

SUMMER ISSUE 2026 • JULY/AUGUST/SEPTEMBER

THE MAINSTREAM

The official publication of
Mainstreet Community Services Association, Inc.



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MITCHELL AUSTIN

5001 MAINSTREET PARK DRIVE, STONE MTN., GA 30088
WWW.MAINSTREETCOMMUNITY.ORG



MESSAGE FROM THE PRESIDENT

There is something remarkable about summer. It's the quiet reminder that home is more than the place where we live—it's where our lives happen. Every season brings change, but summer has a unique way of bringing people together. It invites us outdoors, encourages us to slow down, and reminds us that the strongest communities are built not only with streets, homes, and amenities, but with kindness, respect, and genuine connections between neighbors.

As your Board President, I have the privilege of seeing our community from many different perspectives. I see my fellow board members and other volunteers generously giving their time. I see residents who quietly maintain their properties and homeowners who take pride in making our neighborhood beautiful. These everyday moments may not make headlines, but together they define who we are.

The Board of Directors and our management team remain committed to protecting our community's future through thoughtful planning, responsible stewardship, and ongoing improvements. Every decision we make is guided by a simple goal: to preserve and enhance the quality of life we all enjoy while protecting the value of every homeowner's investment.

But the true strength of our association cannot be measured by financial reports, landscaping projects, or completed maintenance. It is measured by something much more meaningful—the willingness of neighbors to care about one another and to invest in the community we all call home.

As we look ahead, I am excited about what we can accomplish together. Every conversation, every act of kindness, every improvement to our neighborhood, and every resident who chooses to become involved helps write the next chapter of our community's story.

Thank you for your continued support, your pride in our neighborhood, and your commitment to making this a place where families can thrive, friendships can grow, and everyone feels welcome. Together, we are building more than a neighborhood—we are building a community that will continue to flourish for generations to come.



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Message from Association Manager
Nadine Rivers-Johnson

Summer Is in Full Swing!

Summer is the season when someone turns up the volume! The clubhouse is buzzing, the pool is open for the season, there's bike riding, and hopefully neighbors are catching up. It's one of my favorite times of year because it reminds us that our community isn't just a collection of homes. It's a place where memories are made.

Speaking of exciting things happening around the neighborhood...if you haven't visited the clubhouse lately, now is the perfect time! We're excited to announce replacement of the clubhouse and family pool decks. You will also notice our newly renovated parking lot. These improvements not only enhance the appearance of our community but also provide safer, smoother access for residents and visitors. Thank you for your patience during construction. It was well worth the wait!

