

St Ives

HOMEOWNERS ASSOCIATION



THE ST IVES MONTHLY COMMUNITY NEWS MAGAZINE | JANUARY 2026

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JOHNS CREEK, GA 30097



1836 BALLYBUNION DRIVE
JOHNS CREEK, GA 30097

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



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**RED OAK SANITATION
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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



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ATLANTA

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FROM THE BOARD

THE PRESIDENT'S LETTER

Dear Neighbors,

As we look back on 2025, I am pleased to remind you of the significant progress our community has made together. We advanced several key infrastructure initiatives that had been years in the making. Our stormwater improvements officially commenced, representing an important investment in the long-term resilience of our neighborhood. We also continue to move forward with the Abbot's Bridge/GDOT planning process—efforts that will ultimately enhance safety and traffic flow for our residents. Additionally, we have taken meaningful steps to improve our relationship with the Club, which will help us maintain the appearance and functionality of our shared spaces.

This year also marked a major step forward in our management structure. With Priscilla and PMI now at the helm of day-to-day operations, we have benefited from steadier oversight and more consistent communication. The rollout of the improved homeowner portal has already begun streamlining resident interactions, document access, and work-order submissions. Moreover, our budgeting and accounting processes have been significantly refined, enhancing transparency, accuracy, and overall financial stewardship.

Security remains one of our highest priorities, and 2025 brought key enhancements. Our license plate reader system was successfully deployed, and is just a first step in offering improved access into our neighborhood. We have also worked closely with our security team

to improve staffing efficiency and coverage, ensuring better alignment of personnel with community needs. In parallel, we saw a long-awaited update to the TekWave app which will lead to improved convenience and reliability for both residents and guests.

Speaking of the update to TekWave, I wanted to highlight a couple of the new and unique features. You will now notice a dashboard on the home screen, which may provide some interesting visitor statistics specific to your account. The most salient update is the visitor entry function, which now can be linked to your contacts. When you hit the "+" to add a visitor, choose the "Add From" option and you can pick your visitor from your phone's contact list. Doing so will import your visitor information from your phone's contacts (including a phone number or email) into TekWave, which enables you to "Save and send E-pass". Sending an e-pass greatly improves efficiency at the gate, and I encourage everyone to get familiar with this feature.

As look forward to 2026, I want to extend my warmest wishes for a joyful, safe, and healthy new year. Our community thrives because of the engagement, care, and goodwill of its residents, and I am grateful to each of you for your partnership throughout the past year. I look forward to all that we will accomplish together in the year ahead.

Warm regards,

Larry Busse | President, St Ives HOA

St Ives HOA

CALLING FOR HOA NOMINATIONS



JOIN NOW! HOA BOARD

Consider joining our neighborhood HOA Board.
Nominations will begin in January 2026.

Please reach out to Priscilla for a nomination
form: priscilla@stivescc.org

FROM THE BOARD

CALL FOR BOD CANDIDATES - 2026 & NOTICE OF ANNUAL MEETING

January 5, 2026

Eligible homeowners are invited to submit a Board Candidate Application by Monday February 2, 2026. Serving on the Board provides an opportunity to support and guide our community. If you choose not to run, please participate by voting and attending the Annual Homeowners Meeting on Thursday, March 12, 2026, at 7:00 PM at the St. Ives Country Club.

Eligibility:

Any lot owner, or spouse of a lot owner, who is not delinquent in assessments or other Association charges as of the application deadline may run for a Board position.

Board Service Commitment:

Board members attend monthly meetings normally on the second Tuesday of each month (or as scheduled). Some officers may also lead committee meetings on a weekly, monthly, or as-needed basis.

2026 Open Positions:

Five (5) Board seats will be filled in this election cycle.

For questions or additional information, please contact any current Board member:

Larry Busse, President; Chris Albrecht, Infrastructure/ Vice President; Todd Schlesinger, Security; Jim Cichanski, Compliance; Jennifer Sobocinski, Secretary/ Communications; Teri Hernandez, Treasurer; Bill While, Landscaping; Heather Williams, Architecture; Karen Angel, External Affairs.

