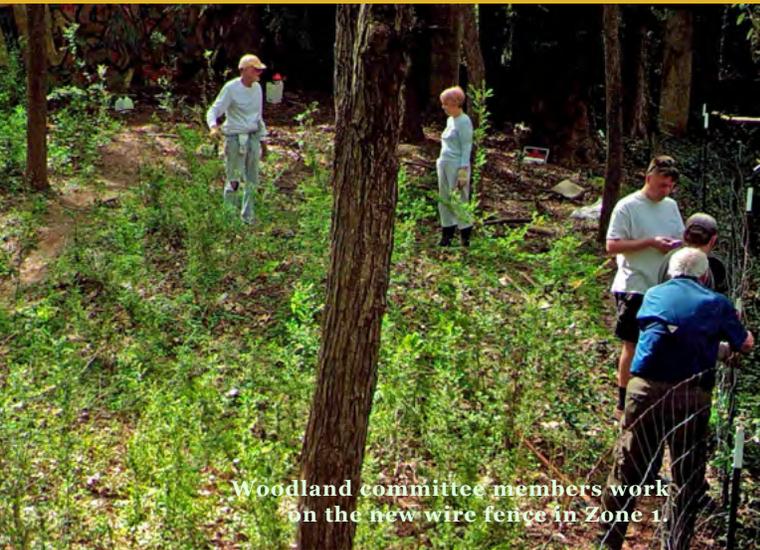


# LULLWATER LATEST

APRIL 2016



Woodland committee members work on the new wire fence in Zone 1.



Sheep on their first day in Zone 4.

*Never having outgrown the delighted shock each Atlanta spring brings, the dogwoods floating above our streets, the riot of azaleas lining our walks, I feel a little dismay at the dropping petals. But we have much to recall in this year's recent weeks!*

College basketball fans among us watched as many of our teams made it to the last games of the NCAA Tournament, and the alumnus of Villanova cheered as his alma mater "won it all!" A Woodlands work day produced trash pick-up and installation of some fencing, in preparation for our own flock of sheep, coming soon! Spring landscaping continued, and the garden perked up, ready for this season's vegetables.

This time of year, filled with plans and hopes, full of fresh air, sunlight and buds, is the favorite of many. Our hope for this newsletter is to provide a look at now and the near future!

## ***Save the Date!***

### *Olmsted Linear Park Plein Air*

April 26 - May 1

An invitational painting show.  
Check OLPA website for details:

[www.atlantaolmstedpark.org](http://www.atlantaolmstedpark.org)

### *Lullwater Estate Spring Social*

May 1 at 6:00 pm

Held every year, the spring social and potluck supper gives us a chance to mingle, sample cooking, and enjoy an evening on Lullwater's veranda! Look on your mailbox for a flyer with details.



## ***President's Column***

**A** client recently called me in a panic. The police beat on his door in the middle of the night, waking him and his wife, demanding they leave their unit immediately because a fire was about to spread to his home and engulf the building.

Later in the day he was advised that the building was condemned and they would not be allowed to reenter their home to reclaim or identify any of their personal items that remained.

This is a true story. The truth is that it could happen to any of us. What to do? Are you ready?

**INSURANCE:** One of the peculiarities of living at The Lullwater Estate is the need for each owner to make sure your insurance is in order. There are two components to the insurance you need. One is that you must have your own "Condominium Unit Owner's Policy" to insure your contents and the interior of your unit, plus any additions and improvements since the original construction. The other is that you need to be satisfied that your insurance covers you for the deductible provided for in the master policy of the Association. An example is water damage. The Association deductible is \$5,000. If you want any coverage below this deductible, you would need to have that in your own policy.

Want more details? LEOA has a web site with a Members' only section, where you will find an explanation of the details of the

insurance provisions, a copy of our certificate of insurance, and a form for you to use to send your lender evidence of the insurance.

Your unit number is your ID. But you need a Password to get to the Members' section. Our resident "keeper of the keys" to the web site is Robert Marshall. In order to get your Password, email him at:rdm@notation.net. Give him your proposed Password, and work it out with him.

