

**THE  
HEALEY  
CONDOMINIUMS**

2009

Welcome to the Healey. This handbook is the effort of the Healey Welcome and Social Committee with assistance from the Healey Condominiums' management. We hope this information helps in getting you comfortable in your historic downtown home. Please look for updates to this resource over time, and should you ever have suggestions for additions for future or settled dwellers alike, please send an email to [meharmon@alum.mit.edu](mailto:meharmon@alum.mit.edu)

Enjoy and, once again, welcome.

## **TABLE OF CONTENTS**

- ▣ **Healey Building History**
- ▣ **Healey Management**
- ▣ **Healey Developer**
  - Warranties
  - Water/Electricity Cutoff Locations
  - HVAC Maintenance
  - Unit Paint Colors
- ▣ **Move In Policy**
- ▣ **Unit Ownership, Insurance, & Rental Policy**
- ▣ **Being a Good Neighbor**
- ▣ **Healey Homeowners' Association**
  - Board Members
  - Committees
  - Assessment Fee
- ▣ **Healey Amenities**
  - 24-hour Security
  - Guest Suite
  - Fitness Room
  - Conference Room
  - VSA arts of Georgia Gallery
- ▣ **Utilities**
- ▣ **Selected Area Services & Contract Vendors**
- ▣ **Telephone Numbers at a Glance**

## ■ HEALEY BUILDING HISTORY

*[http://www.atlantaga.gov/government/urbandesign\\_healey.aspx](http://www.atlantaga.gov/government/urbandesign_healey.aspx)*

### Description and Analysis

The Healey Building was the last major "skyscraper" built during the first great burst of multi-story commercial construction preceding World War I. In fact, it was World War I, which led to the alteration of the original design, which called for twin towers connected by a rotunda. Only the west tower and rotunda were constructed before World War I broke out. The death in 1920 of William Healey forestalled continuation of the project after the war. According to Dr. Elizabeth Lyon in her National Register of Historic Places nomination, "The Healey Building has an elegance and high shouldered dignity which make it outstanding among its contemporaries." Those contemporaries include the Chandler, the Flatiron and Hurt Buildings among others.

Although certainly distinctive for its physical appearance and location, the Healey Building is also associated with significant individuals in Atlanta history. Thomas G. Healey and his son William T. Healey were political and business leaders in the city - in the case of Thomas, dating back to pre-Civil War times. Their contributions to Atlanta's architectural history as contractors and businessmen are numerous and significant. In addition to the Healeys, the architects Thomas Morgan, John Dillon, and Walter T. Downing have left an important body of works as monuments to their skill and abilities.

### The Healeys

Born in 1818, Thomas G. Healey moved to Savannah, Ga. in 1846, from Connecticut. A few years later, he was in Atlanta working in the brick-making business and as builder/contractor in partnership with Maxwell Berry. Healey and Berry were responsible for a number of Atlanta churches and government buildings prior to the war, including the Church of the Immaculate Conception, Trinity Methodist Church, First Presbyterian Church, and the United States Custom House (later City Hall). Following the destruction of the war, Healey was in the perfect business for the construction boom of the late 1800s, which rebuilt Atlanta.

As his wealth accumulated, T. G. Healey became active in politics and other business ventures. One investment was in land, including the northwest corner of Marietta and Peachtree Streets where he built the first Healey Building. This location was the place where Atlanta's first elections were held in 1848 and where T. G. Healey's grandsons (William and Oliver) built the William-Oliver Building in 1930. From 1877 to 1882, Healey was president of the Atlanta Gas Light Company. In the 1880s, he was president of the West End and Atlanta Street Railroad Company, on the Executive Committee of the 1881 International Cotton Exhibition, and a Director of Joel Hurt's Atlanta Home Insurance Company (of which he was a purchaser of \$5,000 in original stock). Politically, he was city

alderman-at-large (1881) and mayor pro tem (1884). By 1889, the Atlanta Constitution was estimating Healey's wealth at between \$500,000 and \$1,000,000 - thus making him one of the fifteen richest men in the city.

During this period, William T. Healey joined his father in his many business ventures, which still included brick making and real estate development. Among their joint enterprises were the Atlanta Car Works streetcar line (1892) and the development of a mineral water property, Austell Lithia Springs. After Thomas Healey's death in 1897, William carried on the family businesses, which came to include the new Healey Building of 1914. Excavations took most of 1913 and the project became known as "Healey's Hole," with seventy (seven feet square) wells filled with concrete reaching a depth of sixty feet.

### **Architecture**

The 16-story building was completed in 1914, at the end of Atlanta's first skyscraper era (1893-1918). Constructed of stone and embellished with terra-cotta, the wide, rectangular building achieves its vertical appearance from clustered piers which rise uninterrupted from the two-story base to the cornice.

The neo-Gothic elements of the exterior detailing have been placed primarily at the base of the roofline. Pointed arches and tracery are employed to define the entrances and the storefronts; a heavy, ornate cornice which denotes the influence of Chicago architect Louis Sullivan caps the building.

As the detailing of the street-level display windows is noteworthy, so is the unusual fenestration of the upper floors. Windows of different sizes and proportions are used: narrow, paired double-hung windows in the central bays of the long facades and wide, single, double-hung windows for the remainder of the building.

The original plan for the Healey Building called for two matching skyscrapers on either side of a central dome. An arcade system was integrated into the plan that would allow pedestrian access through the buildings to Broad Street, Forsyth Street and Walton Street. This system, which was constructed along with the dome and one tower in 1914, is found in the skyscraper designs of pioneer Chicago architect Daniel H. Burnham.

In northern cities such as Chicago and Buffalo, Burnham's arcades provided protection from severe winter weather. Atlanta office workers have often used the Healey arcades as a cut through on rainy days. The ground level interior space lined with shops became an important public space rather than merely an enclosed lobby.

