, scarves, socks, gloves, mittens, and sweaters from October 30 – November 14, 2025.

Collection bins will be placed in the SICC foyer, lower level, Tennis Center, and the Best Dressed Boutique on Medlock Bridge Road.

If you have a large load and would prefer a pickup at your house, please contact Mojdeh Majidi @ 404-644-6189.

TOY DRIVE FOR NFCC

CGJC will be providing collection bins for new, unwrapped toys for NFCC's Toyland Shop from November 18 – December 14. Be on the lookout for more details in the December Newsletter.



FUNDRAISER FOR STAR HOUSE BIG HAT BINGO

On October 1st, CGJC was able to sponsor a table with ten Charity Guild members for the Star House Big Hat Bingo event. The Charity Guild was pleased to support their after-school program for at-risk youth.



Pictured l to r front row: Ashley Compton, Elaine Mahoney, Linda Gottschalk, Joanie Frame, Judth Hudspeth. Back row: Jamye Swick, Lori Baum, Kathy Starks, Bridget Holmes, and Sharon Ware.

BASKETS FOR SENIOR SERVICES



On September 9th, the CGJC filled over 70 baskets with special items for Senior Services. The clients who receive the baskets were very appreciative to receive needed items to help improve their daily lives. Heather Terry, Community Relations Director, spoke to our group about current activities at Senior Services.

Thank you to all those who donated items and helped fill the baskets.

SAVE THE DATE: CGJC HOLIDAY BRUNCH

We will be celebrating the holidays on December 9th at 10:00 am with a brunch at the home of Kim Piroli. Please watch for information on how to RSVP soon.

FUN & GAMES

WORD SEARCH

S N D N P V H Y V A T U F S U N R J D O G H S P K P M C C L
C T A X O O V U K X L J W G S K M U I P N W G L I X L Y R C
M P E T N O E S F A Y M H U C N V Z U Z E O U C O A Z R Z J
L I S C D E B W F L D Z C Y G H D E G E V F O Z O G R D E G
K I X E F P U R B A F L O L S T I X T S E R J H E C L Z A K
R L I U N F I F O F I H E I X R N P Y A N X H A H G W K P S
D P D V C V T R B C W K Q M D E O R S U L C F P Z L D Y F U
N N R G L Z B K C I M X A A P T U T C H H A F P X S G C J N
W L G Q H H V B S V U H U F A F Q O R P U L X L Z E E E O F
T C W L G J Q H I Z V C S T X Z P B E U X S M E A C O R N L
G E W M I G B D S R U G O J Y I A I G Y K W N P C W Q N G O
Y U B F C O B R F X G A Q X A U M T C O A U V I J C E E K W
X R V C N N E D X G O S O B K S N S I J R K E E R R C C T E
F V G E I V J O B X W G T U P G P X M Q N N K A D T A P L R
L H U V O N Q P B D C D G Y D H T R Y H H Z N Y F R O G E A
J T K T X H F F Z N D J J L O C V J G J O B I T D Z J Y X T
W X F P S I E G R R D G P S M P H E M E E X E E Z H E Y O U
I E R X Q X L L N E P X N P D O I E J R Z B J J B T N X C R
L G U Z U B O K E W J S T I V U U Y R G O F P K J V D P Y K
F A S J A B R E G O D K U T K J B I B B G N I F F U T S I E
H C Y J S X E F E L Q K R O V P E Q U G F F U O R M J O H Y
K I S A H W S G O F F B W E Y S M I P D Y C T C S Y Y A D S
F C B F A W S G Y Y H J W F V J S U S U U Q I J E A M H X L
W U W M V K A Z S A K H J I D G Z Z P C T G I I S B N S C D
L X G X A J C I T M G Y P A T Y R J H O C O D T X P A Z M U
H Y S P G M L M S N K X R L I B J A Y Y S X U D Z A V J S C
N O S O D O H J G A N W J D Y S Y O V T C P P C W Z I S O U
L H L I G U Y W K C P S A K Y F C O K Y Y N X C T R L V Z S
L K S Z E Y W P Z E L U T L R A F H N S S P J Y Q H S I D G
A L U F K N A H T P Y P S V J C Y S Z L Q N U I S W M E L M