Email addresses are available at stivescc.org.

Larry Busse President

PLEASE RETURN YOUR APPLICATION BY EMAIL TO PRISCILLA@STIVESCC.ORG or TO THE FRONT OR BACK GUARD HOUSE/MANAGEMENT OFFICE BY **5:00 PM MONDAY, FEBRUARY 2, 2026**

ALL APPLICATIONS MUST BE SIGNED AND DATED

FROM THE BOARD

LOOKING AHEAD: NEW YEAR BUDGET PROJECTS FOR OUR COMMUNITY

As we welcome a new year, our Association is focused on thoughtful planning and responsible stewardship of community resources. Each year, the budgeting process allows us to review upcoming needs, prioritize key improvements, and ensure our neighborhood remains safe, attractive, and well-maintained.

INFRASTRUCTURE & MAINTENANCE PRIORITIES

Our infrastructure is the backbone of the community, and routine investment keeps small issues from becoming costly repairs. For the coming year, the Board is evaluating several maintenance priorities, including:

- Scheduled repairs to infrastructure
- Replacement of our outdated irrigation system
- Preventive maintenance for roads, sidewalks, and drainage

COMMUNITY ENHANCEMENTS

Beyond essential upkeep, we continue exploring improvements that support long-term property values and elevate the resident experience. Potential initiatives under consideration include:

- Upgrades to amenities such as the community park
- Energy-efficiency or sustainability enhancements
- Technology improvements that streamline communication and security

RESPONSIBLE FINANCIAL PLANNING

The budgeting process is rooted in transparency and careful analysis. The Board reviews vendor contracts, reserve funding needs, and projected operating expenses to ensure dues remain fair while still supporting the community's long-term goals. By prioritizing both immediate and future needs, we strive to protect the Association's financial health.

RESIDENT ENGAGEMENT MATTERS

Your feedback plays a vital role. Homeowners are encouraged to share input, attend meetings, and stay involved as projects are planned and approved. Together, we can shape a budget that reflects community priorities and keeps our neighborhood thriving. As we move into the new year, we're excited to continue building a strong, vibrant community. Thank you for your ongoing support and participation.

ST IVES HOMEOWNERS ASSOCIATION

2026-28 BOARD CANDIDATE APPLICATION

PLEASE PRINT

Name _____

Address _____

Phone number: _____ **E-mail** _____

Names of family members residing at above address _____

Relevant Education _____

Occupation _____

Relevant Qualifications/Experience _____

Please submit a short synopsis of your vision to improve the St Ives Community. Include a description of what you believe are the key issues facing St Ives in the next two years. (use may use an additional page as desired)

Signature _____ **Date** _____

FROM THE BOARD

BOARD MEETING AGENDA - FRIDAY, DECEMBER 12, 2025 1:30PM

Attendees: Larry Busse, Teri Hernandez, Jim Cichanski, Todd Schlesinger, Bill White, Heather Williams

President, Larry Busse

- Call the meeting to Order, 1:30 pm
- November meeting minutes were approved via email
- Cooperative agreement Bank Account – Teri made a motion to adopt a resolution to open a bank account for the joint committee with St Ives CC Synovus. 2 signatures from the HOA will be required, President and Treasurer, motion passed unanimously.
- Release for front guard house repairs -signed and added if the reimbursement check is not received the day after agreement is signed, the agreement is null and void
- ASC Homeowner violation, no approval for concrete added to driveway. Motion to fine the neighbor within the guidelines of the ASC Rules and Regulations. Passed unanimously.

Treasurer, Teri Hernandez

- November Financial Statement Review
- Projected Cash flow through the end of the year
- Guard Fund donations, received \$35,000 from homeowners.
- GDOT Settlement Update, one parcel of land to be settled.
- Motion was made to allow the President and the Treasurer to do business with Wells Fargo bank, motion was pass unanimousl

Legal/Compliance, Jim Cichanski

- Review and approve Election Docs. Motion was made and approved unanimously for January 5, 2026 correspondence, notice of annual meeting. Vote will be electronic and manual for 2026.