## The Architects

William Healey chose the firm of Morgan and Dillon to design his new building on Forsyth Street. In 1898, the firm's antecedent Bruce and Morgan had designed the Austell Building at 10 Forsyth Street and the Prudential Building on Broad Street, the city's first completely steel- framed skyscraper. From that time on, according to Dr. Elizabeth Lyon in her study of Atlanta's commercial architecture, Bruce and Morgan and its successor Morgan and Dillon were "the predominant architects designing large commercial structures" in the city. Their other works included the Empire Building, the Century Building, the Fourth National Bank, and the Third National Bank Building at Broad and Marietta Streets. The latter building was designed with the services of Walter Downing.

Thomas Henry Morgan was born in Syracuse, New York in 1857 but later attended the University of Tennessee. He came to Atlanta in 1878 as a draftsman with the architectural firm of Parkins and Bruce. In 1882, the firm became Bruce and Morgan until 1904 when Bruce retired. It was at this time that Morgan formed his partnership with John R. Dillon. Among their buildings were the original Henrietta Egleston Hospital, J. P. Allen Department Store, Fulton County Courthouse (with A. Ten Eyck Brown), Fulton County Alms House, numerous schools and firehouses, as well as various college buildings at Georgia Tech, Agnes Scott, and Oglethorpe.

Morgan appears to have been the salesman of the firm and was certainly prominent socially. He was a charter member of the prestigious Piedmont Driving Club, Capital City Club, and the Gate City Guard. Professionally, he was the first president of the Atlanta Chapter of the American Institute of Architects and wrote the state law creating a State Board to examine and register architects. Not surprisingly, he served as the first president of the State Board.

As already mentioned, Morgan and Dillon sometimes used Walter Downing as an associate of the firm. Downing was born in Boston, Massachusetts in 1865 and moved to Atlanta in 1881. He began his study of architecture in the office of L. B. Wheeler in 1885, establishing his own business in 1890. Downing was well enough known to be the only Atlanta architect to design an exhibition hall for the 1895 Cotton States Exposition, the Fine Arts Building. A picture of this building shows a Beaux-Arts design with heavily carved and decorative friezes, columned front, balustrades, and one-story, matching wings with bowed side porticoes. In a letter from Horace Bradley (New York promoter of the exposition) to Downing, the former states that the famous painter James MacNeill Whistler greatly admired the design from a photograph and specifically asked who the architect was. Downing went on to design the Church of the Sacred Heart of Jesus (335 Peachtree Center Blvd.), First Presbyterian Church (1328 Peachtree Street), Trinity Methodist Church (265 Washington Street), the Gay House (98 Currier Street), and the Wimbush House (1150 Peachtree Street and longtime home of the Atlanta Woman's Club). He also designed a famous Atlanta landmark for many years, the Flag Pole at Five Points. In 1898, W. T. Downing became a member of the American Institute of Architects and in 1909 was elected president of the Atlanta chapter of that organization. He was also

responsible for the house of Hattie High at Peachtree and Fifteenth Streets, first home of what was to become the High Museum. As a gift to the city from Mrs. High, Downing designed a fountain across the street from her house.

### **Healey Building – The Later Years**

The Healey Building remained in the Healey family until 1972 when it was sold for \$3.2 million to Edward Elson and Morris Abram. In 1976, the building was named to the National Register of Historic Places. Five years later, German entrepreneur Guenter Kaussen purchased the structure. By 1985, only sixteen percent of the office space remained in use and the building was bought from Kaussen's estate for \$8 million by Healey Building Associates Ltd., a joint venture by the Dutch firm of Euram Resources and the Dutch bank Staal Bankers, N.V. In 1987, the Healey Building underwent an almost \$12 million renovation under the direction of the architectural firm of Stang and Newdow. Prior to the renovation, it was reported that three truckloads of "trash" were removed from the Healey's basement three times daily for three months. Thus was "reborn" an Atlanta landmark.

### **References - Books**

- Atlanta's Lasting Landmarks, Atlanta Urban Design Commission, 1987.
- Garrett, Franklin. Atlanta and Environs: A Chronicle of Its People and Events, Athens: University of Georgia Press, 1982.
- Lyon, Elizabeth M. Business Buildings in Atlanta: A Study in Urban Growth and Form, Ann Arbor, Mi.: University Microfilm, 1971.
- Martin, Thomas. Atlanta and Its Builders, Century Memorial Publishing Co., 1901. Articles
- Crannell, Carlyn G. "The High Heritage," The Atlanta Historical Journal XXIII #4 (Winter 1979-80), 71-84.
- Edge, Sarah S. "The Atlanta Home Insurance Company," The Atlanta Historical Bulletin, IX # 37, 77-94.
- King, Jr., Spencer Bidwell. "Atlanta's Early Builders," The Atlanta Historical Bulletin, XV # 4, 88-96.
- Mitchell, Stephens. "A Comparison of Tax Returns for the Years 1868- 1909-1936," The Atlanta Historical Bulletin, VII # 28 (Sept. 1943), 89-167.
- Salter, Sallye. "Healey project nearly finished," The Atlanta Constitution, March 23, 1987, p. 2-C.
- Sinderman, Martin. "Study skyscraper built on 'Healey Hole'," Atlanta Business Chronicle, July 4, 1989, p. 7B.
- "Thomas Henry Morgan," The Atlanta Historical Bulletin, VII #28 (Sept. 1943), 87-88.

### **Manuscripts**

- W. T. Downing Collection, Atlanta Historical Society.

## ■ HEALEY MANAGEMENT

The Healey Condominiums are managed by Piedmont Management Associates, LLC:

Piedmont Management Associates, LLC  
 1389 Peachtree Street, N.E.  
 Atlanta, GA 30390  
 Tel.: 404.872.8468  
 Fax: 404.724.0189  
 www.piedmontmanagement.com

**Mike Beecham** is the Managing Partner along with **Bruce Enlow**, Healey Property Manager. They may be reached at **404.872.8468** (Mike at ext. 111, Bruce at ext. 119) or via e-mail at **mike@piedmontmanagement.com** and **bruce@piedmontmanagement.com**, respectively. Piedmont provides 24-hour emergency service. Please call **911** for life-threatening emergencies. Call **404.872.8468** for maintenance emergencies and follow the prompts. Your call should be returned within 20 minutes.

