



EMBRY HILLS
Civic Association

2023 Annual Community Meeting

WELCOME

website: Embryhillsca.com



Agenda

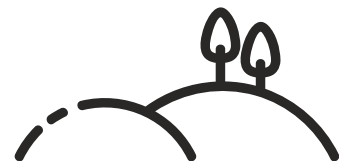
6:30 pm: Opening Remarks/Call To Order

- Overview of 2023 Activities
- Approval 2022 Annual Meeting Minutes
- EHCA 2023 Treasurer's Report
- Committee Updates:
 - Welcome Committee
 - Trails and Greenway
 - Community Council
 - Neighborhood Watch
 - Community Engagement
 - Embry Hills Club
- EHCA Business
 - Executive Board Elections

7:15 pm: District 1 County Commissioner - Robert Patrick

7:30 pm: Q&A

7:45 pm: Adjourn



Call To Order:

Residents of Embry Hills, which include those located in single-family homes on the following streets: Alton Road, Balmoral Drive, Barkside Court, Chase Road, David Road, Embry Circle, Embry Court, Embry Hills Drive, Margavera Terrace, Medinah Court, North Embry Circle, Ridgeside Court, Shabromat Way, Stantondale Drive, Windsor Forest Road, Chamblee Tucker Road (specifically those single-family homes between Mercer University Dr and Embry Cir), Henderson Mill Road (specifically those single-family homes between I-285 and Balmoral Drive), plus those residents in the Embry Hills Apartments located on Embry Circle, are all members of Embry Hills Civic Association and are welcome to participate during question-and-answer sessions, in open discussions, and by invitation. As in most all public meetings, like Dekalb County public meetings, speakers should speak directly into a microphone, if available, and begin by stating their name and address clearly so meeting minutes can be properly recorded. Disrespectful or disruptive behavior, use of derogatory comments, abusive or profane language by meeting participants and/or guest speakers is not permitted. Meeting participants engaging in the aforementioned will be asked to peacefully and promptly leave the meeting. Now, respectfully, Embry Hills Civic Association will begin the meeting with a roll call of the current Embry Hills Civic Association Board Members in order to record in the meeting minutes:

Bill Blumberg, President

Vicki Hood, Secretary

Becky Perkins, Treasurer

Sherry Adams, Board Member At Large

Andrew Dahl, Board Member At Large

Jenna Teston, Board Member At Large

Kelley McManaman, Immediate Past President and Board Member At Large

EHCA 2023 Board of Directors:

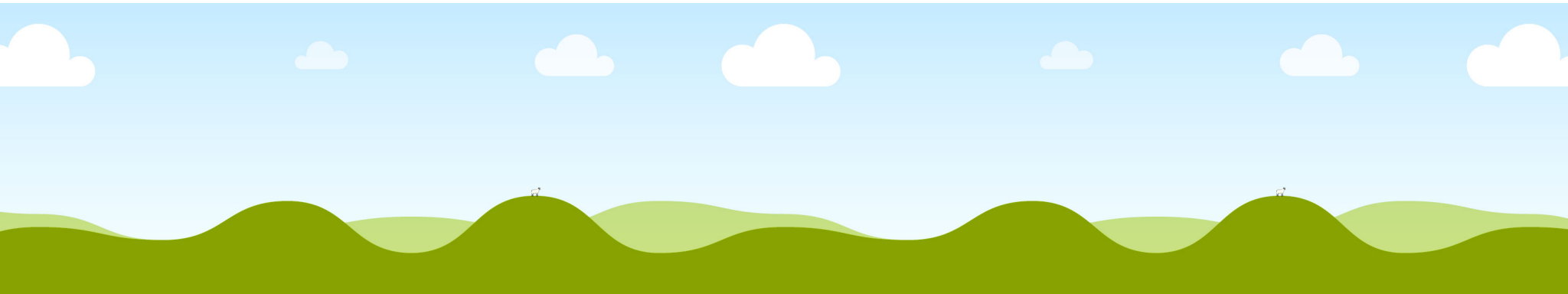
- President: Bill Blumberg
- Vice President: **Open**
- Treasurer: Rebecca Perkins
- Secretary: Vicki Hood
- Director at Large: Andrew Dahl
- Director at Large: Jenna Teston
- Director at Large: Sherry Adams
- Immediate Past President: Kelley McManaman