- Discussed that we are completed with the test of allowing 2 family Members access to the resident gate. This will reduce the construction lane traffic. Richard is to move forward with this 2nd phase. Larry already told the homeowners in the November Newsletter.

VP Infrastructure, Chris Albrecht

Larry reported for Chris

- Stormwater – paid 50% deposit on work to be done in 2026, in 2025, received a 10% discount on the work.
- Fencing – waiting to hear from the city on the type of fence we are allowed to put up

Security, Todd Schlesinger

- Motion was made and unanimously approved to keep the internal exit gate at the front guard house open until 8:00 pm.

Internal Affairs, Jennifer Sobocinski

- Reminder – January newsletter articles due by December 15, 2025.
- Planning for Elections – March 2026
 1. Notification in portal; email and January newsletter
- Election of Joint Committee members moved to January meeting

Architectural Standards, Heather Williams

- Nothing to report

Landscaping, Bill White

- Park maintenance/ remove large row of shrubs/creek clean-up

MEETING ADJOURNED, 2:10PM

ST IVES COUNTRY CLUB COMMUNITY SAFETY REMINDER

Please use extra caution when turning right into St. Ives from Medlock Bridge Road, especially during school hours. Students have expressed concerns about their safety, and there have been recent reports of close calls in which 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.

HIGHLIGHTS - CITY OF JOHNS CREEK

BOARDWALK AT TOWN CENTER - AWARD RECOGNITION

Johns Creek received the Metro Atlanta Redevelopment Summit (MARS) Award for the Boardwalk at Town Center project. The annual event recognizes significant development and redevelopment efforts that drive economic growth and job creation across the 11-county MSA (metropolitan statistical area). The 2025 MARS award-winning projects highlight the vision, partnerships, and strategic efforts that boost business, attract talent, and transform areas into thriving destinations. Meanwhile, construction continues with elevated boardwalk installations, sidewalk improvements, and Medlock Bridge Road.

MEDLEY TOWN CENTER DEVELOPMENT PROGRESS

Construction continues at the 43-acre mixed-use district at Johns Creek Parkway and McGinnis Ferry Road. The project aims to create a walkable, activity-focused environment that supports economic growth and enhances quality of life. Planned features include: 150,000 sq ft of retail and restaurants, a boutique hotel, 750 multifamily units, 133 townhomes, and a 25,000-sq-ft public plaza.

LUNAR NEW YEAR CELEBRATION SET FOR SATURDAY, FEB. 21

The City of Johns Creek's Lunar New Year celebration is a family-friendly event that embraces cultural diversity in our community, set for Saturday, Feb. 21, at the Atlanta Athletic Club fields.

RECYCLE GLASS IN JOHNS CREEK PARKS.

There are two convenient glass recycling drop-off locations: Cauley Creek Park and Ocee Park. Recyclable items include glass food and beverage containers, drinking vessels, candle jars, windows, and shower doors (remove the frames and hardware).



DOGS ON LEASH FOR COMMUNITY SAFETY

To help keep our neighborhood safe and enjoyable for everyone, we'd like to offer a friendly reminder that, in accordance with our community guidelines, dogs should be kept on a leash when outside of enclosed private areas.

Even the most well-trained and friendly dogs can have unexpected reactions when encountering other pets, children, or pedestrians. Leashing dogs helps prevent accidents, reduces stress for other residents and pets, and protects both dogs and their owners.

Thank you for being a considerate pet owner and for helping keep our community a safe, welcoming place for everyone.

Happy Holidays and a Happy New Year

from Scouting America Troop 2000!

Help our environment by recycling your Christmas tree!

Thank you for supporting our annual Christmas tree recycling event over the past several years. Your participation helps protect the environment and supports our troop (<https://www.troop2000.org>).