Piedmont's main responsibility is limited to the common areas\*, although they also serve the Healey Homeowners' Association. Whereas each situation must be handled individually, the lists below are provided to help clarify the management company's roles and responsibilities.

Piedmont is responsible for five primary functions:

1. Taking directions from the Board of Directors
2. Giving directions to homeowners' association vendors
3. Coordinating common area repairs
4. Collecting homeowners' monthly association assessment fees
5. Paying homeowners' association expenses

Homeowners, not Piedmont, are responsible for matters involving individual units:

1. Electrical, plumbing and other problems affecting single units are the homeowner's responsibility just as in a single-family home. Please see **Area Services & Contract Vendors** for a list of recommended vendors.
  2. Punch list items and condominium/appliance warranties are coordinated through the Healey developer, Ultima Holdings. Please see **Healey Developer & Unit Warranties** for contact information.
- "Common areas" refers to areas outside of individual residential and commercial units, but still inside of the building – the lobby, hallways, elevators, stairwells and so on. Piedmont only provides assistance with matters inside of residential units stemming from malfunctions affecting the whole building e.g., lost central air conditioning service.

## ■ HEALEY DEVELOPER

The Healey Building developer is Ultima Holdings:

Ultima Holdings, LLC  
 270 Carpenter Drive  
 Suite 200  
 Atlanta, GA 30328-4932  
 Tel.: 678.325.2000  
 Fax: 678.325.2010

Jacques Mebius is Ultima Senior Vice President. He may be reached for general questions at **678.325.2006** or at **Jacquesm@ultima-atl.com**.

### Warranties

There are several warranties on your condominium and appliances in your unit. These warranties should have been explained to you during the final walk through of your property before purchase. You should have also received documentation of the warranties at that time. If not, please contact Ultima.

### Water/Electricity Cutoff Locations

Call Healey Security at **404.522.7679** or Piedmont at **404.872.8468** as first lines of defense during emergency situations in your unit. For added protection, however, please take note of the water and electricity cutoff locations:

- Water shut off valves (WSOVs) are marked, and located in the hallway ceilings. For A, B, C, and D units, the valves are outside of the A units in the corner immediately to the right (when facing the unit from the hallway). The valves for E, F, G, and H units are located in the ceiling to the left of the door to H units (when facing the unit from the hallway).
- Electrical meters and cutoffs are in the electrical room to the right of the “A” units. Please note that these rooms are locked, so you will need to call security for assistance.

### HVAC Maintenance

It’s important that you clean the strainer in your air conditioning unit at least twice a year. Please refer to the list of HVAC contracting vendors later in this document for assistance. If you prefer to clean the strainer yourself, please refer to the instructions at the front desk with the security officer; the instructions are in the “Emergency Cutoff” binder.

In addition to keeping your strainer clean, here are 4 other tips that may improve the functioning of your HVAC unit:

1. Adjust your vents and flow adapters
2. Change the air filter and clean the coils
3. Ensure unobstructed airflow into your A/C unit
4. Consider removing the spring in your A/C valve

1. Adjust your outflow vents so that the air blows down and out side to side. The flow adaptor control is the little slot located right behind the vents. Use a flat head screwdriver to increase (turn L) or decrease (turn R) airflow in different sections of your condo.

2. Diligently change your air filter once a month so that the coils behind it stay clean. Have the coils cleaned professionally once a year. Dirty coils make it difficult for your unit to suck in air and subsequently spit out cold or warm air. The motor knows it's working too hard to suck in air and will click off if it can't intake without too much struggle.

3. Make sure warm airflow into your A/C is not obstructed. This is not so much of a problem for A/Cs located in closets as long as there is a gap at the bottom of the door. For G units, where the A/C is in the bathroom ceiling, your intake vent is probably above the master bath door. The next time you go up to change your air filter, make sure that you can see the vent from the back side. If not, it may be covered by sheetrock that you can easily cut so that air can make its way into your HVAC unit.

4. Consider removing the spring in the A/C valve (located near the strainer) so that you do not need so much pressure to have water circulating through your system.

### **Unit Paint Color**

The interior walls of Healey units come in 4 Sherwin Williams colors – Quiet Veranda, Warm Patina, Always Almond. The name of the fourth color is currently outstanding and will be added to a future version of this guide. Ceilings and trims are painted Honey White in flat and high-gloss finishes, respectively.

### **■ MOVE IN POLICY**

Moves in to and out of the Healey are scheduled through Piedmont Management Associates, LLC at **404.872.8468** to ensure that the freight elevator is available. As of June 1, 2005, all moving residents are required to sign a move in/out request form (Appendix 1) that spells out rules and regulations governing Healey moves.

Moves are scheduled on a first come, first served basis and are permissible during the hours of **10AM-4PM Monday-Friday**, and **8AM-12PM on Saturdays**. No moves will be scheduled on holidays.

Keys for the front door, your residential unit, and mailbox are given out at closing. Front door card keys are issued under basic Healey rules and regulations:

- Two cards will be issued at closing.
- Additional cards are available at a cost of \$25.00 each with a written request accompanying payment.
- Malfunctioning cards will be replaced at no charge; cards must be traded in along with a written request for the no cost replacement.
- Lost or stolen cards should immediately be reported to Piedmont at **404.872.8468**. Replacement cards are issued at a cost of \$25.00 each.

## ■ UNIT OWNERSHIP, INSURANCE & RENTAL POLICY

You become an owner of a Healey residential unit within the boundaries of the unit door, internal walls, and windows upon the purchase of your condominium. All supply lines that service your individual unit for electricity, water, telephone, cable and internet are also under your ownership and, by extension, responsibility for insurance and repair (unless under warranty – see **Healey Developer & Unit Warranties**). Common lines that run through the building and supply the individual lines leading into units are the responsibility of the Healey Homeowners' Association.

