

Embry Hills Civic Association Meeting Minutes

(and Attached Exhibits A-G)

Sunday, November 8, 2020, 2PM

Embry Hills Club

25 Attendees, including EHCA Board. (See attached list)

Call to Order: 2PM

Kelley McManaman provided a brief history of the EHCA and introduced the current interim board members of herself, Vicki Hood, Russell Spornberger, Becky Perkins, Jenna Teston, Heather Whitcomb, and Adam Toll.

Kelley discussed the many valid reasons for having an active civic association, which include establishing a locational and civic presence for Embry Hills, offering needed input into local zoning and transportation issues, and being informed on county political issues such as cityhood and annexation movements.

Kelley pointed out that EHCA, Embry Hills Club, and Embry Hills Neighborhood Watch are distinct, separately funded organizations.

Kelley further stated that EHCA is actively recruiting new Board Members, and that the Association's existing By-Laws and organizational structure are being reviewed for clarity and approval. The EHCA officers will be elected at a meeting in January 2021, date to be announced. The EHCA is pursuing a website.

Treasurer's Report:

Russell Spornberger stated that EHCA has a current bank balance of \$4,557.97. (See attached Exhibit B.)

Russell further explained how the annual dues of \$25 (minimum) per household provide for the continuation and operation of EHCA, and he invited attendees to please join the EHCA in that regard. \$290 was collected at the meeting.

The Board voted to remove Gil Spencer as a signatory on the EHCA checking account, and add Board Member, Becky Perkins as the new signatory on the account.

Committee Reports and Updates:

Peachtree Creek Greenway:

Vicki Hood, Board Member of the Peachtree Creek Greenway (<https://www.peachtreecreek.org/>), gave a presentation on the status of this developing 12-mile metro Atlanta greenway, which will extend along the North Fork Peachtree Creek and will eventually extend through Embry Hills. The greenway will ultimately connect to the Atlanta Beltline.

Embry Hills Church of Christ Rezoning:

Jenna Teston gave a status report and presented renderings for the proposed expansion of the church at 3250 Chamblee Tucker Road. The proposed rezoning and expansion of the church property may negatively impact the adjoining residential properties along North Embry Circle. The EHCA will continue to monitor this situation and relay to the membership of any new developments.

Presidential Hotel Redevelopment and Vista Grove Cityhood:

Kelley McManaman gave brief status updates on these two items and the EHCA will continue to monitor and report on any new developments regarding cityhood in our area. As part of a swath of unincorporated DeKalb County surrounded by incorporated areas, the Embry Hills area will more than likely be incorporated at some future date, whether through annexation to a nearby city or a newly established city.

<https://www.vistagrove.org/>

DeKalb County Schools Liaison:

Heather Whitcomb provided a brief overview of current DeKalb County Schools issues that may affect Embry Hills. An example stated was the recent proposed redistricting of Henderson Elementary students to the new but farther away Pleasantdale Elementary school. For now, students within the Embry Hills neighborhood will continue to be “zoned” to Henderson Mill Elementary.

EH Neighborhood Watch (EHNW):

Fred Sherberger (accompanied by Barbie Olsen) gave an overview of the Embry Hills Neighborhood Watch program, which provides mailbox stickers and volunteer neighborhood drive-throughs. EHNW works with Al Fowler, DeKalb County Police Liaison. EHNW is separate from EHCA and is funded through annual volunteer donations from the neighborhood.

New Entrance Sign/Sign Topper/Magnet Presentation (See Attached Exhibits C, D, E, F, & G):

Reinforcing Embry Hills’ need for an identity and community presence, Becky Perkins gave an overview of the EHCA board’s work on new signage and presented images for the Embry Hills Sign Toppers and new entrance sign at the Chamblee Tucker Road/Embry Circle triangle entrance, to replace the one destroyed by a vehicle in Nov 2019. (See attached Exhibit C Signs Budget worksheet, Exhibit D Rendering of Sign Topper, Exhibit E Rendering of Magnet, Exhibit F Map of Sign Toppers, and Exhibit G Rendering of Entrance Sign.)

Members may sponsor a street topper for \$50, and EHCA has commitments for four sign toppers thus far.