This year, we are offering four curbside pickup days:
December 27, December 28, January 3, and January 4

We kindly request your continued support by signing up for this year's Christmas tree recycling drive—Troop 2000's largest annual environmental service event. Your early registration helps us better plan for drivers and Scout volunteers.

We ask for a **tax-deductible \$15 donation per tree**, which supports both the environment and your local Scouting America Troop 2000.

Please visit <https://www.troop2000.org> to sign up online. After registering, simply place your tree near your mailbox by **8:00 a.m. EST** on your pickup day, and we will take care of the rest.

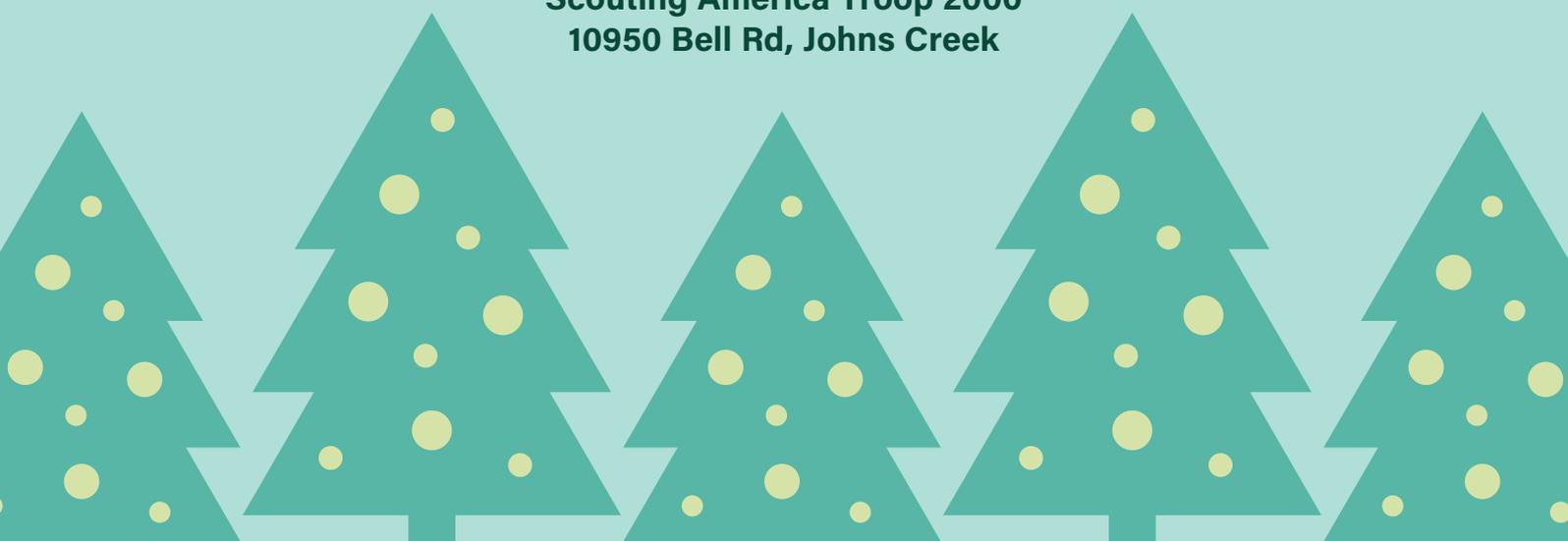
Even if you don't have a tree to recycle this year, you can still support the troop by donating **as little as \$1** on our website.

P.S.

- Please remove all decorations and lights before placing your tree on the curb.
- We pick up trees within the City of Johns Creek and surrounding areas.

If you are outside this area or have questions, please call or text **678-369-1703** or email xmastrees@troop2000.org before placing your order.

Scouting America Troop 2000
10950 Bell Rd, Johns Creek



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.