WORD LIST

ACORN
APPLE PIE
CASSEROLE
CORNUCOPIA
CRANBERRIES

FAMILY
FEAST
GRAVY
LEFTOVERS
MAYFLOWER

PECAN
PIE
PUMPKIN
SQUASH
STUFFING

SUNFLOWER
SWEET POTATO
THANKFUL
TURKEY
WISHBONE

ACROSS

- 1) Place to store heirlooms
- 6) Rowing team, e.g.
- 10) "I know the way!"
- 14) Kitchen decentralizer?
- 15) Start to focus?
- 16) Like a noted ranger
- 17) Case for an Alaskan trooper?
- 20) Dutch ___ disease
- 21) Carve in stone
- 22) Carpenter's plane
- 23) Contradict
- 25) Type of pilot
- 26) Bad aroma
- 28) Dry red wines
- 32) Indian princesses
- 34) Dress for 32-Across
- 35) Mud bath locale
- 38) Censor's action on a weird radio call-in guest?
- 42) Certain female kin, informally
- 43) On the safe side, at sea
- 44) Continental monies
- 45) Neat
- 48) Nota ___ (Latin phrase)
- 49) Central A/C outlet
- 51) "The Age of Anxiety" poet W.H.
- 53) Jeweled headpieces
- 55) Christiania, once
- 56) Old Pontiac muscle car
- 59) Certain officer asea?
- 62) Alternatives to lagers
- 63) Learning method using memorization
- 64) Lackluster finish
- 65) Foolhardy
- 66) Low poker pair
- 67) More mud bath locales?

DOWN

- 1) Highest point
- 2) Plane or c-clamp, e.g.
- 3) Certain brasses
- 4) Suffixes with "arm" or "road"
- 5) Angler's basket
- 6) ATM button
- 7) Baseball legend Babe
- 8) Biblical ending?
- 9) Trials and tribulations
- 10) Duplicates
- 11) Emotional states
- 12) Start of something
- 13) Not even once, poetically
- 18) Narc chaser?
- 19) Trellis pattern
- 24) "... 15 miles on the ___ Canal"
- 26) Eyeballs, to a poet
- 27) Surrealist Salvador
- 29) Daisylike bloom
- 30) "Go team!"
- 31) "... ___ he drove out of sight"
- 33) Michigan State athlete
- 35) Tanzania wildlife reserve
- 36) Latin American laborer
- 37) Anagram for "peas"
- 39) Up there in years
- 40) Society-page word
- 41) Bumpkin
- 45) Strong inflow
- 46) They come together in a wink
- 47) Time of "comfort and joy"
- 49) Kind of concerto
- 50) Facilitates
- 52) Guarantees the failure of
- 53) Alpine transport
- 54) Arrange in alphabetical order
- 55) "Beetle Bailey" dog
- 57) London gallery
- 58) Aces, sometimes
- 60) "___ what?"
- 61) Common house pet

CHEW ON THE CLUE

By Timothy E. Parker

1	2	3	4	5	6	7	8	9	10	11	12	13
14					15				16			
17					18				19			
20				21				22				
		23	24					25				
26	27				28		29	30	31			
32				33		34				35	36	37
38					39	40				41		
42				43					44			
			45					46	47		48	
	49	50					51		52			
53					54		55			56	57	58
59						60				61		
62					63				64			
65					66				67			

FUN & GAMES

SUDOKU

Easy

4								
1			5		9	7	3	
				4			1	9
2		4	6		8	1	9	7
				5	1			2
		3	4		2			8
3		5	8			9	2	6
7		6				8	5	
8		1			5	4	7	

Medium


				1	3		4	
			6					5
1				5	4		6	
		1		3				
		3		6	2		5	8
6		8		7	9			2
9				4				
				2	6			9
4	3		8		1			

Hard

6				5		9		
		1	4		9	2		7
		9						
			7			5		
7	6		8					
4				9	2			
2		4	5			1		
	9				8			
		7	9		6		3	2

Expert

	8			7	2	1		
						9		
				4				8
					5			
9			7					
1	6		9			4		
						3	5	
	4		3				1	
2		8				6		4



Team Toth: Your St Ives Neighbors & Realtors



"Working with Skylar and Team Toth was truly an incredible experience from start to finish! From the moment we met, she demonstrated professionalism, deep knowledge of the market, and a genuine passion for helping people find their perfect home. Skylar made what could have been a stressful process feel smooth and exciting!"

- Corey & Roxy Turner, Buyers 2025



"James and Deniece are more than just real estate experts. We worked together for the last three years downsizing our living arrangements since we built our dream house 35 years ago. They made the process which we knew would be traumatic, very smooth... The greatest compliment you can pay a professional is that if you had to do it over again would you do it with them. The answer to that is absolutely without hesitation."