The Healey Homeowners' Association master insurance policy does not cover individual residential units. You might consider coverage for the following items in your personal insurance policies:

- All personal property
- All upgrades or improvements made to your unit after purchase
- Loss assessment – this will cover the deductible in the Healey Homeowners' Association policy less this premium deductible
- Liability – this is a safeguard against damage to adjacent units as a result of problems in your unit e.g., toilet overflow
- Expenses to live elsewhere if your unit is destroyed
- Storage expenses for personal property if unit is destroyed

If you intend to rent your unit after purchase, it is extremely important that you familiarize yourself with the Healey rental policy. This policy can be found in the Healey Declaration of Condominium on pages 23-26. Be aware that no more than 25% of the units in the building can be rental properties at a given time, and the owner manages all rental units. Please contact Piedmont for a status on the percentage of rentals in the building. Renters are not required to correspond with Piedmont, but owners should send a current rental agreement to Piedmont for their files:

Piedmont Management Associates, LLC  
 233 Peachtree Center  
 Suite 2310  
 Harris Tower  
 Atlanta, GA 30303  
 Tel.: 404.872.8468  
 Fax: 404.724.0189

## ■ BEING A GOOD NEIGHBOR

Our Declaration of Condominium contains guidance on a number of topics to promote an inviting living environment at the Healey. The Declaration, however, is written in legal terms that you may not wish to translate. Appendix 2 covers 16 “translated” topics found in the Healey Declaration of Condominium:

- Guests
- Home Business
- Construction and Contractors
- Noise
- Firearms and Fireworks
- Pets
- Heating of Units in Colder Months
- Signs
- Garbage
- Recycling
- Garage Sales
- Window Treatments
- Antennas
- Abandoned Personal Property
- Restricted Areas
- Other Safety Issues

Of these topics, noise is probably one of foremost importance to Healey residents given our close living quarters. Contact Healey security at **404.522.7679** if you find yourself in the unfortunate position of needing to respond to excessive noise from another unit. Call the Atlanta Police Department at **404.730.5700** if Healey security intervention does not stop the problem.

## ■ HEALEY HOMEOWNERS' ASSOCIATION

The Healey Condominiums has an active homeowners' board and several committees whose activities are, in part, supported by the homeowners' assessment fee:

### **The Board**

The Healey Homeowners' Association Board has 5 members – a president, vice president, treasurer, secretary, and member at large:

Bill Balzer – President  
T: 404.223.6004  
UPS35@comcast.net

Sean Hutton – Vice President  
T: 404-524-6100  
qsthutton@aol.com

Deb Green – Treasurer  
T: 512-963-2273  
deborahlgreene@hotmail.com

Collins Young – Secretary  
T: 404.992.8024  
rfcyoung1@yahoo.com

Bill Whitlock – Member at Large  
T: 404.577.0244  
whitlock@biltmorecomm.com

### **The Assessment Fee**

The condominium assessment fee covers common expenses e.g., master insurance policies, maintenance of common areas. Please refer to page 7 of the Healey Declaration of Condominium for additional details about the assessment.

The assessment fee is to be paid by the 10<sup>th</sup> of each month. A late charge of the greater of \$10.00 or 10% of the unpaid amount will be charged after that date. The monthly 2007 assessment fee is \$405.00, and payment can be made in any of three ways:

1. Through the Piedmont mailbox – drop the payment into the mailbox labeled “Piedmont” in the lower right-hand corner of the mailbox station in the Healey Building basement.
2. By Check:  
All checks should be made payable to:  
The Healey Condominium Association, Inc.  
P.O. Box 105007  
Atlanta, GA 30348-5007

To insure timely receipt, please mail payments at least 4 days prior to the due date. Please be sure to list your unit number on the Memo line of the check.

### 3. Online

Go to **www.smartstreet.com** and select “Pay Assessments” in the upper left hand corner of your screen. Be sure to select the correct condominium association from the drop-down menu and follow the on screen instructions. You may make a **one-time payment** or **recurring automatic debit** by “E-check” or by American Express, Discover, or MasterCard. Please refer to SmartStreet website for applicable fees. You may also pay online through your bank.

**Recurring Automatic Debit:** To register for this program, please fill out the attached form, attach a voided check and return to our office. Please allow 30 days for the Auto Debit to go into effect. Please note: Auto Debit is not available for January. You will need to make payment by another method. For Auto Debit to be effective in February, please return the registration form and a voided check to our office no later than January 12, 2007.

**Bill pay through your individual bank:** You must set up your account as shown below with your bill pay service. If you have previously set up on-line bill pay and your account is not reflected as shown below, please update.

For any of these payment options other than recurring automatic debit, you **MUST** enter an account number that refers to your unit number. Please reference the unit # as the account # for your payment.

## ■ HEALEY AMENITIES

### 24-hour security

The Healey front desk is staffed 24 hours a day, seven days a week and can be reached at **404.522.7679**. The security officers carry out a number of functions that include monitoring the perimeter of the building and internal alarm systems, notifying you of visitors and food deliveries, securing packages until pick up, and watching your groceries by the security desk while you unload or park your car. Officers also carry out the important function of providing lockout assistance. In order to receive this service, you must have a spare key on file so that it can be secured onsite.