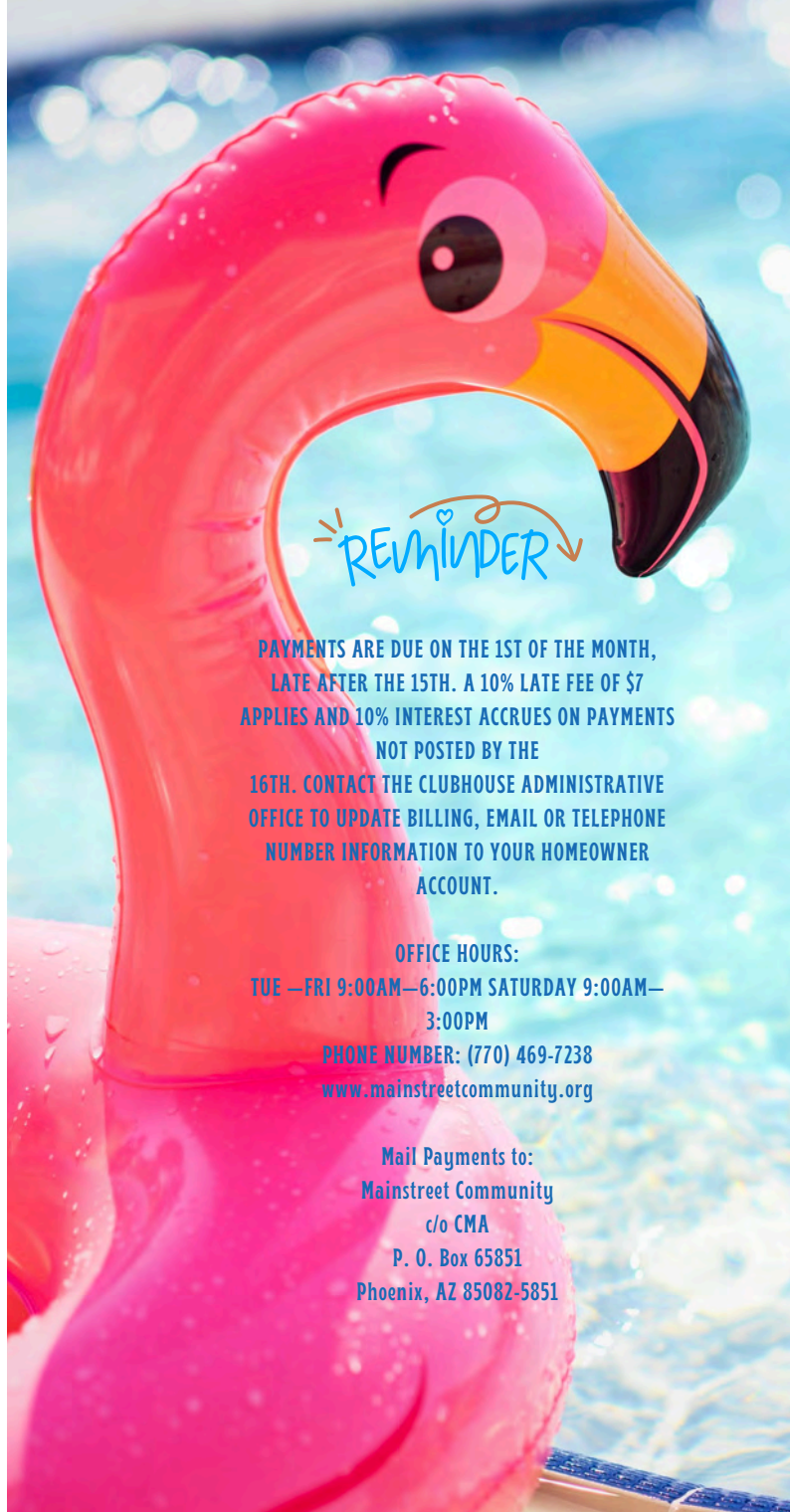
Mark Your Calendar—National Night Out is August 4! Join us Tuesday, August 4, 2026, at the Mainstreet Clubhouse for our annual participation starting at 6:30PM.

This nationwide event is all about bringing neighbors together while strengthening partnerships with our local police officers, firefighters, emergency responders, and other residents. There will be giveaways, information handouts, limited school supplies on a first-come, first-served basis for kids, and plenty of opportunities to meet the people who help keep our community safe.

One of the greatest amenities we have isn't the clubhouse, the pool, pavilion/playground, or the walking trails - it's the people who call Mainstreet home. A friendly wave, a little patience, lending a helping hand, or simply introducing yourself to a new neighbor helps create the welcoming community we all enjoy.

As always, thank you for taking pride in our neighborhood and helping make Mainstreet one of the finest communities in DeKalb County.

I look forward to seeing many of you at National Night Out on Tuesday, August 4th. Until then, enjoy the sunshine, take advantage of our beautiful amenities, and have a safe, happy, and memorable summer!



REMINDER

PAYMENTS ARE DUE ON THE 1ST OF THE MONTH, LATE AFTER THE 15TH. A 10% LATE FEE OF \$7 APPLIES AND 10% INTEREST ACCRUES ON PAYMENTS NOT POSTED BY THE 16TH. CONTACT THE CLUBHOUSE ADMINISTRATIVE OFFICE TO UPDATE BILLING, EMAIL OR TELEPHONE NUMBER INFORMATION TO YOUR HOMEOWNER ACCOUNT.

OFFICE HOURS:

TUE —FRI 9:00AM—6:00PM SATURDAY 9:00AM—3:00PM

PHONE NUMBER: (770) 469-7238

www.mainstreetcommunity.org

**Mail Payments to:
Mainstreet Community
c/o CMA**

**P. O. Box 65851
Phoenix, AZ 85082-5851**



Treasurer's Report: Investing in Today While Planning for Tomorrow



If you've ever wondered where your HOA assessments go after you write that monthly check, you're not alone. One of the Board's most important responsibilities is making sure every dollar is spent wisely—not just for today's needs, but for the long-term health of our community.