- Mike & Suzanne McGuire, Sellers 2023

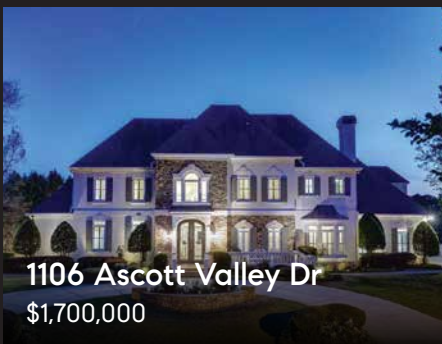
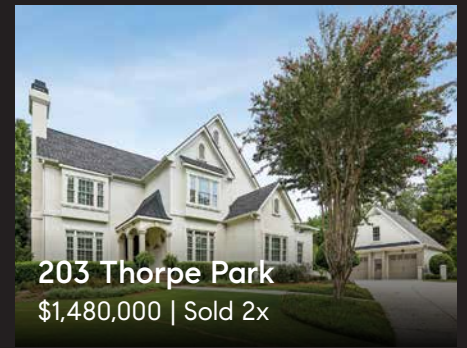
2475 Northwinds Pkwy, Suite 300 Alpharetta, GA 30009 | 404.668.6621
M: 404.509.4003
www.thinktoth.com

   @teamtothatlanta

THINKING REAL ESTATE?



THINK TOTH

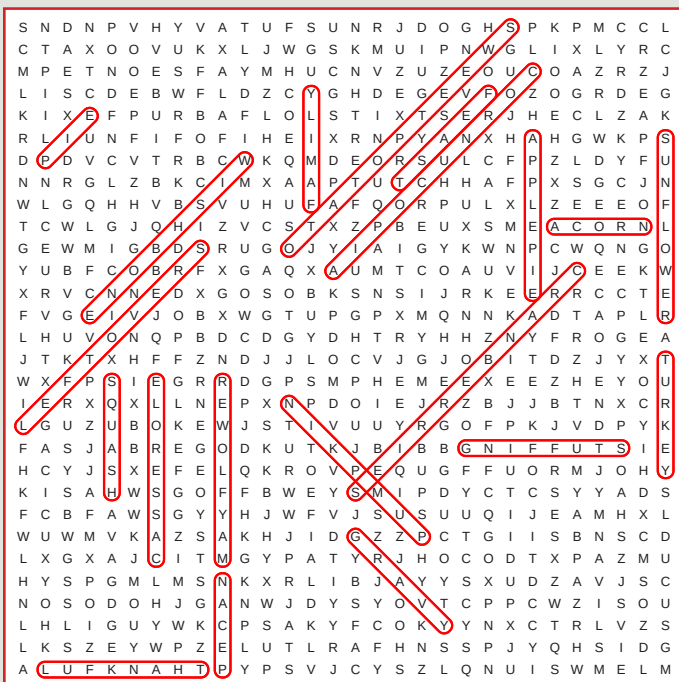




Homeowners you may submit a note of acknowledgment for you or a family member(s) by sending the info to: stivesnewsletter@stivescc.org by the 15th of each month. Only the Internal Affairs Board member sees these emails so if you would like to keep your question Anonymous just indicate that in your email.



PUZZLE SOLUTIONS





PUZZLE SOLUTIONS

Easy

4	7	9	1	2	3	6	8	5
1	6	2	5	8	9	7	3	4
5	3	8	7	4	6	2	1	9
2	5	4	6	3	8	1	9	7
6	8	7	9	5	1	3	4	2
9	1	3	4	7	2	5	6	8
3	4	5	8	1	7	9	2	6
7	2	6	3	9	4	8	5	1
8	9	1	2	6	5	4	7	3

Medium

5	8	6	9	1	3	2	4	7
3	2	4	6	8	7	1	9	5
1	7	9	2	5	4	8	6	3
2	9	1	5	3	8	6	7	4
7	4	3	1	6	2	9	5	8
6	5	8	4	7	9	3	1	2
9	6	2	3	4	5	7	8	1
8	1	5	7	2	6	4	3	9
4	3	7	8	9	1	5	2	6

Hard

6	7	2	3	5	1	9	8	4
8	3	1	4	6	9	2	5	7
5	4	9	2	8	7	6	1	3
9	2	8	7	3	4	5	6	1
7	6	3	8	1	5	4	2	9
4	1	5	6	9	2	3	7	8
2	8	4	5	7	3	1	9	6
3	9	6	1	2	8	7	4	5
1	5	7	9	4	6	8	3	2

Expert

4	8	9	6	7	2	1	3	5
7	5	2	8	3	1	9	4	6
3	1	6	5	4	9	7	2	8
8	7	3	4	1	5	2	6	9
9	2	4	7	6	3	5	8	1
1	6	5	9	2	8	4	7	3
6	9	1	2	8	4	3	5	7
5	4	7	3	9	6	8	1	2
2	3	8	1	5	7	6	9	4

Fun Fall Date Ideas

Submitted by Mary Rose Provence



As summer comes to a close so do warm summer nights watching the stars or walking hand and hand down the beach to watch the sunset. But the crisp fall air can bring a new energy to date nights. Check out these fun ideas to keep the romantic spark alive this fall.