AROUND JOHNS CREEK

CALENDAR & EVENTS



CITY OF JOHNS CREEK JANUARY 2026 CALENDAR

Meetings for January TBD
at time of printing. Visit the Johns Creek
official website for updates:

<https://johnscreekga.gov/>

DATES TO REMEMBER

January 1st..... New Year's Day

January 4th..... National Spaghetti Day

January 9th..... Law Enforcement Appreciation Day

January 13th..... Korean American Day

January 19th..... Martin Luther King Jr. Day

January 23rd..... National Pie Day

January 27th... International Holocaust Remembrance Day

January 31st..... National Hot Chocolate Day

FUN & GAMES

SUDOKU

Easy

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

Medium

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

Hard

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

Expert

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

FUN & GAMES

WORD SEARCH

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

WORD LIST

ABOMINABLE
BIGFOOT
BLIZZARD
BROOM
BUTTON

CARROT
COAL
FLURRY
FROSTY
HINKLE

ICICLE
IGLOO
MELTING
OLAF
SLED

SLEET
SLEIGH
SNOW
SNOWFLAKE
STICKS

TOP HAT
WINTER

ACROSS

- | | |
|---|---------------------------------|
| 1) Europe's tallest active volcano | 43) At some earlier time |
| 5) The devil | 44) Cargo ship |
| 10) Classify a film as PG | 45) Observe |
| 14) Wiener schnitzel meat | 46) Must |
| 15) Calculators that don't need batteries | 49) ___ a one (nobody) |
| 16) Mouse manipulator | 50) The two doz. in a day |
| 17) One excited about a birthday | 51) Duffer's scorecard listings |
| 20) Cubic meter | 53) "That oughta ___!" |
| 21) Big Apple conveyances | 55) Savannah's place |
| 22) Meadowlands pace | 58) Celestial phenomena |
| 25) Commoner, briefly | 62) Unpaid charges |
| 26) Capone and Gore | 65) College club, briefly |
| 29) Hollywood giants? | 66) Unsophisticated |
| 31) Tooth material | 67) Capital of Norway |
| 35) Dept. of Justice arm | 68) Act fidgety |
| 36) Decorative wall hangings | 69) Positioned, as a building |
| 38) Benefit event | 70) Mulligan or ragout |
| 39) Unfair things | |

DOWN

- 1) 12/24 and 12/31
- 2) High schooler's book
- 3) Scruff of the neck
- 4) Advance warning
- 5) Obeyed "Down in front!"
- 6) Attorneys' org.
- 7) They're hidden in the theme entries
- 8) Become troublesome
- 9) Light-fingered
- 10) Vegetable that's peeled
- 11) Like a fireplace floor
- 12) Golfer's collection
- 13) Be mistaken
- 18) Breakfast bowlful
- 19) Clive of films and TV
- 23) Cruel boss
- 24) Human trunk
- 26) Something attached
- 27) Freetown currency unit
- 28) Bordelaise or tartar
- 30) Gown material
- 32) Soggy grassland
- 33) Respected tribesman
- 34) Does high-tech eye work
- 37) Caesar or Waldorf
- 40) Some upright supports
- 41) Infamous fiddler
- 42) On the clothesline
- 47) Jelly-filled pastry
- 48) Bach is played on them
- 52) Commandments mount
- 54) Disturbances
- 55) Expert
- 56) JFK postings
- 57) Way in for a miner
- 59) Three-piece suit part
- 60) Qualified
- 61) Put in the overhead
- 62) Not right
- 63) "Now ___ seen everything!"
- 64) Beatty of "Roseanne"

BASKING QUESTIONS

By Alice Goodwin

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
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39			40						41	42				
43						44						45		
46				47	48		49					50		
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	55	56					57		58		59	60	61	
62								63	64					
65					66						67			
68					69						70			