**PICTURES:** How to prove what you lost to fire or water damage? Take lots of pictures, including the contents of drawers and cabinets. Where to store your pictures? These days there are many options for document storage from the safe deposit box at your bank, to internet services such as Dropbox and Google Docs. These steps will help take some of the panic from the disaster we hope never happens.

-- Bill Hollberg



**M**arch Madness swept through Lullwater Estate like an errant tornado this year, with several households watching avidly, cheering on their alma mater or favorite team. The NCAA tournament held the attention of the Eichelbergers (Notre Dame), the Kruses (Wisconsin), Lynn Hart (cheering for ACC teams plus Kansas), the Marvins (Kansas), and several other residents. But Joe Lappan remained happy throughout; his university, Villanova, won the championship, and now has bragging rights... until next year! Here's 'Nova Joe, holding his Final Four program and championship game ticket.

## *Let There Be Light!*



Over the course of two days, all incandescent bulbs in our street lamps were replaced with LED bulbs. A very special thanks for the volunteer work of Jamie, Shirley, Kerry, and Joy!

These new bulbs are rated to last on average 4 years with our ~10 hour/night usage. This ~\$1,000 investment in LED bulbs is calculated to save us ~\$8,000 in electricity costs over the lifetime of the bulbs. Did you know our electricity bill comes to ~4,000 per year?

In addition, we had all the lighting mounted in the trees repaired and replaced with LEDs, as well as the lights around the mansion - including the pin lights in front and the column light on Lullwater Road.

## *Spring Potluck!*



**T**he annual Spring Social is planned for Sunday, May 1, at 6:00. Bring a dish to share, a beverage of your choice, and enjoy some time with your neighbors on the front porch of the Mansion. This potluck will have the added highlight of learning the new names for the sheep! More information can be found on the flier on your mailbox.

## *Bike Path Route*

---

**A** bike route proposed to abut or enter Lullwater Estate property has been the subject of several recent meetings. In late March, a “town hall meeting” held at Paideia School featured a presentation by the PATH Foundation with comments from others on the idea of connecting the Freedom Trail with North Decatur Road near Emory by a paved path for bikes and pedestrians.

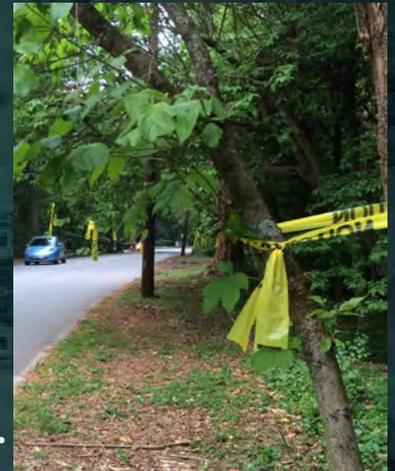
The section of the bike path at Lullwater Estate showed a route roughly south to north through our Woodlands or a paved loop in the south Woodlands emerging from under the Ponce bridge and rising to sidewalk grade. However, in order for PATH’s proposed route to go through our property, by a grant of property or an easement for the trail, it would require amending our Covenants in two separate voting procedures: (1) a 2/3 vote of our owners (or 31 of our 46 units; thus 16 owners could defeat any such proposed amendment); and (2) because such a proposed change would be a substantial change in our real property interests, it would require the approval of 1/2 of the lenders.

Recently the Lullwater Garden Club, owner of 6-acre Lullwater Conservation Garden, voted to oppose formally the bike path where it affects or encroaches on the Conservation Garden.

A Lullwater preservation coalition has been formed in opposition to the PATH proposals for the neighborhood, all of which follow Lullwater Road for some or all the length from Ponce de Leon to North Decatur Road. A website was set up ([www.lullwater.org](http://www.lullwater.org)), with up-to-the-date information on this initiative. Attracting attention in the near future will be yellow ribbons on every tree, shrub, pole or structure proposed to be sacrificed to the trail along the east side of Lullwater. Lynn Hart reported on the LGC decision and the coalition meeting, and more details are coming out each day. This weekend you can pick up an information sheet regarding the proposal at the LCG Plant Sale, held in conjunction with the DH Tour of Homes, this year at 984 Springdale Road.