2023 Activities:

- Confirmed EHCA 2022 Board of Director Roles
- Connected to the Community
 - Website Traffic >1,608 visitors in last 12 months
 - 127 past 30 days
 - Quarterly **Newsletters - Shifted to Email** and Social Media Delivery
 - Social Sites: Facebook, Instagram
- Hosted Community Yard Sale
 - 11 homes participated
 - **Raised \$102** for EHCA thanks to donations from community
- Entrance Triangle Landscape Project:
 - Thank you Sherry Adams for Phase 1 work
 - *Approved Phase 2 proposal - Fundraising planned for 2024*
- Collaborative Events - Embry Hills Club
 - Embry Hills Live, Pride Happy Hour, Annual Halloween Parade, Luminary Lights

EHCA Business

- Approval: 2022 Annual Meeting Minutes
- EHCA Treasurer's Report



Treasury Report

EHCA 2023 Treasurer's Report

UCB Bank Balance 12/31/2022	\$ 3,852
Total 2023 Income	\$ 1,186
Total 2023 Expenses	\$ (1,625)
UCB Bank Balance 12/31/2023	\$ 3,413

INCOME

Voluntary Dues Income	\$ 909
Neighborhood Watch Donations	\$ 127
Sign Topper Sponsor Income	\$ 150
Total Income:	\$ 1,186

OPERATING EXPENSES

Secretary of State Registration	\$ 90
USPS PO Box, Postage	\$ 140
Website, Social Media	\$ 238
Meetings, Signs	\$ 281
Newsletters (Print)	\$ 253
D&O Insurance	\$ 623
Total Expenses	\$ 1,625

CAPITAL EXPENSES

None

Highlights:

Thank you generous EHCA and Neighborhood Watch supporters!

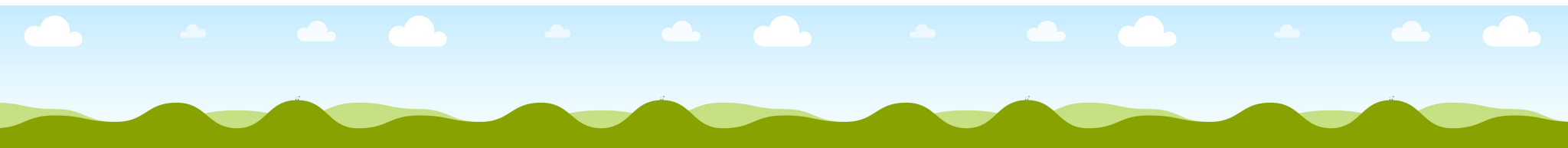
EHCA member footprint is 370.

EHCA had 48 paid members in 2022 and currently has 39.

Fixed expenses require approx. 55 paid members.

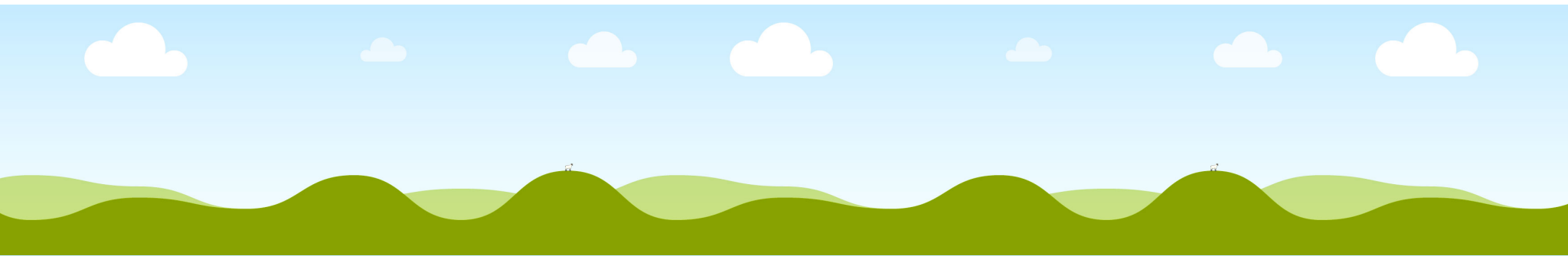
Printed newsletters are being eliminated.