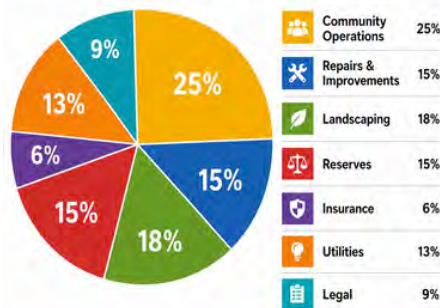
Over the past several months, you have likely noticed improvements throughout the neighborhood. From capital improvement projects that enhance our amenities and infrastructure to ongoing maintenance that keeps our community looking its best, these investments help preserve both our quality of life and our property values.

While many of these projects are easy to see, others happen behind the scenes. Replacing aging equipment before it fails, updating community facilities, and planning for future repairs may not be glamorous, but they are essential. Like maintaining your own home, taking care of small issues today often prevents much larger and more expensive problems tomorrow.



Where Your HOA Assessment Dollars Go

How your assessments are invested in our community



Percentages shown are examples only and do not represent the Association's adopted budget.

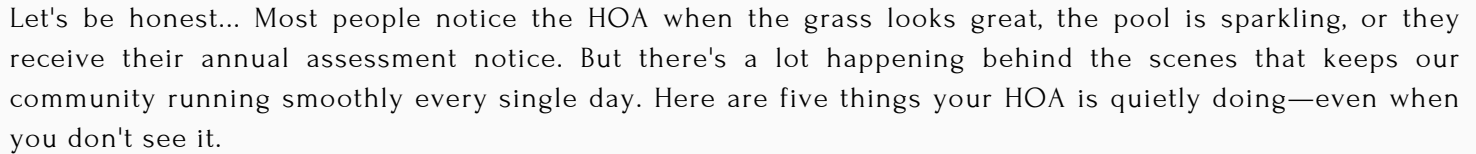
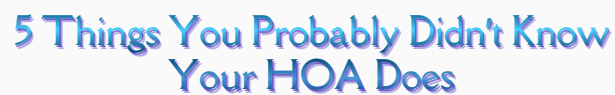


Although every association is governed by its own documents and state law, the overall message is clear: communities that plan ahead are better positioned to avoid unexpected financial burdens. Maintaining healthy reserve funds helps reduce the likelihood of special assessments while ensuring that future Boards have the resources needed to replace roofs, pavement, amenities, and other major community assets when their useful life comes to an end.

Another area that directly affects our budget is damage to the common areas. Whether it's a vehicle striking community property, vandalism, damaged irrigation systems, broken fencing, or landscaping harmed by unauthorized activities, every repair has a cost. When reimbursement isn't possible, those repair expenses are ultimately paid by the Association, which means they are paid by all of us.

Protecting our community is truly a shared responsibility. Reporting damage promptly, encouraging guests to respect community property, and simply treating our shared spaces with care can make a meaningful difference.

The Board remains committed to managing the Association's finances with transparency, responsibility, and a long-term perspective. Our goal is to balance today's operational needs with tomorrow's financial obligations, so our community continues to be a place we are proud to call home. Thank you for your continued support and for helping to protect this investment we all share.



1. **We're Always Planning for Tomorrow:** Your HOA isn't just taking care of today's mowing or pool maintenance. The Board and management team are planning for the future: budgeting for major repairs and improvements such as common area maintenance, pool facilities, roofs, and other community assets. Think of it as putting money aside for a rainy day—except our rainy day might involve a parking lot, a pool deck, or a clubhouse roof!

2. We Hire the Experts So You Don't Have To: Landscapers, pool operators, electricians, plumbers, insurance professionals, attorneys, tree specialists, and contractors all help keep our community operating safely and efficiently. The HOA manages these contracts, compares bids, monitors performance, and makes sure the work is completed properly like a neighborhood general contractor.

3. We Help Protect Property Value: One of the HOA's biggest responsibilities is preserving the appearance and condition of our community. Maintaining common areas, enforcing community design standards, capital improvements, and addressing maintenance issues all contribute to keeping our neighborhood attractive—not just for today, but for years to come.