All parties are still in discussion mode, and no doubt more will be forthcoming. Nothing has been settled, but various factions are making their desires known.

For more information, check the brand new website of the Lullwater Preservation Coalition: [www.lullwater.org](http://www.lullwater.org).



## ***The Eichelbergers, getting around!***

**J**an and Jim Eichelberger have a busy 2016 planned. Their youngest son Steve and his wife Sara will be having their first baby in late May, and his name will be Mason James Eichelberger.

In June they'll travel to California to see their second oldest grandson, Eric Eichelberger, graduate from Stanford University. Then in October they'll go to Seaside, Florida for their oldest grandson Jay Eichelberger's wedding.

Other than all that, they will probably have a couple of beach trips to Seaside or Amelia Island, and several other outings with the middle grandchildren (Davey, Gracie and Luke, to Lake Sinclair, Six Flags, Fernbank Museum and probably Thanksgiving trip to Colorado with daughter Katherine, her husband and those three children.

Oh, yes, and Jan is already training for the July 4 Peachtree Roadrace!

### ***Literary Ladies!***

**L**ullwater Estates literary ladies meet about once a month to discuss the selected book, along with other burning issues. Host duties pass from one member to another, and meetings are held in our own homes. We gather usually on the third Thursday at 3:30 for snacks and chitchat, and begin the book conversation at 4:00.

This month the meeting, at Georgia Marshall's house (#54), begins at 4:30, and we'll be talking about *The Boys in the Boat* by Daniel James Brown.

For May, Carol Sleeth (#739) has selected *The Camp of the Saints* by Jean Raspail.

On June 17, Kathryn Donald will host a discussion of *Old Filth* by Jane Gardam.

For more information, contact Laura Ash.

### ***Men's Breakfast***

**A**bout twice a month, on alternate Wednesday mornings, men from our community go to the American Road House over on North Highland to eat breakfast and chew the proverbial fat, if not the literal bacon. Families, health, politics and plumbing are just a few of the topics sampled, and it's open to any man living at Lullwater Estate. They show up about 8:30, and stay about an hour. The next meeting will be April 27. For more information, call Hilton Fuller.

# *Helpful Hints for Lullwater Estate*

by Sharon Day

Thanks to all who consistently park their vehicles in their garages or respective assigned/ marked parking spots, and a gentle reminder not to park personal motorized transport in visitor parking spaces (unless an exemption has been made)! Our policy on visitor spaces provides no more than 24 hours, so if you need something longer, as for houseguests, please speak to a board member.

Thanks to all for maintaining their home exteriors, and a gentle reminder that exterior maintenance work (painting, roofing, stucco work, window replacement, etc.), and all proposed changes/improvements must be requested through completion of the ACC form to the Community Architectural Control Committee for approval prior to starting any project!

And speaking of exteriors, if you live in a townhouse, please be sure to check your lower level outside light periodically for proper function, and replace the bulb when it burns out, or repair the device if it's not working.

## *Working in the Woodlands*

**O**ur beautiful Woodlands gets better and better, thanks to the committee headed by Shirley Hollberg and a workday suggested by Sarah Kruse. On a damp late March Saturday, eighteen residents (from 12 households) showed up to consume 24 doughnuts and drink coffee, while picking up trash, identifying plants and trees and marking desirable ones.

One sleepy resident showed up unexpectedly, when Jim Donald removed and tossed down a slope, a large plastic garden pot. Landing on a path near several lady landscapers, the pot divulged some dirt and one very surprised young copperhead! The ladies all obligingly screamed, and soon thereafter the snake met its demise, thanks to Jim and Bill Hollberg.