The sign topper, designed by Adam Toll and approved by EHCA, uses the same font as that on a 1950’s Embry Hills sign designed by Heery & Heery, on file with the DeKalb Historical Society. (Embry Hills has 8 houses built in 1956.) Attendee discussion ensued about the “design” of the sign toppers, with it being suggested that it is not reflective of Mid Century “modern” style. The EHCA board acknowledged that while Embry Hills is a Mid Century neighborhood and does have some homes with “modern” architecture, the traditional-leaning design of the sign toppers reflects the neighborhood’s predominance of traditional homes.

The entrance sign will be a composite granite boulder engraved with same text as the Sign Topper. The budget-friendly entrance boulder signifies Embry Hills’ position atop a granite foundation, and its unique design accommodates the community’s mixed architectural styles and ages. The boulder is easily manufactured and set in place, and easily reproduced for secondary entrances. By a majority show of hands, the attendees selected one of the two entrance sign images that were presented. At the meeting, it was decided that “EH” would be added above the “hills” flair on the boulder sign, to match the sign topper image.

Also presented was an accompanying image for an optional planned vehicle magnet, which will be sold to the membership. A show of hands indicated 100% interest in the magnets and the EHCA will pursue this option.

Meeting was adjourned at 4PM.

Respectfully submitted,
Becky Perkins

Please “Like” the Embry Hills Civic Association FB Page.

List of Meeting Attendees:

Hannah Marlow
Mari Ann Banks
Bill Blumberg
Helen Strickland
Oksana Bilukha
Jean Brown
Neil Croak
May Lynne Miller
Debra McLean
Fred Sherberger
John Schellman
Jenifer Schellman
Whitney Patel
Tracy Hammonds
Candice Cobb
Barbara Olsen
Kathy Franklin
Mike Hood
Vicki Hood
Kelley McManaman
Russell Spornberger
Becky Perkins
Jenna Teston
Heather Whitcomb
Adam Toll

EXHIBIT A

Embry Hills Civic Association Meeting Agenda
Sunday, November 8, 2020
Embry Hills Club

Welcome and Introductions: Kelley McManaman
Brief History of the EHCA
Why having an active civic association is important
Future election of officers

Treasurer's Report: Russell Spornberger

Committee Reports and Updates:

Peachtree Creek Greenway: Vicki Hood

Embry Hills Church of Christ Rezoning: Jenna Teston

Presidential Hotel Redevelopment and Vista Grove cityhood: Kelley McManaman

DeKalb County Schools Liaison: Heather Whitcomb

EH Neighborhood Watch: Barbie Olson and Fred Sherberger

New Entrance Sign/Sign Topper/Magnet Presentation: Vicki Davis and
Becky Perkins
Vote on new entrance sign

Q&A

EHCA 2020 Financial Report as of 11/8/2020

| | |
|--|------------------|
| Checking Account Balance 1/1/2020: | \$1312.97 |
| Check #526 to Kelley McManaman: Reimbursement for payment to GA SOS for 3 years annual registration of corporation | <\$90.00> |
| Insurance settlement for demolished sign | \$3635.00 |
| Check #527 to Rene Reyes for clean up the landscape island at the main entrance to EH | <\$300.00> |
| Current Balance: | \$4557.97 |

EXHIBIT C

EMBRY HILLS Signs Budget Worksheet

Sign Projects Costs Budget:

Triangle Entrance Sign (Boulder Designs):

| | |
|------------------------|----------------|
| Boulder Sign | \$1,650 |
| Delivery & set: | \$280 |
| Landscape installation | <u>\$1,000</u> |
| <i>*if needed</i> | \$2,930 |

EH Sign Toppers (A1):

| | |
|----------------------------|--------------|
| 21 Sign Toppers @ \$41.10 | \$863 |
| Bracket Mounting Hardware: | <u>\$200</u> |
| | \$1,063 |

EH Vehicle Magnets (A1):**

| | |
|----------------|--------------|
| (500 @ \$1.85) | <u>\$925</u> |
|----------------|--------------|

| | |
|---|-----------------------|
| TOTAL FOR SIGN, ST'S, & MAGNETS: | <u>\$4,918</u> |
|---|-----------------------|

EXHIBIT D

15"

5"



Adam Toll
770-596-9305
tollhouseinc@gmail.com
3239 Embry Hills Dr.
Atlanta, GA 30341

EXHIBIT E

6"