STROLL ALONG THE ATLANTA BELTLINE

Bundle up and head out to the Atlanta beltline for some adventure time with your date. If you don't have a bike, no worries! They have scooters and bikes along the beltline for you to rent. As your ride, take a stop by Ponce City Market or Krog Street Market to grab a meal or go for a little shopping adventure.

TAKE A SWING AT TOPGOLF

Topgolf is the perfect laid-back place to go to for a night of friendly competition. Whether it's your first-time golfing or you're a pro, Topgolf is the place for all skill levels to come together. The goal is to hit the golf balls into giant nets to win points. Think of it like a bowling alley but for golf. Plus, they have an expansive menu filled with great drinks and food to turn it into a full night event.

TOUR THE WORLD OF COKE

If you're in Atlanta, you don't want to miss out on visiting the World of Coke... no Pepsi fans allowed. Just kidding! But, if you love Coke this is the place for you. The World of Coke first tells the history of Coke, and how the secret formula came to be, and ends with an interactive exhibit of all the different Coca Cola products from all over the world.

ENJOY A NIGHT AT THE FOX

For all you musical lovers, this date is the one for you! The Fox Theatre has been operating since December 1929 and is still one of Atlanta's favorite spots. If you're looking for a reason to dress up, this may be the perfect date for you. Head out to a nice dinner before in time for an evening of music and laughter with any of the Fox's Broadway shows.

FIND YOUR WAY AROUND THE CORN MAZE

The corn maze isn't just for kids! Put on your favorite fall flannel and head out to your local pumpkin patch

for a fun night at the corn maze. Getting lost in the corn is all a part of the fun and can really show you who has the better sense of direction.

HIKE THE NORTH GEORGIA MOUNTAINS

Be surrounded by the fall leaves at any of North Georgia's hiking trails. Whether you are a beginner hiker or more experienced there's a trail out there for everyone. To bring a twinge of romance, bring a picnic for you to share at the top and eat!

RELAX WITH A MASSAGE

If exercise and crowds are not your idea of fun, consider a couple's massage. It may just be the perfect relaxing outing for you and your partner. After a stressful week of work and activities, relaxing and enjoying the peace and quiet of a massage may be all that you need for the perfect date.



Article by Mary Rose Provence, I am a graduate from the University of Georgia studying the field of Advertising with a Master's in Journalism. Contact me at mrprovidence@gmail.com.



SELLING ST IVES

*Interested in putting your home on the market for the **Peak Fall Selling?***

*Please give me a call for a **FREE In-home Consultation!***



kw ATLANTA
PARTNERS
KELLERWILLIAMS.REALTY

One Sugarloaf Centre
1960 Satellite Blvd.
Suite 1100
Duluth, GA 30097
(678) 775-2600 Main Office



Kathy Starks
404-433-4159
KathyStarks@kw.com

★★★★★
The **Starks Realty** Team
Five Star Real Estate Results



Fall Specials
35%-50% OFF
of MSRP

FURNITURE • RUGS • ACCESSORIES • IN-HOME DESIGN • WINDOW TREATMENTS
0% INTEREST FINANCING AVAILABLE • IMMEDIATE DELIVERY



UP TO 50% OFF RUGS
CLEANING & REPAIR
AVAILABLE

Schedule Your
**COMPLEMENTARY
DESIGN SERVICE**
Today

678-807-7422

ARIANAFURNITURE.COM



EXIT 13 OFF 400
325 Brannon Road
Cumming, GA 30041

Store Hours:
Mon-Sat 10am - 6pm,
Sun 12pm - 4pm



Under Contract IN ST IVES

Representing the Seller



Representing the Buyer



Two homes in St Ives just went under contract
— without ever hitting the market!



Exciting news, neighbors!

I recently helped two St Ives homes go under contract before they were ever listed!



How?

It's all about local expertise, strong relationships, and community trust.