Although officers are eager to assist in whatever way they can, please respect their positions and refrain from asking them to perform tasks not under their purview. For example, security officers are not responsible for walking dogs and placing delivery food orders. Please contact the officers’ employer for further questions about their roles and responsibilities. You may also use the listed contact information to give officers commendations or file complaints:

**Don Mosby**

**ISMG Area Manager**

Office 770-649-5727

email: [dmosby@ismg-usa.com](mailto:dmosby@ismg-usa.com)

ISMG

8302 Dunwoody Place Suite 100

Atlanta, Georgia 30350

### **Guest suite**

Overnight visitors of Healey residents may stay in the guest suite located on the lower level adjacent to the Poplar Street exit. The suite features two full-sized beds, a full bath, cable television, and a telephone with restricted calling. Please contact **Bruce Enlow** at **404.872.8468 ext. 122** or at **bruce@piedmontmanagement.com** for reservations. The charge is \$75.00 for the first night and \$35.00 for each night thereafter. Payments should be made to the Healey Condominium Association and can be given directly to the security officer on duty at the time the suite keys are picked up. Confirm your reservation with security during the week of your guest's arrival.

### **Parking**

There is a garage located around the corner at 55 Marietta Street. Please contact Abdi Ahmad, Central Parking Systems Project Manager, for questions at **404.688.6492** and visit **www.centralparking.com** for billing matters.

See Ultima Holdings on the 9<sup>th</sup> floor of the 55 Marietta Building to get a cardkey for the front entry of the building. Cardkeys are free for residents who purchased a new unit; a charge of \$5.00 will be assessed to the owner of a resale unit. Residents might also consider purchasing a garage door opening devise for a cost of \$65.00 through Ultima for evenings and weekends when the 55 Marietta Building security officer is on patrol and therefore unable to let you in:

Ultima Holdings LLC,  
55 Marietta Street, Suite 900  
T: 404.222.0050  
F: 404.222.0910

### **Fitness room**

The Healey fitness room is located next to the guest suite on the lower level. The facility has three aerobic exercise machines and is open 24 hours daily. The room is accessible with a code that is changed quarterly. Please see the security officer on duty for the current code.

### **Conference Room**

A conference room is available for Healey owners on the lower level next to the fitness room. There is no charge for use, and the room can be scheduled directly with the security officer. As with the fitness room, the conference room is accessible with a code that is changed on a quarterly basis.

### **VSA arts of Georgia Gallery**

VSA arts of Georgia is a nonprofit organization on the first floor of the Healey. For information regarding the current policy regarding Healey residents' use of the gallery for small receptions, contact Executive Director Elizabeth Labbe-Webb at **404.221.1270 ext. 207** or **elizabeth.labbe-webb@vsaartsga.org**. Each year, VSA arts of GA ensures that over 100,000 Georgians with disabilities and low incomes have access to the arts.

## **■ UTILITIES**

### **Electricity**

There is no need for residents to establish an electricity account. Each unit is sub-metered for electricity and billed by a 3<sup>rd</sup> party company called **ISTA Energy**. ISTA bills can be paid online. Please contact **Bruce Enlow** at **404.872.8468 ext. 122** or **bruce@piedmontmanagement.com** if billing information needs to be changed.

ISTA Energy: **800.823.1468**

[www.usienergy.com](http://www.usienergy.com)

### **Telephone**

AT & T: **404.780.2355** or **888.757.6500**

### **Internet Service**

The Healey Building is centrally wired for 10 Mbps High Speed Internet through DirecPath. The costs of Internet are covered by your HOA fees. If you are a new resident, however, please call DirecPath upon moving in to set up your internet installation and email configuration. There is a one-time installation fee of \$50.

DirecPath: **866.430.7284**

DirecPath also handles the DirecTV infrastructure for the Healey Building. A DirecTV Satellite has been installed on the roof so that residents would not need an individual satellite dish at their residence. For this reason, it is important that you call DirecPath to set up your DirecTV service.

DirecPath acts as an agent for DirecTV. They establish an account number with DirecTV on your behalf, but programming will be invoiced by DirecTV each month.

DirecPath bills for the line access fee (included in your HOA dues), installation, and optional equipment or purchase required in your residence.

Following these steps below will hopefully eliminate confusion and ensure a timely installation for each homeowner.

**Step 1.** Prior to installation, research what programming package you wish to receive at [www.directv.com](http://www.directv.com) Please note that if you have ever had a prior DirecTV account, that it should be cancelled in full before starting this process; otherwise it creates issues with being able to establish your account with DirecPath.

**Step 2.** Please call DirecPath at 866.430.7284. Tell a DirecPath CSR that you live at the Healey Building and wish to establish new DirecTV service. The CSR will take your address and establish your account, and schedule your installation. A DirecPath technician will be routed to your home for your scheduled installation. The account holder/homeowner will need to be present during the installation so that we can verify that everything is working properly and confirm your programming package. For your convenience, DirecPath sells DirecTV standard definition receivers for \$75 each.

**Step 3.** If you encounter any problems with your TV service, first call DirecPath at 866.430.7284 and they will be able to determine if the issue requires a DirecPath Technician.

### **Alarm Systems**

All Healey units are hardwired for an alarm system. Please call AFA Alarms if you would like this additional feature at your own expense: **404.761.6024**

## ■ SELECTED AREA SERVICES & CONTRACTING VENDORS

The Welcome Committee will avoid duplicating the efforts of existing websites designed to ferret out local dining hotspots and cultural events. We hope the websites we've listed will keep you busy about town, and we will continue to add more in the future as we learn of good resources. We also hope to expand this section to advertise more businesses in our immediate surroundings rated by our own Healey neighbors – but we'll need your help. Leave us a note with the security officer marked "Welcome Committee."

### ARTS & CULTURE

Visit [www.atlantaplanit.com](http://www.atlantaplanit.com). Quick search for activities by date, neighborhood, or type of event

### APPLIANCE REPAIR

Appliance Service, Inc.  
Tel: **770.552.9160**

Rufoit Gousseinov  
Refrigerator Technician  
678 283-2470

### BATHTUB AND SHOWER REMODELING

Re-bath  
Tel: **800-bathtub** or **770.509.0899**  
[www.atlantarebath.com](http://www.atlantarebath.com)

### CLEANING SERVICES

Neat and Tidy  
Tel: **678.437.7343** or **770.330.6267**

### DOWNTOWN INFORMATION

[www.atlantadowntown.com](http://www.atlantadowntown.com)

### ELECTRICIANS

Good Electric Corp.  
Brain Holley 2064 Briarcliff Rd, #16  
Atlanta, GA 30329  
Tel: **404.321.3134**  
Fax: **404.633.7812**  
[www.goodelectric.com](http://www.goodelectric.com)

Jack O'Neal  
Customer Service Manager  
Patrick Murphy Electric  
328 Mell Ave.  
Atlanta, GA 30307  
Tel: **404.577.4191**  
Fax: **404.233.6336**

\$120.00 1<sup>st</sup> hr, \$80.00/hr thereafter. Waived Healey service charge and 5% discount.