Team Toth: Your St Ives Neighbors & Realtors



1163 Ascott Valley Dr
Beat out Multiple Offers

"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



3119 St Ives CC Pkwy
Sold Off Market, representing buyers & sellers

"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

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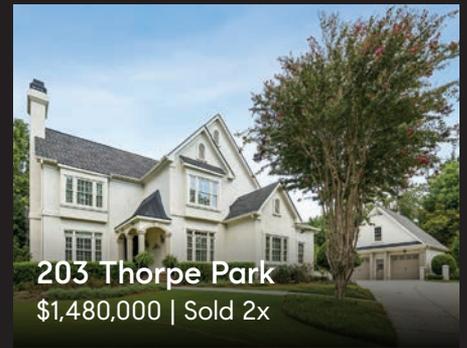
THINK TOTTH



130 National Dr
\$1,745,000 | Sold 2x



1409 Spyglass Hill Dr
\$1,933,000 | Sold 2x



203 Thorpe Park
\$1,480,000 | Sold 2x



3186 St Ives CC Pkwy
\$1,375,000 | Sold 2x



102 Preston Hollow Lane
\$1,320,000



1057 Wild Dunes Way
\$1,200,000 | Multiple Offers,
Represented Buyers & Sellers



1106 Ascott Valley Dr
\$1,700,000



3001 Castle Pines Dr
\$1,650,000



212 Southern Hill Dr
\$1,190,000



1090 Vintage Club Dr
\$1,650,000 | Sold Off Market



3145 St Ives CC Pkwy
\$1,225,388



3162 St Ives CC Pkwy
\$1,700,000 | Sold Off Market



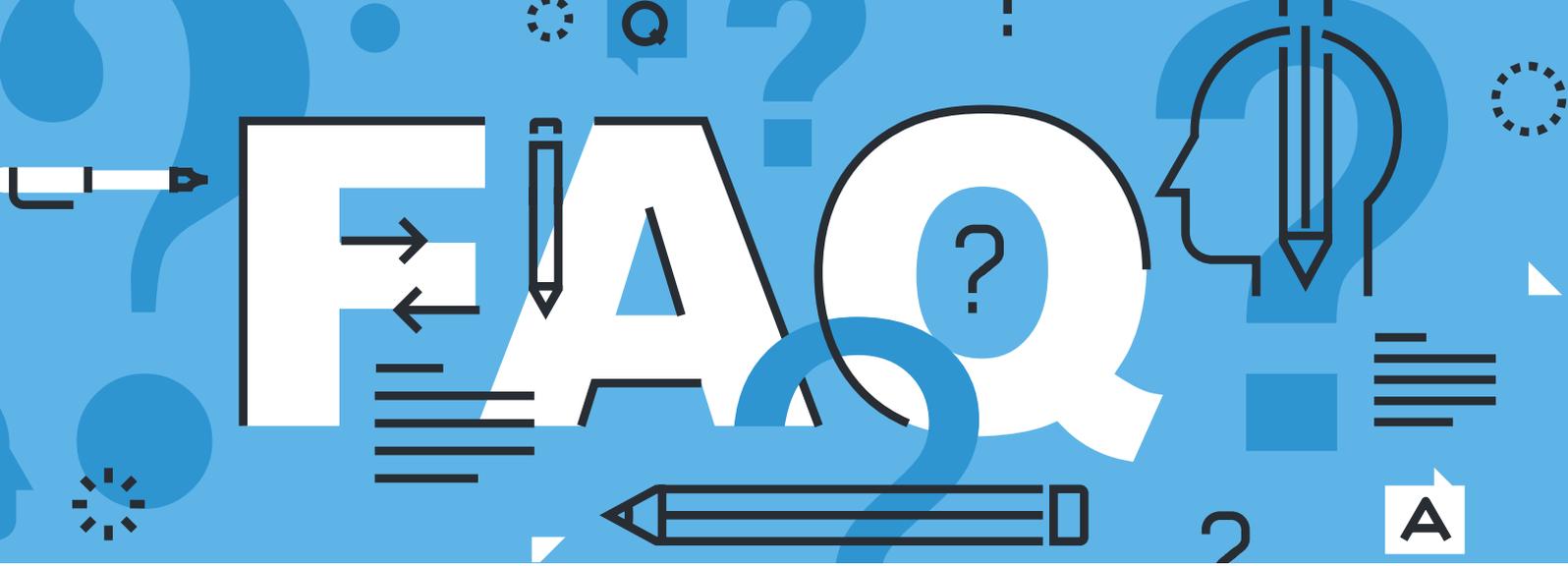
508 Butler National Dr
\$1,350,000



127 Villamoura Way
\$1,040,000 | Sold in 1 week!



302 W Country Dr
\$1,350,000 | Represented Buyers,
Under Contract in 1st Weekend



Do You Have Questions for Board Members?



Homeowners: Do you have questions for your HOA Board Members? Please submit your questions to: stivesnewsletter@stivescc.org by the end of the day on the 15th of each month. We will attempt to answer your question in next month's newsletter. (Please note, if your question is specific in nature and only pertains to you and your household, we will address that with you, and it will not be addressed in the newsletter.)



PUZZLE SOLUTIONS

Easy

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

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Hard

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Expert

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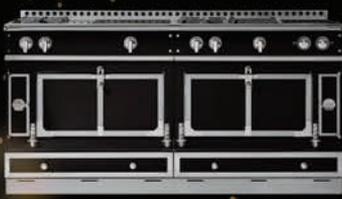


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Cold Weather Care + Holiday Hazards for our Furry, Four- Legged Family Members

Keeping Your Furry Family
Members Safe, Cozy,
and Happy This Season



Hi Neighbors,