Thirty privet limbs were removed from the creek bank opposite the waterfall, exposing the most pristine section of Lullwater Creek between Candler Park and Emory Village. Nearly 151 pounds of litter was ready for B. Green on Tuesday, some obviously years if not decades old. **NO MORE TOSSING TRASH INTO THE WOODS, FOLKS!!**

Two dozen flags were placed to mark desirable plants found, especially trillium and hydrangea. Hundreds of tiny and not-so-small poison ivy plants were sprayed.



“Several million” (lots of!) sprouts were observed emerging from the soil, like fescue, Virginia wild rye, clover and timothy. But there's lots of the poison ivy, too, and soon there will be a bottle of the spray at the entrance, so if you're on a stroll down there, you can wipe out some of the three-leafed scourge!

It was a most productive morning for everyone, except the snake.

## *South Side, North Side: The Chicago Connection*

---

**M**oving into Lullwater Estate almost nine years ago, we were struck by how many Windy City natives or sometime residents we met here. Chuck was born there, on the South Side, and spent his toddler years on Juneway Terrace, up on the northern city line. Later he returned to the U. of Chicago for law school.

Carolyn Johnson was also born there, and Carol Sleeth comes from Chicago as well. Others have written short essays about their ties to the magnificent city:

**Linda DiSantis:**

**I** was born in Chicago — at the University of Chicago Lying In Hospital. (For an interesting history of that hospital, see <http://chicagolyinginboard.uchicago.edu/clihistory.html>.) My sister, Jeanne Riggall and brother, Bob Reichelt, grew up on the south side of Chicago, first in a very old house at 68th and Green Street and later near 82nd and Ashland Avenue. My sister and I spent many Saturdays at Comiskey Park to watch the White Sox play. Saturdays were “Ladies Days” and we could get in for free. We went to Luther High School



South, a parochial high school that no longer exists. We took the Chicago city bus to high school every day. I did my nurse’s training at Lutheran General Hospital Nursing School in Park Ridge, a Chicago suburb. My first nursing job was in the emergency room of Cook County Hospital, the large public hospital in Chicago. There was never a dull day at Cook County. I moved away from Chicago in 1969 and have not lived there since. It is a fabulous city that I love to visit.

**Kerry Traubert:**

**F**or me, Chicago will always be about the opportunity to fulfill meaningful life milestones. Born in St. Charles, Illinois—in the Fox River Valley west of Chicago—I graduated from the University of Illinois in Urbana-Champaign, and accepted an entry-level job as a public relations account executive at Golin/Harris Communications on Michigan Avenue. Walking up Wacker Drive and past the Chicago Tribune Tower in the morning with a briefcase in my hand felt like the musical opening of the old Mary Tyler Moore Show (“You’re going to make it after all!”). Who cared if I was making just \$9,000 a year! Golin/Harris launched my communications and speech-writing career with opportunities to work on national accounts with leading Chicago-area corporate executives.

A few years later, I met the love of my life at a backyard barbecue summer party on Chicago’s far west side.

## *South Side, North Side: The Chicago Connection (continued)*

---

After the party, John and I went with friends to Nick's, a neighborhood bar on Halsted Street with a great juke box, and danced until almost closing time.

Two years later, John and I were married at St. Clement's Church in Lincoln Park, on Chicago's North Side.

My Chicago touchstones include loving the Chicago Cubs, Wrigley Field, and neighborhood Wrigleyville bars; being educated by a faith community that cared about community causes; learning alongside executives who were all about talent and meritocracy (versus family pedigree); the beautiful lake-front; completing two half-marathons and two triathlons; relishing the great Chicago Bulls' years with Michael Jordan; good Italian Beef; Greektown on summer nights; and a compelling theatre, jazz and folk music scene.

After we married, John and I lived in Oak Park, just west of Chicago. We have remained faithfully attached to the Chicago metro area, returning often to visit family and friends.

**Shirley Hollberg:**

**B**ill and I went to college in Wheaton, 25 miles "left" of the University of Chicago, as Bill is fond of saying. I transferred in mid-sophomore year and got to campus from temperate Seattle in 20-below temps.