Greis Electric  
Tel: **770.434.9461**

Mayberry Electric  
Tel.: **404.799.3334**

**HANDYMAN SERVICE**

John Waters  
Waters Home Improvement  
Tel.: **404.983.0665**

**HEATING, VENTILATION, AND AIR-CONDITIONING (HVAC)**

Jeff Guthrie  
North Metro HVAC Service, Inc.  
2242 Braselton Highway  
Buford, GA 30519  
Tel.: **770.831.9520**  
Fax: **770.831.8205**  
Non-contract rates:  
\$80.00 first ½ hr, \$20.00/15 mins thereafter  
Contract customers:  
\$65.00 first ½ hr, \$16.25/15 mins thereafter.

Allen Jackson Comfort Systems, Inc.  
Office 770 483-4872  
FAX 770 388-9398

Paul Wood  
HVAC Services  
Tel.: **770.938.7222**

Logan Heating and Air  
Tel.: **770.507.3990**

Marcellas Cousin (although not bonded, worked on Healey HVACs for former management company)  
Tel.: **678.887.1387**

**INTERIOR DESIGN**

Jeff Flowers  
*[jflowers@bellsouth.net](mailto:jflowers@bellsouth.net)*  
Tel.: **404.579.1125**

**LOCKSMITH**

Arrowhead Lock and Safe Inc.  
2211 Marietta Blvd., N.W. Atlanta, GA 30318  
Tel.: **404-351-4331**  
Fax: **404-351-3525**  
*[www.realpages.com/sites/arrowheadlockandsafe/](http://www.realpages.com/sites/arrowheadlockandsafe/)*  
(well recommended)

**NOTARY SERVICES**

Please enquire in Vintage Hair Gallery off the lobby.

**PAINTING**

Steady Hand Painting  
Tel.: **404.201.5008**

*[www.paintingatlanta.com](http://www.paintingatlanta.com)*

Drywall Taping, Repair, Renovations  
Darryl  
Tel: **404.604.9397**

**PETS**

*[www.petminders.com](http://www.petminders.com)*  
Tel: **404.315.1155**

**PLUMBING**

Bill Gibson  
J.W. Ayers Plumbing  
200 Arizona Ave.  
Atlanta, GA 30307  
Tel: **404.373.5300**

Keever Dalton Johnson  
Tel: **770.717.1945**

**RENTAL CABINS**

Kells Creek Land Co.  
Elijay, GA  
Tel: **404.281.4140**  
*[www.kellscreek.com](http://www.kellscreek.com)*

**RESTAURANTS**

Visit *[www.accessatlanta.com/restaurants](http://www.accessatlanta.com/restaurants)*.

Search restaurants by cuisine, price, or area. If you want to stay close to home, “Downtown” is an option in the pull down menu under “Area”.

**■ TELEPHONE NUMBERS AT A GLANCE**

**Healey Security** (Front desk) 404.522.7679

**Piedmont** (Healey Management) 404.872.8468

**Ultima** (For garage opening devise) 404.222.0050

**Central Parking Systems** 404.688.6492

**ISTA Energy** (Electricity Billing) 800.823.1468

**AT & T** (Telephone) 404.780.2355 or 888.757.6500

**MARTA** (Train to airport) 404.848.4711

**VSA arts of Georgia** (Enquire about reception space) 404.406.5296

**DirecPath** (Cable and Internet service) 866.430.7284

**ISMG** (Healey security officer employer) 770-483-4872

**Atlanta Police Department** 404.730.5700

**AFA Alarms** (Alarms for units) 404.761.6024

# APPENDIX 1

## MOVE IN/OUT RULES & REGULATIONS

### THE HEALEY, A CONDOMINIUM

EFFECTIVE June 1, 2005

In order to insure that the move is smooth for the incoming or outgoing resident it is important that the resident schedule the move after checking with Piedmont to insure the freight elevator is available and that it is not out of service for periodic maintenance.

Piedmont Management Associates, LLC  
 233 Peachtree Center  
 Suite 2310  
 Harris Tower  
 Atlanta, GA 30303  
 Tel.: 404.872.8468  
 Fax: 404.724.0189

To protect the resident, the Healey Homeowners Association and Healey Building, L. P. the following procedure must be followed during a move in or out:

- The resident/homeowner must provide Piedmont proof of their homeowners insurance coverage
- The mover must provide Piedmont with proof of workman's compensation, and liability insurance
- Under current Georgia law companies with two or less employees do not need workman's compensation.
- However, said company must write a letter on company stationery and present to The Healey Homeowners Association c/o Piedmont that they are a company of two or less employees doing business in the state of Georgia.

Moving is allowed Monday – Friday 10:00 AM to 4:00 PM

Moves are allowed on Saturday 8:00 AM to 12:00 PM

Moves are not allowed on holidays

Only the freight elevator may be used. Elevator may be locked out during the actual move. If multiple trips are required the elevator must be returned to service between trips.

Only the freight elevator may be used for moving items in or out. Passenger elevators are for passenger use only.

Moving van must park in area the City of Atlanta designated by management and cannot block ingress or egress to building or grounds.

Items must be moved from van to elevator to unit or from unit to elevator to van. Items may not be off loaded onto grounds, lobby, or hallways.

Unit owner is responsible for the behavior, actions and cooperation of the moving company employees.