After 12 wonderful years as a St Ives resident and Realtor, I've built a deep network and an inside pulse on what's happening in our neighborhood. **That connection gives my clients a real competitive edge** - whether it's finding your dream home before anyone else knows about it, or securing an exceptional offer from my exclusive list of qualified buyers without the stress of showings.

It's a true win-win - and it's what happens when local insight meets proven results. If you're thinking about buying or selling, let's chat. I'd love to show you how I can make your move smooth, strategic, and even enjoyable - while delivering results that speak for themselves.

#1 Individual Real Estate Agent in St Ives Country Club

Your Neighbor. Your Realtor. Your Competitive Edge.

PATRICIA MALLMANN
404.216.1384
PATRICIAMALLMANN@KW.COM





NOW
OFFERING
FINANCING

— REMODELING YOUR CURRENT HOME?

LET'S WORK TOGETHER!

KITCHENS, BATHROOMS, BASEMENTS, FULL HOME
RENOVATIONS, DECKS/PORCHES, ADDITIONS,
CUSTOM HOME BUILDS

A DESIGN-BUILD COMPANY



GHIR CONSTRUCTION
STATE LICENSED GENERAL
CONTRACTOR

CONTACT:

✉ WWW.GHIR.CONSTRUCTION
☎ 404-922-7379
♡ @GHIRCONSTRUCTION



KELLY STEWART

JOHNS CREEK MAYOR



Dear friends and neighbors,

I love Johns Creek and have lived here for more than twenty years. I served on the City Council to make Johns Creek safe, strong, and successful. The collaboration and hard work of the City Council and staff, schools, and business community laid the foundation for Johns Creek's recognition over the years as the "Best City" and "Safest City" in which to live. It's a combination of all these groups working together. Not one person.

I am running for Mayor because we have lost our direction, set our priorities away from the best interests of Johns Creek, and don't have the right people in place to get us back on track and take Johns Creek to the next level. I will restore leadership, ethics, integrity, and transparency to the Mayor's office, ensure critical services are prioritized and fully funded, and put a stop to practices that put taxpayers at financial risk.

I look forward to meeting you, listening to your concerns, and sharing my vision for our future.

Your neighbor,

Kelly

MY PRIORITIES

Restore high ethical standards

No more embarrassments!

Restore fiscal responsibility

No more forcing debt on taxpayers without public approval!

Restore transparency

No more unaccountable bureaucracy!

Restore full funding to public safety

No more diverting funds to wasteful pet projects!

KellyForMayor.com   **KellyForJC**

ELECTION DAY: NOVEMBER 4



Drive into Fall!

\$3,000
SAVE
UP TO

ON NEW ONWARD MODELS 2025 & EARLIER



onward



GOLF CARS OF
CANTON

0% Financing
Options Available
Free delivery up
to 25 miles

OPEN
Monday–Friday
9am–5pm;
Saturday
9am–3pm

121 Waleska Street, Canton, GA 30114
sales@golfcarsofcanton.com | www.golfcarsofcanton.com

678-880-1156



INFINITY[®]
 from **MARVIN[®]**
 REPLACEMENT WINDOWS
 by NORTH GEORGIA
 REPLACEMENT WINDOWS

8x

Infinity from Marvin Ultrex Fiberglass windows are 8x stronger than vinyl, creating slimmer frames for more daylight and bigger views.

NGWindows.com | 770.888.1604

ATLANTA ROOFING

SPECIALISTS



Leaky Roof?

Atlanta Roofing Specialists
Can Help!

New Roofs • Flat Roofs
All Repairs • Insurance Claims
Financing Available

FAMILY OWNED SINCE 1993.

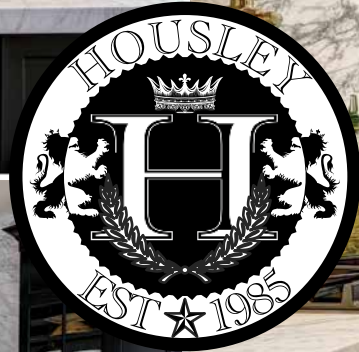
BBB A+ Rating
GAF Master Elite Contractors
Certainteed Select Shingle Applicators
Shingles hand nailed
Licensed and Insured

1232 Sandtown Road, Marietta, GA 30008 | 770-419-2222 | atlantarooftingspecialists.com



678.546.2276
CHRISHOUSLEY.COM

Award Winning
Kitchen Design Team



Appliance Year-end Showroom Sale!