Upcoming Capital Fundraising for Entrance Triangle Landscape



EHCA Committee & Community Updates

- Welcome Committee - Sherry Adams/Jenna Teston
- Trails and Greenway - Vicki Hood
- Community Council - Jenna Teston
- Neighborhood Watch - Katherine Cadena
- Community Engagement - Bill Blumberg



Welcome Committee

Sherry Adams & Jenna Teston

Embry Hills
would like to
WELCOME
our newest
neighbors!

Owner Name	Address
HENNINGS TERESA R	3325 Embry Hills Dr
CARR HAZEL	3255 Embry Hills Dr
GURD KATHERINE A/GURD PETER F	3603 Embry Cir
KWOK WAI M	3092 Stantondale Dr
RUGGIERO KARLA L	3618 Embry Cir
GHAHFAROKHI REZA K	3448 Embry Cir
MERCHANT ROZINA	3291 Balmoral Dr
MALOFF ELIZABETH/MALOUF ANTONIO	3539 Embry Cir
RAWLINSON KAALA	3337 N Embry Cir
KAYE ALEC/FREDERICK JULIA	3328 Embry Hills Dr
WILENSKY ANDREW R/WILENSKY ALLISON P	3273 Balmoral Dr
VAUGHN NATHAN/SMITH REBECCA L	3249 Alton Rd
GRABOWSKY JAMES F	3242 N Embry Cir
SIBAI AMANDA J/MITCHELL WILLIAM G	3698 Embry Cir
BERNAL GABRIEL A/SANCHEZ KATIA L	3135 Embry Hills Dr
TRIBEND LLC	3284 Embry Cir
LYMAN RUTH	3076 Stantondale Dr
CASEY LEANNA R	3020 Ridgeside Ct
AW RYAN	3297 N Embry Cir
AM GROUP INVESTORS LLC	3098 Henderson Mill Rd
GISH EMILY A	3181 Chamblee Tucker Rd
JASANI SALIM/PANJWANI ZULFIKAR	3280 N Embry Cir



Trails and Greenway

Vicki Hood

DeKalb County Master Trail Plan - Take the Survey

- <https://survey.alchemer.com/s3/7523981/dekalb-county-trail-and-greenway-master-plan-survey>

I-285 Top End Trail (aka Top End 285 Regional Master Trails Plan)

- Initiated by cities/CID's in 2020 to study a multi-use trail connecting 7 cities and 4 CID's spanning 20 miles from Atlanta Rd. (Smyrna) to Lavista Rd. (Tucker)
- Design firm Kimley-Horn steering study
- 1 focus group session to date (01/2023)

Mercer University Trail Study

- Study group began July 2023, Path Foundation & funding from Commissioner R Patrick
- 2 Public meetings held to gain input
- Study placed on "hold" 11/2/2023

Peachtree Creek Greenway

- New Executive Director for 2024
- City of Doraville - New section under construction (Developer)
- City of Brookhaven - Segment 2 will start this year
- Unincorporated DeKalb - no funding currently allocated for 2024

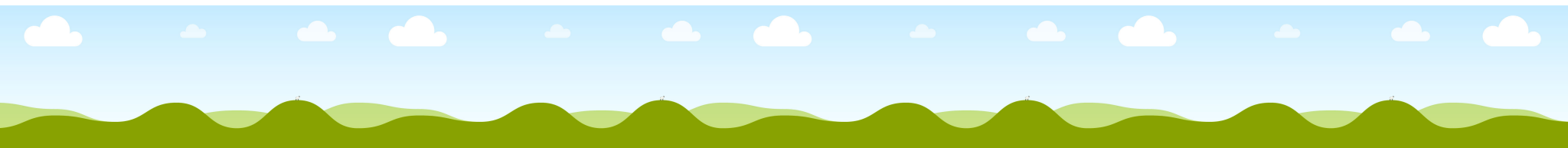
EHCA Community Council

Jenna Teston

Interactive District Map – dekalbcountyga.gov

<https://www.dekalbcountyga.gov/voter-registration-elections/dekalb-county-district-maps>