Here is a photo of a snow sculpture on a fountain on our college campus following the Chicago blizzard of January 1967. It was during semester break and Bill managed to escape by train to visit his brother in southern Illinois. I was stuck on campus but when the commuter trains finally were running again, my roommate and I went downtown for an afternoon of movies and walked for blocks down the middle of Michigan Avenue - no cars at all except the ones buried along the curb.



**Betsy Marvin:**

As for your editor, I was born one April in western Kansas,... after my parents had spent the summer, mid-June to late August, in Chicago. You can do the math.



## *Wildlife Certification Achieved!*

**T**his sign is issued by the National Wildlife Federation and shows that The Lullwater Estate has qualified, through being wildlife friendly, to stand with thousands of other such habitats across the country. Our area offers water and food, provides cover and a place to raise their young in a healthy way, thus meeting the requirements for this certification.



## *It Seems Like It Is Always Something – Introducing the Lullwater Estate Resource List*

**M**ost of us find we need to have something fixed, remodeled, replaced or restored throughout the year. We might turn to Angie's List, Nextdoor.com or Kudzu.com for those with high ratings. At Lullwater Estate, Shirley Hollberg has been informally collecting contact information for professionals who have worked for others in our community. Now we'd like to make it available to all on the members only section of our website. Twice a year we will update it with the names of people your neighbors have had success working with and who are familiar with the way these homes were built.

So now is your chance to share the name of your favorite plumber,

electrician, window-washer, handyman, pest service, carpenter, roofer, interior or exterior painter, general contractor, housekeeping service, appliance repair service, or any other service you have found helpful.

Please send your recommendations to Sarah Kruse at [sarahbkruse@gmail.com](mailto:sarahbkruse@gmail.com). Include the name of the service provider, contact phone number and email, and a website if they have one. You may send names at any time, but we'd like the first round of additions to the list by April 29.



## ***An Afternoon at the Opera***

Local residents gather for a photo op, after attending a marvelous Metropolitan Opera broadcast of “Roberto Devereux” in the Live in HD series of 10 productions. If you’re interested in going sometime, come along! As no opera poster could be found, we lined up outside the theater, and you see fans Chuck Marvin, Michael Plemons, Betsy Marvin and Laura and Dennis Ash.

## ***Sailiers’ Summer***

Don’s upcoming months look more like an itinerary than a calendar! He’ll be exercising his chaplain’s duties at the national convention of the American Guild of Organists in Houston, Texas in June. A busy August includes participating in the Bennington Chamber Music Conference in Vermont and lecturing in Seoul, Korea. Bon voyage, Don!

## ***Guidelines for Contributions:***

**W**e love having guest contributors, and welcome your tales of travel, stories of staying home, and other small articles! Please send them anytime to Betsy Marvin.

The media committee is seeking a couple more committee members to help with our five issues per year. We need someone to look for news items, and write some of them up, and could use another photographer to snap shots of residents and properties. If you feel you could volunteer, it probably would take very little time, and think of the glory!

## ***Media Committee:***



**Betsy Marvin**  
*Editor*  
[betsyw@mindspring.com](mailto:betsyw@mindspring.com)



**Jamie Ciomperlik**  
*Graphics, Web & Photography*  
[monomorphic@yahoo.com](mailto:monomorphic@yahoo.com)



**Peggy Fuller**  
*Writing and Photography*  
[pfuller665@aol.com](mailto:pfuller665@aol.com)



**Sarah Kruse**  
*Writing and Photography*  
[sarahbkruse@gmail.com](mailto:sarahbkruse@gmail.com)

## ***LEOA Board of Directors:***

- **Bill Hollberg, President**
- **Jamie Ciomperlik, Vice-President**
- **Kerry Traubert, Secretary**
- **Charles Yancey, Treasurer**
- **Sharon Day**
- **Margaret Newsome**
- **Michael Plemons/Margaret Fossitt**