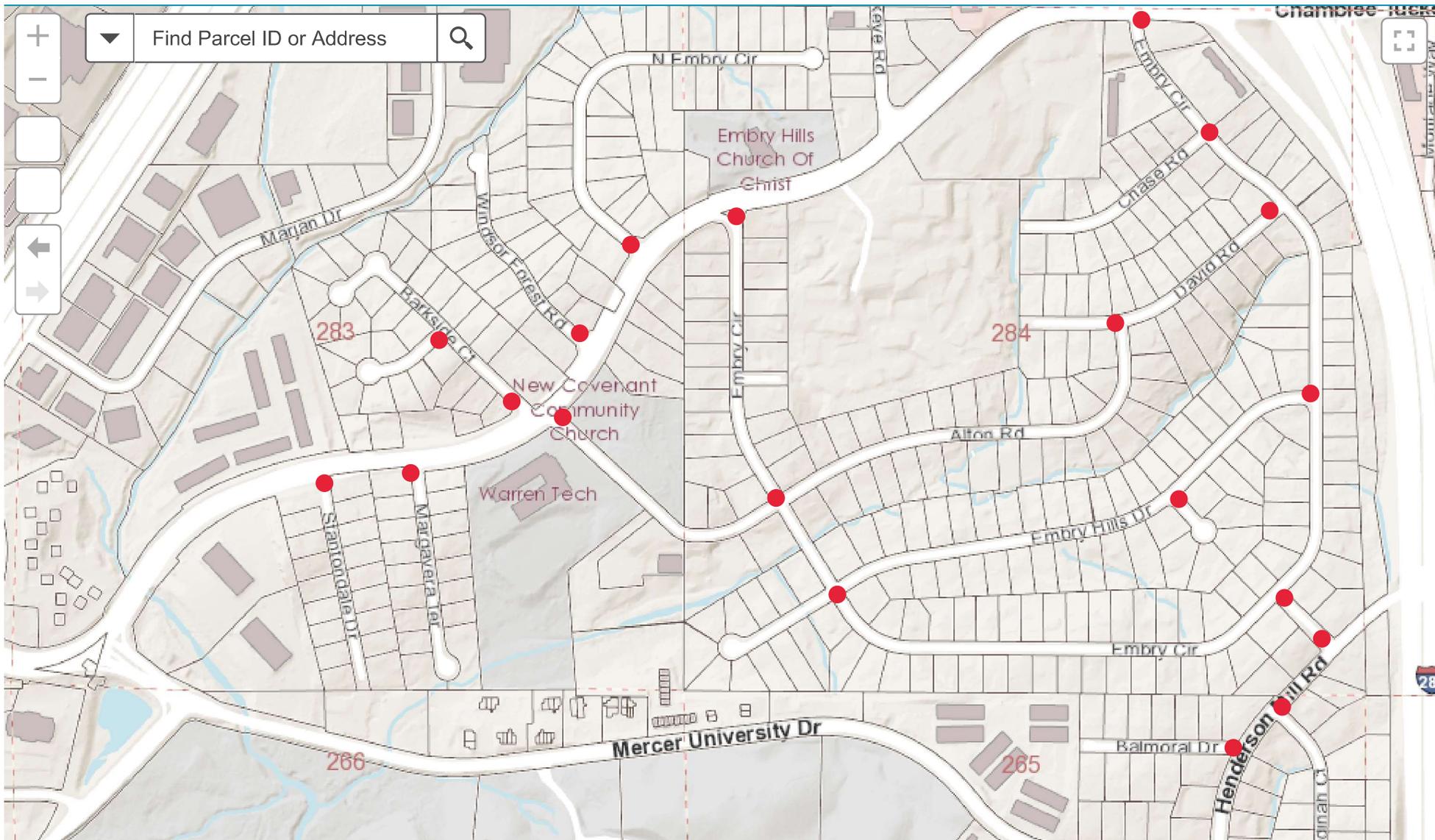
4"



Adam Toll
770-596-9305
tollhouseinc@gmail.com
3239 Embry Hills Dr.
Atlanta, GA 30341



DeKalb County Parcel Viewer



0 300 600ft

-84.2600 33.8820 Degrees



PROOF 3A WITH EH



Boulder Size - 36" wide by 52" tall by 8" thick

* NOTE THAT NO TWO BOULDERS ARE THE SAME. *ALL FONTS AND IMAGES MAY VARY SLIGHTLY ON COMPLETED PRODUCT. PROOFS SHOWN ARE NOT EXACT REPRESENTATIONS AND LIKE ALL NATURAL MATERIALS VARIATION IS NORMAL.