Enter your address, and this includes: District Commissioner, Super District Commissioner, Georgia and U.S. House and Senate representatives



EHCA Community Council

Jenna Teston

Applications for Development and/or Zoning Amendments

- Embry Hills Church of Christ
- Z-22-1246093: 3355, 3375 & 3395 Northeast Expressway, Chamblee 30341
Application of Alpha Residential to rezone properties from O-I (Office Institutional) Zoning District to HR-3 (High Density Residential-3) Zoning District to provide for the development of apartments.
- Z-23-1246173: 3964 Chamblee Tucker Road, Doraville 30340
Application of Atlanta Sanaton Associates to rezone property from R-100 (Residential Medium Lot-100) zoning district to OIT (Office-Institutional Transitional) zoning district to allow for a place of worship.
- SLUP-23-1246545: 3003 Chamblee Tucker Road & 2936 Mercer University Drive, Chamblee 30341
- TA-22-1246101 County Wide - Cottage Housing
Example of this type of community, please visit The Cottages On Vaughan in the City of Clarkston, GA. Visit:
<https://www.microlifeinstitute.org/cottages>
- TA-24-1246761 County Wide – Film Studio Requirements
- TA-24-1246762 County Wide – Short-term Rentals

EHCA Community Council

Jenna Teston

178 Sams Street, Ste. A-3600, Decatur, GA 30030

www.dekalbcountyga.gov/planning Office: 404-371-2155


2024 COMMUNITY COUNCIL SCHEDULE (via Zoom) revised 12.28.2023					Planning Commission Public Hearing 6:00 p.m. (via Zoom)		Board of Commissioners Public Hearing 5:30 p.m. Malool Auditorium	
District 1 via Zoom 5:30 p.m.	District 2 via Zoom 6:30 p.m.	District 3 via Zoom 6:00 p.m.	District 4 via Zoom 5:30 p.m.	District 5 via Zoom 6:30 p.m.	New Items	(As Needed)	New Items	(As Needed)
2/21/2024	2/13/2024	2/21/2024	*2/20/2024 Date changed due to holiday.	2/12/2024	3/05/2024 *** Land Use	3/07/2024	3/28/2024 *** Land Use	4/02/2024
4/17/2024	4/09/2024	4/10/2024	4/16/2024	4/08/2024	5/02/2024	5/07/2024	5/23/2024	6/06/2024
*6/18/2024 Date changed due to holiday.	6/11/2024	6/12/2024	6/18/2024	6/10/2024	7/11/2023	N/A	7/25/2024	7/30/2024
8/21/2024	8/13/2024	8/14/2024	8/20/2024	8/12/2024	9/12/2024 *** Land Use	N/A	9/26/2024 *** Land Use	10/01/2024
10/16/2024	10/08/2024	10/09/2024	10/15/2024	10/07/2024	11/07/2024	11/12/2024	11/21/2024	N/A
12/18/2024	12/10/2024	12/11/2024	12/17/2024	12/09/2024	1/07/2025	1/09/2025	1/23/2025	1/30/2025

***New Future Land Use Map Amendment applications shall only be heard in March and September.

Slots on the agenda are filled with cases in the order that they are filed, not to exceed 20 maximum cases, per adopted 2024 Zoning Calendar Resolution. SLUP applications with companion rezoning applications shall be heard together (consecutively) on the BOC Agenda. Deferred cases, companion Land Use Amendments and street name change applications are not subject to the 20-case maximum. If the agenda exceeds 10 cases (including deferrals), Planning Commission or the Board of Commissioners may schedule additional cases on "as-needed" dates.

Please find all meeting agendas, including a link to the join the meeting on our website: <https://www.dekalbcountyga.gov/planning-and-sustainability/public-hearing-agendas-info>

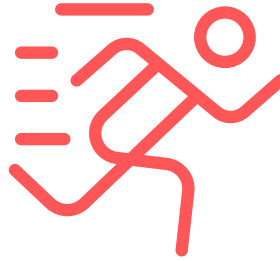
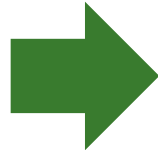
EHCA Neighborhood Watch

The Fundamentals of Neighborhood Watch
All of us play a role and it is easier than you may think.



