



THE TALKING DRUM

LIVE LEARN GROW



IMAN

The Inner-City Muslim Action Network is renovating 2 units with a group of young men in its green re-entry program. See [Page 5](#)



SCIENCE CREATIONS

For the past 8 weeks, Serena Muhammad has been leading science workshops for kids in the community. Read more on [Page 5](#)



LITTLE GLENROSE LIBRARY

The Little Libraries near the playground have recently been filled with books for all ages. See [Page 6](#)

MEET OUR NEWEST TEAM MEMBER!

Atiba Jones

Community Organizer

We're committed to making Glenrose a vibrant and enriching place for all who call it home. Meet our new Community Organizer on [Page 8](#)



THE GRAND OPENING OF THE COMMUNITY GARDEN

Farm to Table... From Your Backyard

On Sunday July 29th, over 20 residents and guests gathered in the Community garden for a farm to table workshop led by Ras Kofi Rashid in collaboration with the Inner-city Muslim Action Network (I.M.A.N.). After a catered breakfast, the group worked 3 hours to prepare the soil and plant 2 beds with broccoli, collard greens and chard.

Ras Kofi is an experienced urban farmer and educator. The mission of his organization, Truly Living Well, captures the work we hope to accomplish here at Glenrose, in our Community Garden and beyond: “We grow food, we grow people, we grow community”.

MESSAGE TO THE COMMUNITY

My brother and I founded Saleem & Co. in 2005 as a vehicle to achieve economic freedom for our family. After six years of building and buying homes we shifted strategies and began purchasing apartment complexes in 2011. Today, we've invested in over 2,000 units of housing throughout metro-Atlanta. We grew up in communities very much like the ones we now own and as a result we have an acute awareness of the challenges and opportunities that exist within them.

Like Saleem & Co., Brandywine Townhomes, the original name of this community, has a unique story. The neighborhood was built in 1969 as a member-owned cooperative governed by an elected Board of Directors. It was successful and well-run for many years but in the early 2000's the property began experiencing severe infrastructure decay which resulted in a financial crisis, ultimately leading the Board to file for bankruptcy protection in 2013. It is in this context, on the verge of foreclosure, that Saleem & Co. was contacted by Brandywine's Board to acquire and turnaround the community.

Since the acquisition last summer, we have undertaken major property improvement projects.

Our initial priority was to resolve the chronic infrastructure issues and extensive water leaks. Once completed, we turned our attention to getting the down units ready for occupancy and then to getting them leased. The final step will be to utilize the new cash flow to address problems in legacy units.

Earlier this year we officially changed the community name to Glenrose Gardens. While honoring the history of the cooperative and its location in Glenrose Heights, the new name also captures our aspiration to build a place where all residents are engaged to **Live, Learn** and **Grow** together.

Our dream for this place is big, yet simple: *to build a vibrant community that serves as an empowering springboard for wholistic success for everyone who calls it home.*

We dream of a safe place where neighbors know and support each other. Where the environment enriches and nourishes everyone, from children to seniors. Where the people who live here, because they live here, are happier, wiser, healthier, wealthier and more connected to their higher purpose.

[Cont. on page 3]

As one of the many blue signs with inspirational quotes sprinkled throughout Glenrose Gardens declares, ***“What you do speaks so loud that I cannot hear what you say.”*** Rather than spend a lot of time meeting and talking about our philosophy, we’ve attempted to embody it by working to build a beautiful and enriching environment. Why? Because we believe that every human being’s value is determined by the magnitude of the positive mark they leave on the world and those living in it.

As you’ll see throughout this newsletter, and have hopefully already seen throughout the community, we’ve developed numerous programs and initiatives to kick-things-off: edible landscapes with rosemary, fig trees and blue berry bushes, a state-of-the-art playground, a community garden, Discovery Fridays providing kids science and art programs, financial empowerment workshops, and little libraries to increase book accessibility, just to name a few. But the most important thing - the only thing that can make this effort sustainable - is your engagement. We can’t (and won’t) do it alone. **You are needed. You are necessary.** To realize this vision every resident has to volunteer and be an active participant. Some of you will even be called to serve as **Community Captains** (see page 6)!