- Over 100 appliances on clearance in our Suwanee, GA showroom!
- Dishwashers sold receive free local delivery and installation.
- Everything must go to make room for new models.
- All items are new with full warranty.
- Delivery and Installation available.



A Family Company
Suwanee, Georgia

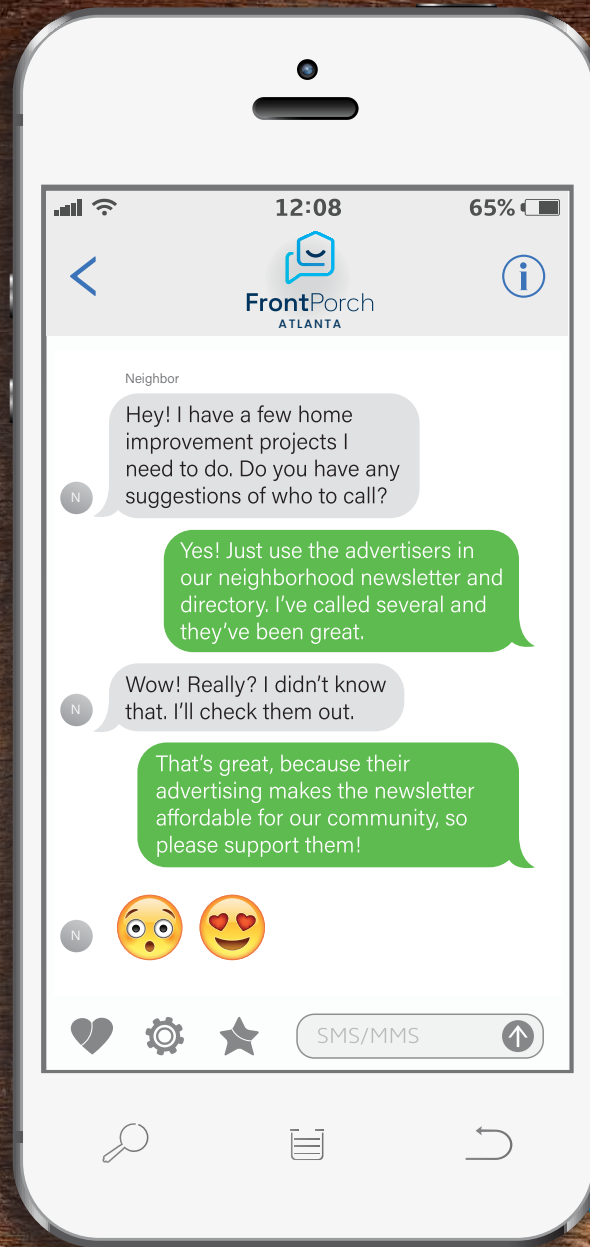
Pro Appliances Sales & Installation

Showroom & Design Centers

Housley® Brand
Custom Handmade Cabinetry



Appliance & Cabinetry Showroom - 3665 Burnette park dr. Suwanee, Ga



SUPPORT YOUR SPONSORS!

DID YOU KNOW...

The sponsors in this publication help make designing, printing, and delivery possible for your community! Without their advertising, this publication would be more costly for the HOA to provide to the community. Show some support and visit one of the sponsors in this publication!



5875 Peachtree Industrial Blvd #160, Peachtree Corners, GA 30092 | 770.623.6220 | www.frontporchatlanta.com

OPEN THE DOOR TO A UNIQUE WORK OF ART TODAY!

Your Park Avenue Entries Team of designers and installers will make sure your measurement, design, delivery, and installation are handled with care and precision.

- Wrought Iron Doors
- Custom and In Stock
- Gates and Balconies
- Transoms & Windows

*Mention Code: NEIGHBORHOOD
for VIP discounts*



770-622-0554
www.ParkAvenueEntries.com

*FREE Estimates & Consultation | *Financing Options Available
Serving Metro Atlanta for over 15 years.*



WOODWARD ACADEMY
woodward.edu/inquire

GROWING MINDS, SHAPING LEADERS.

THE WOODWARD WAY

Sponsors eager for your business!

The following are sponsors* in other community newsletters published by Front Porch Atlanta. **BOLD LISTINGS** have an advertisement in this publication. (*Included sponsors have met purchase criteria.)