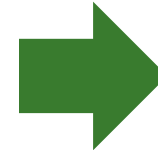
Mindset

- All of us operate out of a protective mindset
- We recognize when something seems wrong



Action

- The key is knowing what action to take
- Who do we notify and when?



Results

- Did my actions result in the right outcome?
- Can I or should I do something different next time?

We Need Volunteers



EHCA Community Engagement

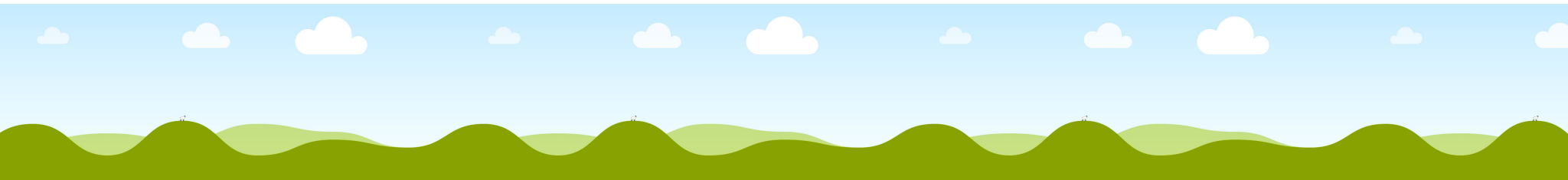
Embry Hills Civic Association and Embry Hills Club are invested in connecting our community and developing neighbor to neighbor relationships. In 2023 we brought you:

- Embry Hills Live
- Pride Happy Hour
- Annual Halloween Parade
- Luminary Lights

A graphic consisting of two overlapping speech bubbles. The top bubble is orange with a white border and contains the text 'UPCOMING EVENTS' in white, bold, uppercase letters. The bottom bubble is purple with a white border and is partially obscured by the orange one.

**UPCOMING
EVENTS**

Planning for 2024 is underway, do you want to help our Community Engagement Committee?



Embry Hills Club

Brook Caballero

1. Construction Update

- Where we are in the process
- Special Committees and volunteers
- Membership growth
- Fundraising letter to be sent in the near future