Multifamily property owners of color are rare; even in working-class / low-income communities where most residents are people of color. Our plan within the next 5-years is to convert Glenrose Gardens into condominium townhomes that current residents can buy (at a discount) – thereby maintaining the minority ownership of this community and honoring the trust Brandywine’s Board of Directors placed in us – transferring ownership back to you, the residents.

We aim to live lives of high value. We look forward to working with you to make sure Glenrose Gardens is a very positive mark on Atlanta and the world!



Ihsan Saleem
President
Saleem & Co



Starting out with a meditation



Preparing the soil



Planting broccoli



Ras Kofi teaching



Watering seedlings



Planting chard



Reviewing what we learned

If you are interested in gardening or just want to learn more, don't miss our next workshop with Ras Kofi! See upcoming events for more details.

SCIENCE CREATIONS

The children of the Glenrose Community did a variety of hands on summer science activities and projects including Chemical Reactions with making slime, and learning about the importance of solar energy. They built simple circuits to understand electricity and learned all about how we use rocks and minerals in everyday life! They were enthusiastic and engaged in each session and had a lot of fun while learning.

Given the success of the summer workshops and the children's requests for more sessions, the Community Management Team has decided to hold sessions every Friday for this school year.

Join us every Friday at 5:00 pm in the park for more learning and more fun.



Preparing the rocket



Launching the rocket



Making energy

I M A N GREEN RE-ENTRY



I.M.A.N. Atlanta

In January 2016, the Inner-City Muslim Action Network (IMAN) expanded to the Atlanta metro area. Green Re-Entry is the flagship program of I.M.A.N, directly serving “returning citizens”. The program offers a holistic regiment including transitional



Teaching construction skills

housing, spiritual development, basic education, life skills instruction, on-the-job construction training, and job placement support. The current cohort is renovating two units at Glenrose Gardens, teaching trade skills.

LITTLE GLENROSE LIBRARIES



Reading is a transformational adventure and Glenrose Gardens is happy to make reading more accessible to all its residents with little libraries around the property. We have books for all ages, so feel free to take a book, enjoy it and bring it back so more people can enjoy it too!



THE COMMUNITY CORNER

Reviving The Building Captains Program

In line with its Community Building vision, the Management Team is reviving Brandywine’s legacy Building Captains program with a **team of 12 Community Captains** that will plan, coordinate and oversee all Community Building activities. The Captains will **meet once a month** to plan activities, organize at least one community event each month and provide ad-hoc support to residents. Given the critical function of the Captains, highly motivated residents will be selected, trained and provided with a **monthly stipend up to \$150**.

If you are interested in becoming a Community Captain, please send an email explaining why you’re interested to community.Glenrose@gmail.com.

Launching The “CashForGood Grades” Program

For all students at Glenrose Gardens, the Management Team is launching a new “Cash for Good Grades” program to reward academic excellence in our community. At the end of every semester students can come into the Management Office with their report cards and **earn \$3 for every A and \$2 for every B**. At the end of the year, special prizes will be awarded for students with the best performances as well as those who improved the most.

Please contact the Community Organizer if you have any questions!

FINALIZED CONSTRUCTION PROJECTS



Park & Playground

Earlier this year, a brand new playground was installed for all children at Glenrose Gardens. Children must be supervised by an adult at all times.



Exterior Upgrades

Major exterior upgrades have been completed: painting of all building exteriors, repair of asphalt, new signage on buildings and around the property, in.

CONSTRUCTION PROJECTS IN PROGRESS

Landscaping

Landscaping is still in progress around the property. The selected landscaping includes a variety of edible plants such as blueberries, figs, mint, and rosemary.



Entrance Gate

To increase community safety management has implemented key-card-only access for the entry gates on Mt. Zion Rd. and Macon St.. We will also be adding car decals and requiring all cars on premises to be registered.