4. We Solve Problems Before They Become Bigger Problems: Sometimes the most important work is the work you never notice. A small drainage issue repaired before it floods. A broken sprinkler system fixed before the landscaping dies. Damages repaired before someone gets hurt. Catching little problems early often saves thousands of dollars in future repairs or association liability.

5. We Help Build More Than a Neighborhood: The clubhouse, pool, parks, walking paths, community events, and programs like Mainstreet's free karate program, are all part of creating something bigger than an association—they help create a community. Events like National Night Out, Coffee With a Cop, Community Day, and other neighborhood gatherings provide opportunities to meet or reconnect with neighbors and strengthen the place we all call home.

The bottom line is, the next time you enjoy a walk through the neighborhood, relax at the clubhouse, or wave to a neighbor, remember—you aren't just seeing the work of an HOA. You're seeing the results of a community that cares. And that's something worth celebrating.

Congratulations



2026 Gerald A. Ferguson Scholarship Recipient

Ariaunna Stokley

Please join us in congratulating the 2026 Gerald A Ferguson Scholarship Award Winner, Ariaunna Stokeley! She will be attending Tuskegee University in Tuskegee, AL, majoring in Nursing. Her message to the incoming 2026-27 senior class is:

"Never let the enemy creep in and try to dim your light, your voice. The very light you embody and the voice you have been given may be the thing meant to open doors for not only yourself, but someone else."

SUMMER LAWN CARE TIPS: MOW, WATER & MAINTAIN

Summer is the hardest season for a lawn. Between heat, drought, and foot traffic, your grass faces more stress from June through September than any other season, and the wrong care habits can cause more damage than the weather itself

Proper summer lawn care requires three core tasks: watering deeply, mowing high, and managing fertilizer based on grass type. Aim for 1 inch of water weekly in the early morning, raise your mower blade to shade the soil, and only feed active warm-season turf while skipping cool-season fertilizers.



Feeding and Maintenance

- **Warm-Season Grasses:** Feed active grasses like Bermuda and Zoysia with slow-release fertilizer in early or mid-summer.
- **Cool-Season Grasses:** Do not fertilize cool-season turf like fescue in the summer heat, as it forces weak growth and invites disease.
- **Pests:** Watch out for grubs and brown patch fungus, treating them early with targeted products if damage appears.

Cool-season grasses

Grass Type	Summer Height	Mow When It Reaches
Tall fescue	3-4 inches	4-5.25 inches
Kentucky bluegrass	2.5-3.5 inches	3.25-4.5 inches
Perennial ryegrass	2-2.5 inches	2.5-3.25 inches
Fine fescue	2.5-4 inches	3.25-5.25 inches

Warm-season grasses

Grass Type	Summer Height	Mow When It Reaches
St. Augustinegrass	3-4 inches	4-5.25 inches
Bermudagrass	1-2 inches	1.25-2.5 inches
Zoysiagrass	1.5-2 inches	2-2.5 inches
Bahia grass	3-4 inches	4-5.25 inches
Centipedegrass	1.5-2 inches	2-2.5 inches
Buffalograss	2.5-3 inches	3.25-4 inches



Watering

- **Timing:** Water between 4 a.m. and 10 a.m. to stop evaporation and prevent fungal disease.
- **Amount:** Give your turf 1 inch of water total per week, including rainfall.
- **Method:** Water deeply two to three times a week rather than lightly every day to build strong roots.

Mowing

- **Height:** Raise your mower deck by half an inch (keep grass at 3 to 4 inches) to shade roots and block weeds.
- **Blades:** Keep your mower blades sharp so they slice cleanly instead of tearing the grass blades.
- **Clippings:** Leave fine grass clippings on the lawn to return helpful nutrients and moisture to the soil.