SIV54N

A/C & Heating

Able Heating & Air	404-313-7021
Dayco Systems	770-919-9509
Superior Indoor Comfort	770-664-9098
Zen Air	678-883-7868

Accountants

Signature Accounting Services, LLC.	770-975-1609
--	--------------

Active Adult Community

Soleil Belmont Park	404-317-3808
---------------------------	--------------

Assisted Living

The Arbor at Bridgemill	770-214-4023
-------------------------------	--------------

Attorney

Daryl L Kidd P.C.	770-499-1274
The McGarity Group, LLC	770-932-8477

Auto Repair

Christian Brothers Automotive-Acworth	770-249-4453
---	--------------

Banking

Peach State Bank & Trust	770-536-1100
--------------------------------	--------------

Bathtub & Ceramic Tile Repair

Unique Refinishers	770-945-0072
--------------------------	--------------

Chimney Cleaning & Repair

Swept Away Chimney Services	770-975-9813
-----------------------------------	--------------

Churches

Christ the Rock Lutheran Church	262-751-7190
---------------------------------------	--------------

Cleaning Services

Express Bins	404-220-9796
House Cleaning Specialist, Inc	770-975-4995

Dance Studio

CK DanceWorks, Inc. & CK Yoga	770-975-7298
-------------------------------------	--------------

Dentist

Acworth Dental	770-974-4146
BridgeMill Dentistry (Scott Merritt, DMD)	770-704-1812
Croxton Family Dental Designs	770-693-4400
Family Dentistry at Seven Hills	678-574-4837
Roswell Dental Care	770-998-6736
Swords & Phelps Dentistry	770-479-3713

Dermatology

Georgia Dermatology Partners	770-972-4845
------------------------------------	--------------

Design & Build Services

HammerSmith, Inc.	404-377-1021
------------------------	--------------

Doors

EntryPoint Doors & Windows	770-904-0094
Park Avenue Entries	770-622-0554

Driveway Repair

Advance Concrete - Driveway Repair	678-208-3426
--	--------------

Electrical Service

Arc Angel Electric Corp	470-239-5568
M.J. Power	470-617-3700

Fence Repair

7x Home Services	470-722-1744
------------------------	--------------

Financial Planning

Consha Financial	678-539-9518
Freedom Wealth Partners-Kary Brownlee	678-831-3561

Flooring

Recoat Revolution of North Atlanta	678-695-8006
--	--------------

Furniture & Accessories

Palm Casual	770-779-8902
-------------------	--------------

Golf Equipment & Supplies

Golf Cars of Canton	678-880-1156
---------------------------	--------------

Handyman

Happy Handyman LLC	770-685-8421
--------------------------	--------------

Home Builder

Southwyck Homes	404-317-3808
-----------------------	--------------

Home Furnishings

ARIANA Home Furnishings & Design	678-807-7422
--	--------------

Home Improvements

GHIR Construction	404-922-7379
Reno Crafters Plus	770-733-1191

Hospital

Northeast GA Medical Center	770-214-4492
-----------------------------------	--------------

Insurance

Affordable Medicare Solutions	770-945-5261
Allstate Insurance Nancy Wells	404-452-5066
Farmers Insurance-Nathan Martin	678-888-5818
The Upton Agency	770-361-6570
Worley, Schilling & Randall Insurance	678-819-5257

Insurance - Medicare Advantage

Humana- Medicare Advantage	470-548-4045
----------------------------------	--------------

Insurance Consultant

BoldServe Consulting	404-884-7681
----------------------------	--------------

Internet Service Provider

Point Broadband	706-807-9028
-----------------------	--------------

Kitchen Appliances

Housley Enterprises, Inc	678-546-2276
--------------------------------	--------------

Medical Clinic

LiveWell Medical Clinic	770-862-9943
-------------------------------	--------------

Nursery

Autumn Hill Nursery	770-442-3901
Beech Hollow Wildflower Farm	404-277-4726

Painting

Chris Brown Painting & Home Repair	770-323-3148
Earthly Matters Painting and Contracting	770-346-0203
Red Oak Painting	678-800-6533
Verge Painting and Siding	678-331-1102

Performing Arts

Schwartz Center For Performing Arts	404-727-8769
---	--------------

Personal Trainers

Alloy Personal Training Windermere	770-598-0309
--	--------------

Pest Control

Legacy Pest Control	770-423-0160
---------------------------	--------------

Plumbing

Bryan Plumbing Services	770-826-5277
-------------------------------	--------------