## APPENDIX 2

### The Healey, A Condominium RESIDENTIAL GUIDE

The following guidelines have been adapted from [www.metrogirl.com/metrogirl/metropolitan/rules.htm](http://www.metrogirl.com/metrogirl/metropolitan/rules.htm) and the official Declaration of Condominium for The Healey, A Condominium. All owners should have received a copy of this Declaration as part of the Disclosure Package and signed off on it as part of the buying process. This document is being provided to owners and renters so that they can more readily understand the dense "legalese" of the document and become more familiar with the rules that govern the operation of the condominium and make The Healey, A Condominium a more pleasant place to live for everyone.

For specific legal information on the Board, leasing, renting, architectural controls, etc., please see the Declaration of Condominium for The Healey, A Condominium and/or other materials provided in the Disclosure Package.

**Note:** As used in this guide, the term Common Elements refers to areas outside individual residential or commercial units but within the building. Such areas include the hallways, elevator lobbies, stairwells, central lobby, and elevators. For a specific definition of this term, see the other materials provided in the Disclosure Package.

#### Guests

##### *Section 14, Declaration of Condominium – Use Restrictions*

If you have guests, it's your responsibility to make sure that these guests abide by condominium guidelines. If a guest breaks any of the condo rules and regulations, the condo association can take action against you as if you had committed the violation yourself.

One of the most important issues for residents is to make sure that their guests are respectful of not only building rules and regulations, but of building residents in general. This includes making sure that guests do not raise noise levels in the halls and common areas. This also includes keeping an eye on guests and seeing that they do not roam unrestricted throughout the building, possibly interfering with, annoying, or harassing permanent building residents.

#### Home Businesses

##### *Section 14 (a) Declaration of Condominium*

While residential units must be primarily used for residential purposes, ancillary home businesses are permitted provided that:

- the presence of the business is not obvious from outside the unit, i.e. it produces no undue noise or smell and there are no physical indicators such as signs or business equipment outside the unit;

- the business is listed as one of those defined as "Home Occupations" in the City of Atlanta Zoning Ordinance;
- the business does not bring an unreasonable number of visitors to the building, i.e., there aren't clients, customers, employees, etc., coming to see you day and night;
- the business activity doesn't raise the building's insurance premium or negatively affect the ability of the association to purchase insurance coverage;
- the business is consistent with the residential character of the building and is not a nuisance or a hazardous or offensive use;
- the business does not threaten the security or safety of other residents;
- the business does not result in substantially greater use of the common elements (halls, elevators, stairways, utilities, etc.).

### **Construction and Contractors**

#### *Section 13 (b) (c) (i), Declaration of Condominium*

Over time, many owners may choose to alter their units, either by performing work themselves or by hiring contractors. While all owners are obviously free to do with their units as they please, there are certain restrictions and guidelines they must follow:

- Within the boundaries of a unit, an owner can remove partition walls and/or create new walls or doors, as long as no load-bearing walls or columns are weakened or removed and no common elements are damaged, destroyed, or endangered.
- If any chutes, flues, ducts, conduits, wires or other apparatus used by other parts of the building are affected during construction on an individual unit, they must be relocated.
- While some furniture, equipment or supplies may have to be stored in the hallway during construction, it is expected that unit owners will make every effort not to inconvenience or endanger other residents. This means making sure that items left in the hall take up as little space as possible and that they do not remain an undue length of time. No one should expect to keep furniture, equipment or supplies in the hallway for months at a time.
- Construction activities should not include anything that would increase the rate of insurance for the building or otherwise endanger the building or its residents.
- Construction activities that produce large amounts of noise (sawing, hammering, sanding, scraping, etc.) should be undertaken during primarily daylight hours to minimize disruption to units next to, above or below the unit. Owners are also advised to seek written approval of the condo Board prior to beginning any major floor repairs or renovations.
- No damage should be done to any of the building's common elements and any trash or other waste produced by construction should be removed from the building by the owner or contractors.

Below are some specific guidelines for owners employing contractors:

- Owners are responsible for visiting contractors in the same way they are responsible for guests (see above).
- Owners should remind contractors to try to keep the building's hallways, walls, floors and other common elements clean. If possible, contractors should lay down tarps beneath any equipment or supplies they are storing in the hallway.
- Any trash or other waste produced by construction should be removed from the building.
- When parking in front of the building, contractors should be advised to do their utmost to remain in front of the building only as long as it takes to unload supplies or remove waste. Space in front of the building is as at premium and having contractors park on the sidewalk also obstructs the flow of pedestrians.

### **Noise**

#### *Section 14 (f), Declaration of Condominium*

For the comfort of all residents, noise in the Common Elements is to be kept to a minimum and noise within units should not be disruptive to residents in adjacent units. The Board has the right to deal with violations of this rule in whatever manner is appropriate.

### **Firearms and Fireworks**

#### *Section 14 (g), Declaration of Condominium*

The display or discharge of firearms (including B-B guns, pellet guns, and other guns) or fireworks on the Common Elements is forbidden unless the display or use is by law enforcement officers or a resident is transporting firearms or fireworks through the Common Elements (i.e. hallways, elevator, etc.) to his/her unit.

### **Pets**

*Section 14 (h), Declaration of Condominium* The Healey, A Condominium gladly welcomes pets, but to assure the quality of life of all residents, the following rules and regulations govern pets within the building:

- No more than a total of two dogs or cats, in any combination. This means a unit may have a) two dogs, b) two cats, or c) a dog and a cat.
- A number of small household pets such as hamsters, birds, fish, etc., are acceptable as long as they do not break any local or state laws governing domestic pets.
- No owner or occupant may keep, breed or maintain any pet for any commercial purposes.
- Pets may not be left unattended or unleashed in common areas like the hallway, stairways, or lobbies.
- If a pet pees, poos, vomits or leaves any other mess in a common area, the pet owner must clean it up immediately and do his/her best to remove any stains or other damage done. If the pet owner does not clean after his/her pet, the pet owner may be fined accordingly. The fine should be considered payment for cleaning services to the common area.
- No potbellied pigs.

