

C. G. AYCOCK

ESTABLISHED 1916



Realty Company

PHONE 521-2114

RENTING • INSURANCE • SALES • LOANS

151 NASSAU STREET, N.W. :: ATLANTA, GEORGIA 30303

C. G. AYCOCK, JR., PRESIDENT
W. FRANK MADDEN, VICE-PRES.
B. C. ALFORD, VICE-PRES., TREAS.
C. B. ROSSER, SECRETARY

June 22, 1967

Atlanta Community Relations Commission
c/o Mr. Irving Kaler
City Hall
Atlanta, Georgia

Gentlemen:

We wish to state that as citizens of Atlanta it is our desire to pledge our support both as a citizen and neighbor to do what we can to improve conditions where we manage property in the Atlanta area.

As a matter of record we would like to recite our participation in the Dixie Hills area. We took over management of approximately 418 units in the area in January, 1967. At the time we took the management it had been the policy of the previous owner to rent any vacant apartment in the condition it was left by the previous tenant and to furnish paint to the incoming tenant as well as to sell the incoming tenant a garbage can. We immediately changed this policy and began having any and all vacant apartments redecorated and have had as many as three paint crews on the property at one time. Each prospective resident was thoroughly screened before being accepted as a resident and the number of people to occupy any one unit was governed in an effort to relieve overcrowded conditions.

At the expense of the owner many new garbage cans were placed on the grounds to help eliminate the garbage situation. There were many old inoperative automobiles which were removed from the property, the majority of the screen doors to the apartments were broken, hanging and the screen wire was loose or gone. These have since been repaired, some several times, many awnings had pulled loose from the building. We had these anchored securely, there were many broken window glasses which have since been replaced. We found some floors in the apartments in bad need of repair and many sink cabinets needed repair or replacing. We are not in position to say all of the cabinets have been repaired or replaced but we can certainly assure you many of them have. It is our understanding the City is to place sidewalks about the property, this being done with the complete approval of the owner.

At the request of a Mr. Wilkie Jordan, who states that he represents people in the Dixie Hills Area, we were successful in securing the owner's permission to lease a vacant lot to the City at an annual rental of \$1.00 for use by the City as a playground for the children in the area. Further, we granted Mr. Jordan the privilege of using his boy scouts to clean the banks around the property with the understanding we would make a donation

50th Anniversary

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to the Scout Troop since the boys were not 16 years old and we cannot compensate them individually. At Mr. Jordan's request we have ordered two swing sets for use by the small children.

The resident manager of the Simpson Woods Apartments, James Brown, has done a most unusual job in keeping Simpson Woods as one of the best apartment complexes in the City. In view of this the latter part of May we requested Mr. Brown to help us oversee the grounds of the Dixie Hills Apartments and to hold conferences with the residents so that any complaints the residents may have may be brought to light. However, this was not to be effective until the middle or latter part of June at which time Mr. William Beck, an employee of the owners, was to be relieved of his duties.

It was, and is, our intent to improve the general condition of the apartments in Dixie Hills but as you know certain features of the Betterment Program are at the best slow, tedious and expensive.

We stand ready and willing to help and while we cannot speak for the entire realty field it is certainly our desire to help and we will assure you we will endeavour to do so.

Sincerely,

C. G. AYCOCK REALTY COMPANY

WFM/mh

W. Frank Madden

cc: Mayor Ivan Allen

50th Anniversary