Propane Service

Gas Incorporated	770-720-1378
------------------------	--------------

Real Estate

Atlanta Communities-Elizabeth Martin	678-373-9342
Atlanta Communities-Jennifer and Associates ..	770-403-5639
Classic Luxury Real Estate-Lisa Hughley	678-923-5152
Compass Realty-Natalie Gregory Team	404-373-0076
Domo Realty	404-556-1733
Georgia Real Estate Depot-Nix	770-401-4932
GoldPhire Real Estate-Natasha Burnett	704-530-7124
Harry Norman Realtors-Pam Hughes	404-626-3604
JW Collection Brokers LLC-Melo	678-672-2878
Keller Williams-Linda Jacobs	770-337-2006
Remax-Mitch Falkin	770-330-2374
Robin Martin and Associates	678-665-0202
TrustUs Realty, Inc.	678-296-4311

Remodeling

Diversified Contracting Group	770-329-9112
GCI Basements	404-569-8794
Nadal Capital-Dosmanos Group	404-446-6146

Restaurants

La Parrilla	
Luna Maya	770-720-4999

Roofing

Atlanta Roofing Specialists	770-419-2222
DJK Restoration, Inc.	773-531-9080
Earthly Matters Painting and Contracting	770-346-0203

Schools-Private

McGinnis Woods Country Day School	770-664-7764
Woodward Academy	404-765-4001

Security Systems

Classic Entry Systems	678-330-1111
-----------------------------	--------------

Travel Agencies

Travelmation-Rachel Spain	678-316-0314
---------------------------------	--------------

Window Replacement

Davis Window & Door	678-379-1629
EntryPoint Doors & Windows	770-904-0094
North Georgia Replacement Windows, Inc. ...	770-888-1604

Wine

Grapes & Grains Wine & Spirits	770-884-2450
--------------------------------------	--------------

THE OVERTON TEAM

St Ives Selling Real Estate Team



Thinking of Making a Move? Let's Talk!

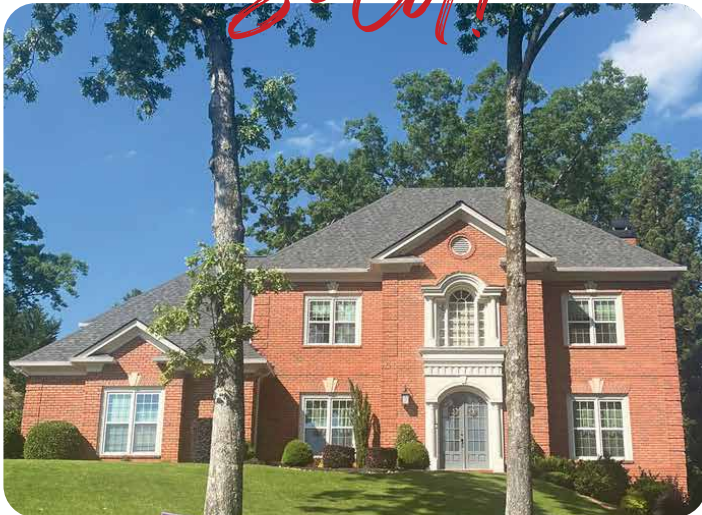
It's Never too Early to Make a Plan.

Give Us a Call for a Free Market

Analysis of Your Home and Let Us Help

Maximize Your Home Value!

Sold!



1414 Spyglass Hill Drive

Sold!



2049 Kinderton Manor Dr

Let's Work Together!



OVERTONTEAM@JOHNSCREEKHOMES.COM

Heidi Overton 770.598.6986

Kim Schauerman 770.337.3841

Elizabeth Fries-Corbin 678.793.0339

Ginger Ellington 770.354.2934

Kristin Stainback 770.363.6084

Sarah Eick Baker 678.234.0731

Katie Hamrick 678.910.1762



Check out the center spread!



THINKING REAL ESTATE?



THINK TOTHTM

Team Toth: Your St Ives Neighbors & Realtors

We are a Family Team. When something is really important, folks turn to family. Buying or selling a home is one of those important things in life. We understand how important your transaction is, and we have over 40 years of collective experience navigating our clients through thousands and thousands of transactions. **We know St Ives.** Most of our team lives here! We understand what makes this community special, how exciting it feels to arrive, and how hard it can be to leave. Let us walk with you through that transition.



3031 Shinnecock Hills Dr
Sold Off Market

"[Team Toth was] knowledgeable, responsive, professional, proactive, honest and helpful from start to finish. They know the market, are well-connected and excellent at what they do... We sold our home in one day to the first buyer that toured the property, received a fantastic offer and profited much more than expected. If you're looking for a dedicated, proven real estate partner to facilitate the sales or purchase of your next home, hire Team Toth. You won't regret it! Oh, and they're nice people who are easy to work with - selling a home is stressful and they made the entire process easy and pleasant."

- Erin & Brian Schief, Sellers 2023