- No pit bulldogs or other dogs that are found to be dangerous or vicious.
- Any pet which endangers, disturbs or creates a nuisance for building residents may be removed upon the order of the condo Board of Directors. If the pet presents an immediate threat, the Board can remove it immediately without prior notice to the pet's owner.

### **Heating of Units in Colder Months**

#### *Section 14 (j), Declaration of Condominium*

In order to prevent breakage of water pipes during the colder parts of the year, thermostats within the units should be set to "on" at a minimum temperature of 55° F any time the outside temperature is forecasted to or does reach 32° F or below. Exceptions to this rule are allowable only during power outages or periods when heating equipment is broken.

### **Signs**

#### *Section 14 (k), Declaration of Condominium*

The following rules govern the display of signs outside residential units or in any common elements:

- No signs but those required by legal proceedings or those related to the development or sale of a unit.
- The Board can post signs on behalf of the condo association.
- Signs related to business activities in unit may only be erected with the prior permission of the condo Board.
- The building's ground level commercial units may put up signs as long as those signs comply with the City of Atlanta Sign Ordinance.

### **Garbage / Trash / Rubbish**

#### *Section 14 (l), Declaration of Condominium*

Do we want our building to smell or attract vermin like rats and cockroaches? Of course not! Accordingly, The Healey, A Condominium has the following rules regarding the disposal of garbage / trash / rubbish:

- Garbage must be regularly removed from all units -- no saving two months at a time.
- No garbage outside the unit except in the designated area, which is the trash room off of the mailroom in the basement.
- All garbage should be in sturdy, sealed bags.
- All boxes or cartons are to be broken down into small pieces and placed in trash bags or they will not be removed.
- Anyone renovating their unit should be aware that it is your responsibility and/or the responsibility of contractors to remove any waste produced by the renovation.
- Furniture, either whole or broken down, will not be removed - responsibility falls on the owner.

## Recycling

We now have the correct containers in place for recycling. There are four containers located in the trash room which are labeled for recycling. Please use the remaining big rolling dumpster for regular trash.

PLEASE REVIEW THE RECYCLING GUIDELINES BELOW

The following items can be co-mingled into the recycling containers and do not need to be separated

- Paper, newspaper, magazines
- Flattened Cardboard boxes
- Aluminum and Steel cans
- Plastic containers #1 and #2 symbols only

Please read below for other recycling helpful hints.

- Carboard- boxes must be flattened.
- Newspaper - Remove any plastic bags or other bindings from the newspaper before recycling.
- Paper – Magazines, office paper, construction paper, envelopes (without plastic windows). Please remove any packing material, wrapping, or binding.
- Aluminum and steel Cans- rinse out before recycling
- Plastic Bottles - Only PET or HDPE plastic bottles will be accepted. They can be identified by #1 or #2 in the triangle on the bottom of the container
- Items not accepted- \*glass, foil, Styrofoam, soiled paper, food containers, regular trash.

\*At this time due to market acceptance issues, we can not recycle glass.

## Garage Sales

*Section 14 (n), Declaration of Condominium*

No garage sales, yard sales, flea markets or similar activities. If you have goods you would like to sell or give away, during the summer there are monthly neighborhood tag sales staged under the moniker of the Fairlie Poplar Bazaar. There are also a number of consignment and pawn shops nearby, as well as a large Salvation Army store farther up Marietta Street near Georgia Tech.

## Window Treatments

*Section 14 (o), Declaration of Condominium*

If you have window treatments (blinds, shades, curtains, drapes, etc.), the side that faces the outside must be white or off-white. This is in accordance with regulations used by most apartment and condo developments

## **Antennas**

### *Section 14 (p), Declaration of Condominium*

No transmission antennas may be set up anywhere outside the building without prior approval from the building's Architectural Control Committee. No direct broadcast satellite (DBS) antenna or multi-channel, multi-point distribution (MMDS) service antennas larger than one meter may be placed, allowed or maintained on any portion of the condo, including a unit. DBS and MMDA antennas one meter or less in diameter and television broadcast service antennas may only be installed in accordance with Federal Communication Commission rules and the rules and regulations of the Association.

## **Abandoned Personal Property**

### *Section 14 (r), Declaration of Condominium*

Don't leave any personal property in the Common elements without prior written Board approval. If the Board determines a violation, within two days after a written notice is left on the front door of the property owner's unit (if known), the Board may remove, discard or store the item and will have no obligation to return, replace, or reimburse the property owner. In emergency situations, where there are health or safety concerns, the Board may remove property without prior notice to the owner. The Board will then notify the property owner within three days with a written notice and fine the property owner at least for the removal services.

Exceptions to this rule are found under the Construction and Contractors section of this document, although overall building residents and/or owners are advised to be aware of condo policies regarding abandoned personal property.

## **Elevators**

### *Section 14 (u), Declaration of Condominium*

One elevator in the main elevator bank has been designated and set up for use in moving furniture or other large items. This is the only elevator that should be used for such purposes.

## **Restricted Areas**

For the safety of residents, the following areas of the building are restricted:

- roof
- janitorial workrooms and/or closets.

## **Other Safety Issues**

Other safety restrictions have been set up to protect building residents as well as the people outside the building:

- No sitting outside on unit windowsills on any side of the building;

- No flower boxes, plants or other items should be placed outside the building on unit windowsills, as they could easily fall and either injure a pedestrian or damage automobiles, adjacent buildings, or the roof of the low-rise portion of this building.
- Absolutely do not throw anything out the window since it is very possible that doing so could endanger people and/or property outside the building, especially if objects are thrown from the upper floors.

**For More Information**

For specific legal information on the Board, leasing, renting, architectural controls, etc., please see the Declaration of Condominium for The Healey, A Condominium and/or other materials provided in the Disclosure Package.