As we pull out scarves, sip hot cocoa, and prepare the house for the holidays, our pets are gearing up for winter in their own ways — some by burrowing deeper into blankets, others by trying to sneak a taste of holiday treats they definitely shouldn't have.

Winter in Georgia might be mild compared to other places, but it still brings a few challenges for our four-legged friends. Here's your seasonal guide to keeping your pets healthy, warm, and far away from holiday hazards.

PROTECT THOSE PAWS

Even in Georgia, colder mornings and frosty nights can be tough on paws.

- Check for cracks or dryness and apply pet-safe paw balm.
- Wipe paws after walks — de-icers and sidewalk salts (especially in parking lots) can irritate pads.
- Keep fur between paw pads trimmed so ice and debris don't clump up.

Neighbor Tip: If your dog has sensitive paws, lightweight booties are a life-saver — and yes, they're hilarious but adorable.

KEEP PETS COZY INDOORS

When temps dip below freezing, bring outdoor pets inside or into a heated garage or sunroom.

- Create a warm sleeping area away from drafts.
- Consider a heated pet bed or blanket for seniors who struggle with joint stiffness.
- Don't leave pets in cars during cold snaps — they chill much faster than we do.

Remember: If you're cold, your pet probably is too!

HOLIDAY DÉCOR DANGERS

Holiday decorations are gorgeous... and irresistible to curious pets. Watch out for:

- **Tinsel** – Cats love it, but swallowing it can cause dangerous blockages.
- **Tree water** – Can contain bacteria, mold, or fertilizer. Block it with a tree skirt.
- **Ornaments** – Breakable ones should stay higher on the tree.
- **Twinkling lights** – Puppies + cords = a holiday hazard waiting to happen.

Neighbor Tip: Secure your tree to a wall or ceiling hook if you have a cat who enjoys “tree climbing season.”

TOXIC PLANTS TO AVOID

Some traditional holiday plants can be harmful to dogs or cats:

- Mistletoe
- Poinsettias (irritating, not deadly, but still best avoided)
- Holly berries
- Amaryllis
- Christmas lilies (extremely toxic to cats)

If you love the look, opt for silk versions — they're just as festive and much safer.