UPGRADE OPTIONS FOR OCCUPIED UNITS

One of the most frequent questions the construction team gets from legacy residents is some variation of “*when will my unit be upgraded?!*”

We’re pleased to announce that beginning in October the maintenance staff will be going unit-by-unit addressing critical maintenance issues related to health, safety and water leaks. Brandywine had a large backlog of problems, so we ask that everyone be patient. Even if maintenance were to complete 10 units each week, which is tough to do while still handling the normal maintenance workload, it would take 16 weeks (4 months) to complete the 160 occupied legacy units here.

With regards to cosmetic upgrades, there has to be a natural trade-off between rental rates and upgrades in-order to make the community financially viable. We simply cannot afford to upgrade legacy units and keep the rents below market rates as they currently are. However, we will offer every resident a menu of upgrades that can be paid for upfront or via a monthly rental rate increase.

The table below lists the upgrade options available and **estimated pricing**. If you have any questions or would like to schedule an appointment, please reach out to the Management Office to discuss your options.

Type of repair	Price	Timeframe
Carpet <ul style="list-style-type: none"> • Per Room • Entire Home 	~\$250 ~\$800	2 days
Painting <ul style="list-style-type: none"> • 1BR • 2BR • 3BR 	\$400 \$600 \$700	3 days
Vinyl Plank <ul style="list-style-type: none"> • Bathroom • Kitchen/Dining / Living Room 	\$200 ~\$400 – \$800	4 days
Faux Wood Blinds <ul style="list-style-type: none"> • Window • Patio 	\$25 \$40	1 day
Stainless Steel Stove Range	\$600	1 day
Stainless Steel Microwave	\$250	1 day
Stainless Steel Refrigerator	\$600	1 day
Bath Vanities & Counter Top	~\$150 - \$400	4 days
Light & Fan Fixtures	~\$50 - \$150	1 day
Kitchen Cabinets	~\$2,000 - \$3,000	7 days

VOICES OF INSPIRATION

“Still I Rise” by Maya Angelou

*You may write me down in history
With your bitter, twisted lies,
You may trod me in the very dirt
But still, like dust, I'll rise.*

[..]

*Does my haughtiness offend you?
Don't you take it awful hard
'Cause I laugh like I've got gold mines
Diggin' in my own backyard.*

*You may shoot me with your words,
You may cut me with your eyes,
You may kill me with your hatefulness,
But still, like air, I'll rise.*

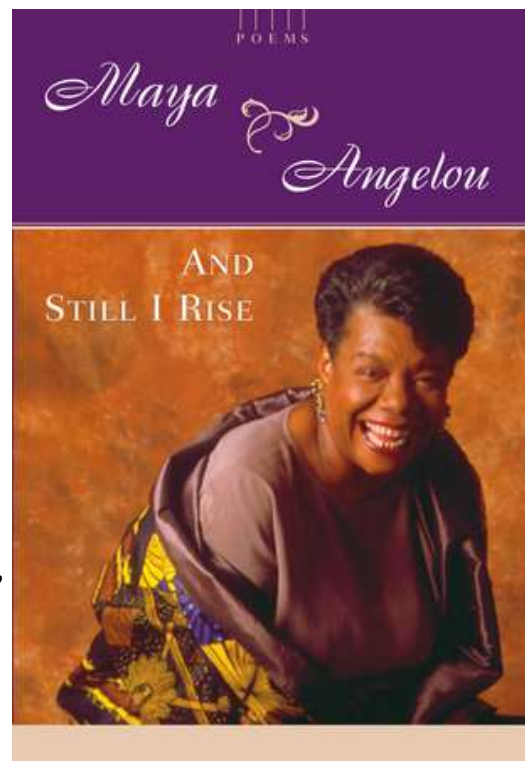
[..]

*Out of the huts of history's shame
I rise
Up from a past that's rooted in pain
I rise
I'm a black ocean, leaping and wide,
Welling and swelling I bear in the tide.*

*Leaving behind nights of terror and fear
I rise
Into a daybreak that's wondrously clear
I rise
Bringing the gifts that my ancestors gave,
I am the dream and the hope of the slave.
I rise
I rise
I rise.*



1928 (b) – 2014 (d)



GLENROSE COMMUNITY BUSINESSES

MOTHER EARTH SHEA

SHEA BUTTERS NATURALLY MADE & CUSTOM SCENTED



Hi there! I'm Natasha (better known as Mother Earth). You may have noticed me watering the garden, but DID YOU KNOW that I also make custom, scented shea butters?