2. Social

- Recap of Luminary
- Upcoming Events

3. Tennis / Pickleball / Volleyball

4. Land beautification project

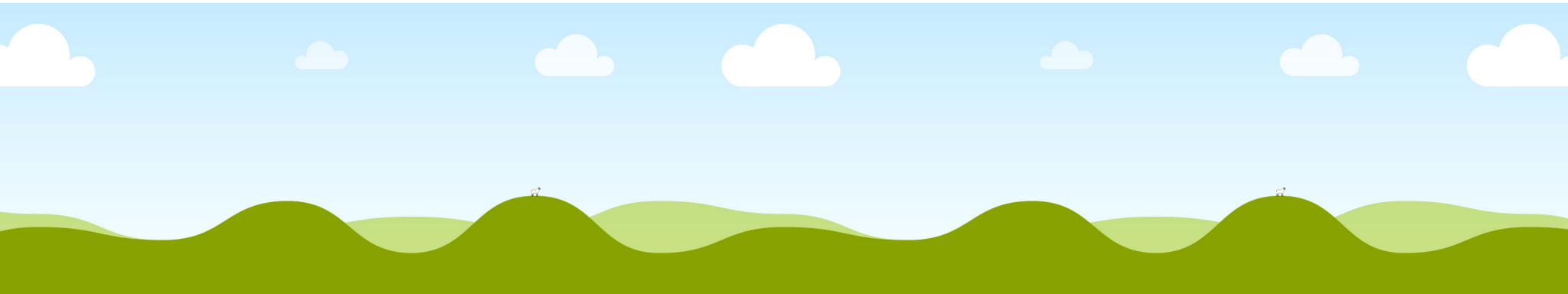
5. Security and recent breach



EHCA Business

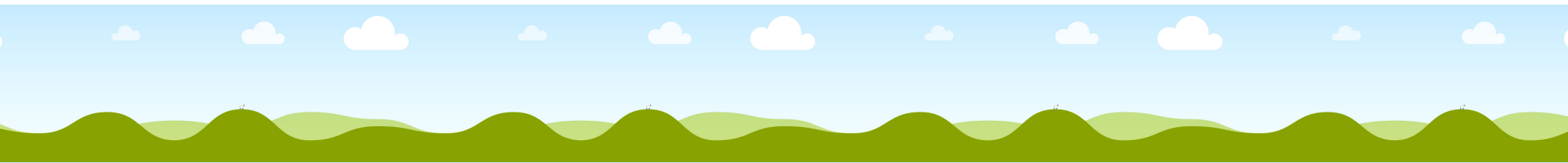
- **EHCA 2024 Board Nominations**

Per EHCA ByLaws: The Board of Directors includes 4 officer positions, 2 or more Director at Large positions and the Immediate Past President.



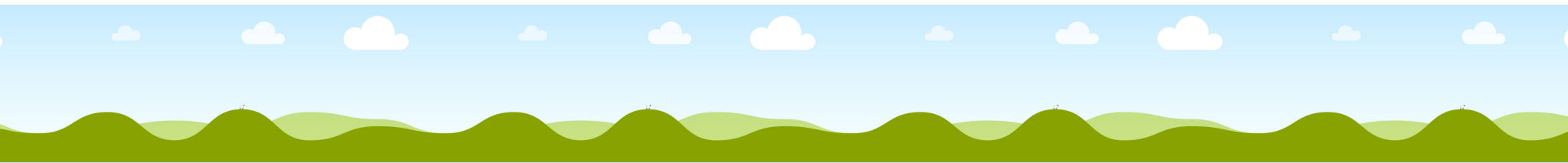
EHCA Business

- EHCA 2024 Board Nominees -Officers
 - President: Bill Blumberg
 - Vice President: Andrew Dahl
 - Treasurer: Salim Jasani
 - Secretary: Jenna Teston



EHCA Business

- EHCA 2024 Board Nominees - Directors
 - Director At Large: Kellie Rowker
 - Director At Large: Mari Ann Banks
 - Director At Large: Jill Hackett
 - Director At Large: Sherry Adams



2024 Election Results

Presenting the 2024 EHCA Board of Directors:

- **President:**
- **Vice President:**
- **Treasurer:**
- **Secretary:**
- **Directors At Large:**

Introducing:

DeKalb County, District 1 Commissioner
Robert Patrick





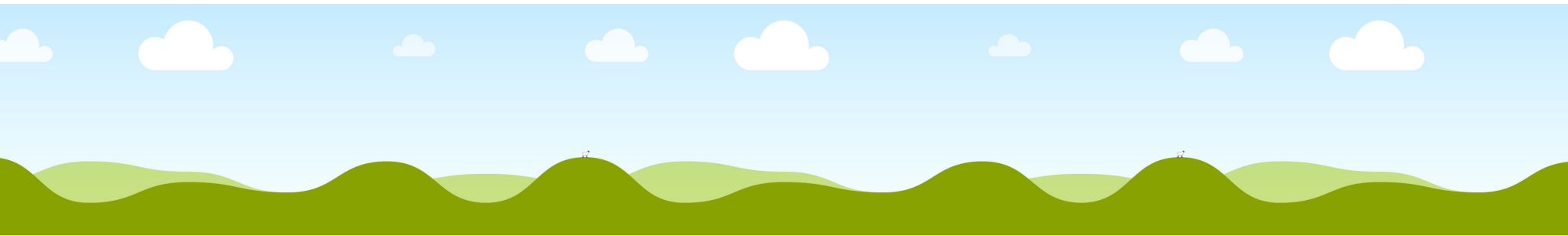
EMBRY HILLS
Civic Association

Annual Meeting of Embry Hills Civic Association

Thursday, January 18, 2024

Community Input

Open for Q & A



2023 Annual Meeting

THANK YOU

Visit us [@Embryhillsca.com](https://embryhillsca.com) for community updates, newsletters and to join EHCA