New Housing Law Aims at Affordability

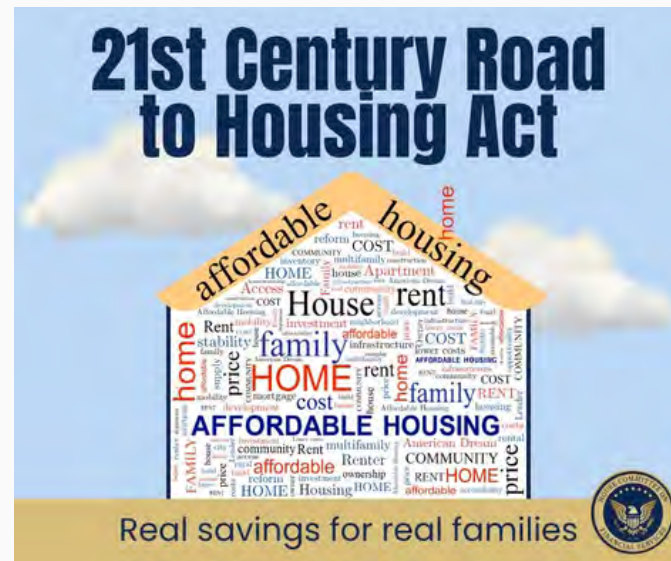
The 21st Century ROAD to Housing Act is a landmark bipartisan federal statute that automatically became law on July 11, 2026, to address the national housing affordability crisis. It focuses on increasing housing supply by removing red tape and restricting corporate home purchases.

Key provisions include:

- **Investor Restrictions:** The "Homes are for People, Not Corporations" provision prohibits large institutional investors (controlling 350 or more single-family homes) from purchasing additional single-family homes, with limited exceptions for build-to-rent and senior living developments.
- **Zoning and Permitting Reform:** The law streamlines environmental reviews under the National Environmental Policy Act (NEPA) for infill and small-scale housing, and encourages state and local governments to reform zoning policies—such as parking minimums and accessory dwelling units (ADUs).
- **Manufactured Housing:** It expands the federal definition of "manufactured home" to include houses built without a permanent steel chassis, reducing potential construction costs by \$5,000 to \$10,000.
- **Small-Dollar Mortgages:** It establishes pilot programs and guidelines for small-dollar mortgages to make homeownership more accessible to rural and low-income buyers.

What It Means for Homebuyers

- Less corporate competition
- Small mortgage help: A four-year pilot program subsidizes loans under \$100,000 and offers grants for down payments and closing costs.
- Cheaper alternative housing: Rules remove the permanent chassis requirement for manufactured homes, cutting production costs and opening up factory-built options.
- No immediate relief: Experts note that building new homes takes time, so market prices and mortgage rates will not drop overnight.



What It Means for Sellers

- Streamlined local building: A \$200 million grant program rewards cities and counties that speed up zoning and permitting approvals, which may affect local land values.
- Repair grants: New whole-home repair programs help fix up older housing stock, potentially boosting property conditions before a sale.
- Stable demand: The law does not immediately fix high construction costs or high interest rates, meaning the broader "lock-in" effect for existing sellers remains steady.

**KNOWLEDGE IN THIS ARTICLE WAS PARTIALLY OBTAINED FROM THE HOUSE COMMITTEE ON FINANCIAL SERVICES, CNBC, AND YAHOO FINANCE ' WEBSITES*





Mainstreet Community NATIONAL NIGHT OUT

STRONG NEIGHBORS ★ SAFE COMMUNITIES



Join your neighbors for an evening of fun, friendship, and community spirit at Mainstreet's National Night Out at the clubhouse parking lot on Tuesday, August 4, 2026, from 6:30PM - 8PM!

Meet local law enforcement, enjoy free snow cones and giveaways, school supplies, connect with neighbors, and help strengthen the partnerships that make our community a safer, more welcoming place for everyone.



TUESDAY

AUGUST 4,
2026

6:30PM - 8:00PM



MAINSTREET
CLUBHOUSE

5001 Mainstreet Park Dr.,
Stone Mountain, GA 30088

PARKING LOT



NEIGHBORHOOD
WATCH
WE LOOK OUT
FOR EACH OTHER

Let's come together to build a stronger, safer community!

→ HOSTED BY THE **CRIMEWATCH COMMITTEE** ←

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OUR COMMUNITY!

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FREE GIVEAWAYS & SNACKS



FREE SNOW CONES

PROVIDED BY **KONA ICE**

FOR THE FIRST 100 PEOPLE!