That's right! Creating rich, smooth, custom, scented shea is my passion! My shea butter is made with only four ingredients; making it ideal for the entire family. Plus I offer various sizes at affordable prices and packages just in time for the holidays!

Message me on Facebook @Natasha Hart or text me @ 678-232-4468



NARD & JAY MOBILE DETAILING CAR WASH

One call and we will clean them all. We come anywhere you are. You'll look like a star in your clean car!

Our prices

- Outside only : \$10
- Outside + Inside : \$15

Contact us @404-200-6476

Have a small business you would like to feature in the next newsletter? Please email us a description and pictures to community.glenrose@gmail.com



Recipe of the Month

Refreshing watermelon juice

What you will need

- 1 seedless watermelon
- 2 tbsps of lemon juice
- Sugar (optional)



How to make it

- Cut up water melon in big chunks
- Place watermelon chunks in blender and add lemon juice
- Blend until smooth and add sugar if desired
- Strain juice throughsifter
- Place juice in refrigerator and serve chilled

Enjoy!

Have a favorite recipe you would like to share? Just email it to community.glenrose@gmail.com or drop it at the Management Office.



Reminders

Front porch lights

For the security of all, please remember to turn your front porch lights on from sunset to the sunrise.

Pest control

To ensure for all residents the highest living standards , a pest control technician will be conducting checks and sprays regularly.

Curfew

The common areas of the community are closed between 10:00 pm and 6:00 am. Residents and their guests are not permitted to use the common areas during these hours except as needed to enter or leave from their residence.



Questions, Compliments or Complaints

Our aim is to ensure that all residents receive excellent service from the staff. The management team, under Gloria Lewis, is responsible for **all community operations**. We ask that all residents direct their request for anything related to their unit or community operations to the management staff. If there is a special issue (not something related to maintenance, rent, operations, etc.) then the ownership team can be reached via email at ownership.glenrose@gmail.com Penalties will be assessed to residents who misuse this contact.

OUR PEOPLE:

MEET OUR COMMUNITY ORGANIZER

We're excited to welcome Atiba Jones, as our resident Community Organizer. Atiba will be working alongside the Community Captains to take our Community Building initiatives to the next level!



ATIBA JONES

Atiba grew up in West Philadelphia in a household where he watched both of his parents constantly reaching out and helping to uplift inner-city youth. After high school, he moved to Atlanta to attend Morehouse College. It was there that he decided to dedicate his life to uplifting under-served youth. He went on to earn a BA in Psychology and a Masters Degree in Educational Leadership. He has worked as a teacher, counselor, school leader, program director and community organizer. In 2006, he founded a K-8 private school and acted as its director for 7 years. He has also initiated various urban agriculture initiatives around metro Atlanta. He currently serves as the Program Manager of the Urban Youth Corps of Greening Youth Foundation, which works to train youth in agriculture, conservation and construction.



Upcoming Events

Community Town Hall Meeting

Date: Sunday, October 21st
Location: Community Clubhouse
Details: 4:00 pm to 6:00 pm

Community Market

Date: Saturday, November 3rd
Location: Glenrose Gardens Green
Details: 4:00 pm to 7:00 pm

Screen on the Green (Black Panther)

Date: Saturday, November 3rd
Location: Glenrose Gardens Park
Details: 7:00 pm to 9:30pm

If you would like to sell products at the community market, please email community.glenrose@gmail.com



Referrals\$

Refer a friend & get \$100!

It's not often you get paid to choose your neighbors. Refer a friend to join our Glenrose Gardens community and get paid!

4 easy steps

1. Refer your friends to live at Glenrose Gardens
2. Fill out a resident referral and drop it at the Office
3. Have your friend mention the resident referral when they turn in their application
4. When your friend is approved and moves in, you get a check!