HOLIDAY FOODS THAT ARE OFF-LIMITS

Humans adore holiday feasts... pets, unfortunately, cannot. Keep them away from:

- Turkey bones
- Onions / garlic
- Chocolate
- Raisins & grapes
- Alcohol

→ Rich, fatty foods (pan drippings, ham fat, gravy)

→ Xylitol (found in sugar-free candies and gum)

Safe treats: a little plain turkey, carrots, green beans, or a festive pet-safe holiday biscuit.

VISITORS, NOISE & ROUTINE CHANGES

With guests coming and going, doors opening often, and celebrations happening late, pets can feel stressed.

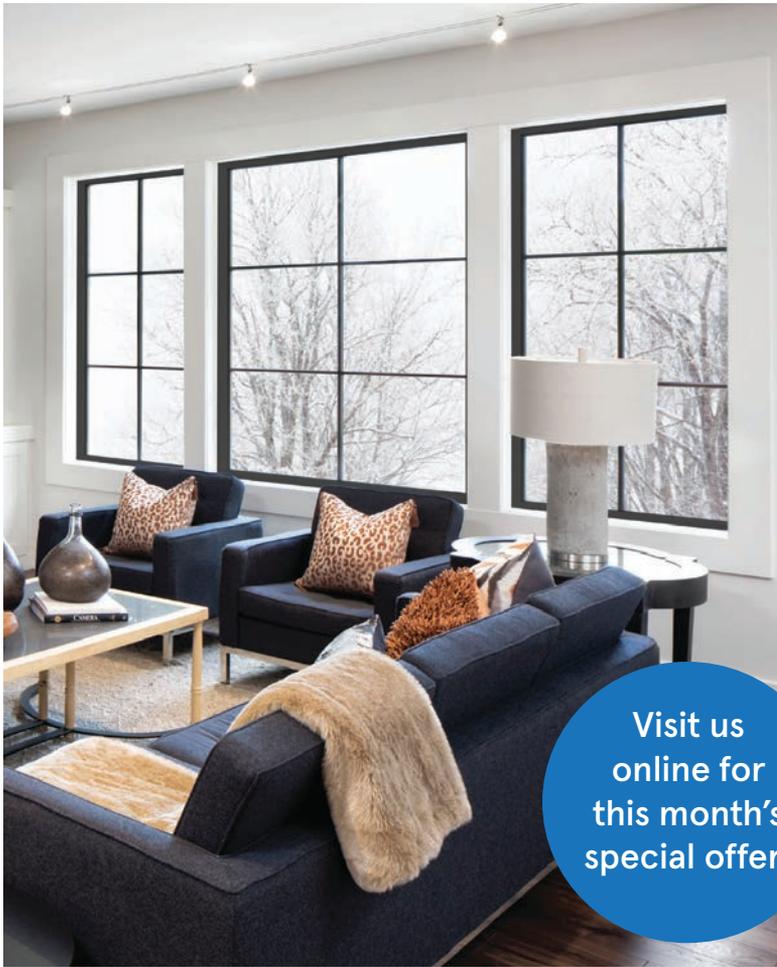
- Keep anxious pets in a quiet room during parties.
- Make sure ID tags and microchips are up to date — holidays are a peak time for accidental escapes.
- Stick to normal feeding and walking schedules as much as possible.

A LITTLE EXTRA LOVE GOES A LONG WAY

Winter is a great time to bond: extended snuggle sessions, slow evening walks under the holiday lights, or a new toy tucked into a stocking. With just a bit of planning, your pets can enjoy the season every bit as much as you do.

Wishing you (and your furry companions!) a warm, safe, and joyful holiday season.





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Representing the Buyer



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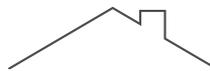
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Emily and Kyle have been looking for a house in St Ives for years... So when we heard that this stunning house was going to be coming on the market a few months ago, we put a bug in their ear. They fell in love with it immediately, and we crafted an offer (against multiple other offers, even off-market, no less!) that the sellers couldn't refuse, locking it down for them before it hit the market. We could not be more excited to welcome these sweet friends to the best neighborhood!

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