MEET NEIGHBORS



MEET OFFICERS



BUILD COMMUNITY

Message from Office Associate
Velvet Loyal

Good Neighbors Don't Just Wave
- They Show Up



YOUR
NEIGHBORS
ARE
ROOTING
FOR YOU



Being a great neighbor is about more than keeping the grass cut or waving from the driveway. It's about taking an active role in the community we all call home. Voting in local and state elections, serving on a jury when called, attending community meetings, volunteering, and staying informed are all important ways we help keep our neighborhoods strong.

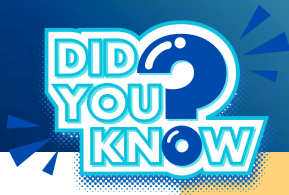
While national issues often make the biggest headlines, it's our local leaders and courts that make many of the decisions affecting our daily lives—from public safety and schools to roads, parks, and community services. Jury duty is another meaningful way to serve, ensuring that every person receives a fair trial and that our justice system works as it should.

Civic engagement doesn't have to be complicated. Cast your ballot, answer the jury summons, lend a hand at a neighborhood event, or simply encourage a friend to get involved. Every small act helps build a stronger, safer, and more connected community.

After all, communities don't thrive by accident—they thrive because good neighbors show up. And who knows? The person standing next to you at the polls, in the jury box, or at a community event might just become your newest friend. Together, we can make a difference—one good deed, one vote, and one act of service at a time.

Reminder

REMEMBER: Association fees are due the 1st of each month and late after the 15th of each month. Any payments received after the 15th will result in a late fee. We are committed to working with homeowners and offer payment plans tailored to your financial needs. Homeowners with delinquent accounts are encouraged to contact the Mainstreet administrative office in order to discuss payment options. WE WILL MAKE EVERY EFFORT TO WORK OUT SUITABLE TERMS.



One of Mainstreet's best-kept secrets is our FREE Karate Program, which has been serving our community for 20 years! This outstanding program has introduced children, teens, and adults to the values of discipline, confidence, respect, and healthy living - all at no cost to participating residents. It's just one more example of how our community invests in its residents, not just our property.

A Few Summer Reminders: As temperatures rise, here are a few quick summertime tips:

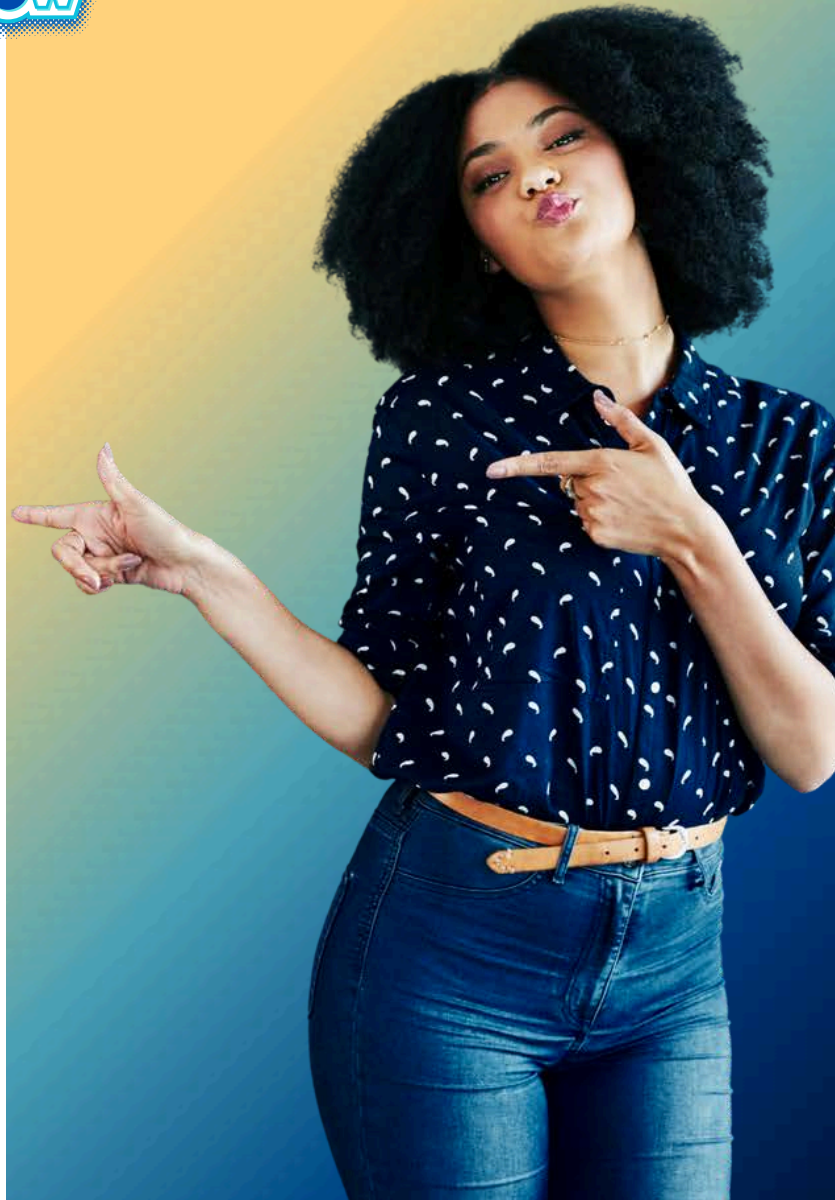
- Stay hydrated, especially during outdoor activities.
- Remember that pavement/sidewalks become extremely hot for little feet and paws.
- Supervise children while they're at the pool, playground or on common areas.
- Clean up after pets! Help keep our common areas beautiful for all.
- Slow down when driving through the neighborhood! Summer means more children, walkers, cyclists, and people outdoors.
- If you notice a maintenance concern in the common areas, please report it promptly so we can address it before it becomes a bigger issue.

Summer Curb Appeal on a Budget:

- Add colorful potted flowers
- Pressure wash sidewalks
- Freshen mulch
- Replace faded house numbers
- Trim shrubs and trees
- Neighbors Looking Out for Neighbors:
- Lock vehicles and remove valuables.
- Close garage doors and invest in LED dusk-to-dawn lighting around your home.
- Report suspicious activity to the authorities.
- Get to know your neighbors.
- Participate in National Night Out.

Our Trees: Mainstreet has mature trees that are decades old! They provide:

- Environmental benefits
- Shade during Georgia summers
- Wildlife habitat
- Provide protection for common-area landscaping



No-Bake Greek Yogurt Fruit Tart



Ingredients

- ☐ 15 pitted **Medjool dates** (about 230g), soaked in warm water for 10 minutes*
- ☐ 3/4 cup (100g) unsalted **cashews***
- ☐ 3/4 cup (100g) unsalted **almonds**
- ☐ 1 cup (250g) **Greek yogurt** (plain or any flavor)
- ☐ assorted sliced fresh **fruit**
- ☐ **optional for topping:** 2 Tablespoons apricot preserves mixed with 1 Tablespoon water

Instructions:

Spray the bottom of a 9-inch tart pan, 9-inch cake pan, or 9-inch pie dish with nonstick spray. Line with parchment paper. (I usually just cut a parchment paper circle slightly larger than the pan.) The parchment prevents the crust from sticking to the pan, and the nonstick spray helps keep the parchment in place as you press in the crust.

Soak the dates in warm water for 10 minutes. Drain and then cut them in half before using.

In a food processor or blender, pulse the dates, cashews, and almonds together until a thick "dough" is formed and the nuts are all broken up. The dough will be sticky. Press evenly into prepared tart pan and partly up the sides.

Spread the yogurt on top of the crust. Decorate with fresh fruit. Mix in the optional preserves and water topping and brush over fruit for a glossy finish.

Slice and serve immediately or cover and refrigerate for up to 1 day before serving. Cover and store leftovers in the refrigerator for up to 3 days.

🕒 Prep Time: 25 minutes 🕒 Cook Time: 0 minutes

🍴 Yield: serves 8-10



*This recipe is from [Sally'sBakingAddiction.com](http://SallysBakingAddiction.com)

HA HA
HA!

Enjoy these Sizz-ling Summer Jokes
While in the Shade

HA HA
HA!

HA HA
HA!

**Why don't seashells
take baths?**

Because they wash
up on the beach.

**When is a pool safe
for diving?**

It deep ends.

HA HA
HA!

**Why do bananas
wear sunscreen?**

Because they
peel.

**How do celebrities
stay cool in the
summer?**

They have many
fans.

HA HA
HA!

Heatstroke in Dogs: How to Tell if Your Pup's Too Hot

During the summer season, most of us want to spend our free time outside soaking up the sun, going on adventures and grilling in the backyard with our friends, family and four-legged companions. And while our dogs are more than happy to tag along, heat and humidity can be life-threatening for our pets.

What Is Heatstroke?

There are three stages of HRI (Heat-related illness)

1. Heat stress or heat cramps
2. Heat exhaustion
3. Heatstroke

Heatstroke occurs when your dog's body temperature rises too high and they can't cool down. The condition can cause severe damage to organs and could result in death.

Stages of Heat-Related Illness

Heat-related illness in your dog starts with heat stress or heat cramps.

Heat stress or heat cramps

At this stage, your dog gets dehydrated and will experience muscle spasms. If your dog doesn't get treatment and/or out of the heat, they will likely progress to heat exhaustion.

Heat exhaustion

In this stage, you'll notice fatigue and weakness, but it can also include vomiting and diarrhea.¹ Your dog may still have a normal temperature, or their temperature may be slightly elevated.¹ For reference, a dog's normal body temperature is between 100.5 and 102.5 degrees Fahrenheit.

Heatstroke

If your dog moves into the heatstroke stage, they may start experiencing more severe symptoms: disorientation or seizures, a temperature above 104 degrees Fahrenheit and organ dysfunction. Heatstroke can affect any part of the body, but usually affects the central nervous system, gastrointestinal tract, kidneys and liver.

Heatstroke can occur and cause damage or death in less than an hour. Heatstroke is considered a medical emergency and it's essential to get your dog to the vet right away if you suspect this heat-related illness.

Symptoms of Heatstroke in Dogs

As mentioned above, if your dog gets heatstroke, you'll likely notice the symptoms of earlier stage HRI (fatigue, weakness, vomiting, diarrhea), plus disorientation and/or seizures and an elevated temperature.

Additional signs of heatstroke include:

- Excessive panting
- Drooling²
- Reddened gums
- Fast heart rate
- Collapse

Mainstreet Pet Corner

Causes of Heatstroke in Dogs

Heatstroke occurs from being in a hot or humid environment or from overly strenuous exercise. Dogs are at the highest risk during the summer when exercising, if they can't get shade and/or water or if they are left alone in a car.

The temperature inside of a car increases by 40 degrees Fahrenheit per hour. Even if it is only 70 degrees outside, it can get up to 110 degrees (or more) inside of a car, even with the windows partially open.

There are also some dogs that are more susceptible to heatstroke than others:

- Brachycephalic dogs (like pugs or boxers, who have shortened noses and flattened faces)
- Overweight or obese dogs
- Very young or older dogs³
- Dogs with certain conditions (cardiac disease, tracheal collapse, laryngeal paralysis)

It depends on your specific dog, but a good rule of thumb is that outdoor activity at temperatures of 80 degrees Fahrenheit or higher puts your pup at risk for heatstroke. For some dogs with the above risk factors, anything above 70 degrees can be too much.

Diagnosing Heatstroke in Dogs

Your veterinarian will diagnose heatstroke based on history, clinical signs and an exam. They will likely suggest blood work and may recommend a urinalysis¹ as well to check for organ damage.

If you are able to start cooling down your dog before and during the trip to the vet, it's been shown to increase their chances of survival from 50% to 80% and can help prevent further damage. Never use ice, as it can shock your dog's system or cause hypothermia, but move them to a cool area, get a fan on your pet (if possible), wet them with room temperature water and drape wet towels on your dog while you take them to the vet.

Heatstroke Prevention

Prevention is key during warmer weather. To prevent heatstroke, ensure that you:

- Give your pet access to shade and water when they are outdoors. (A sprinkler or pool can be fun, too — just make sure they can get out of the sun if they need to.)
- Restrict walks or exercise during the cooler parts of the day (i.e., morning and evening). Even short walks in the heat or humidity can cause heatstroke.
- Plan your route for grassy or shaded areas to avoid walking on hot pavement.
- Take water with you on walks.³
- Put a cooling vest or cooling handkerchief on your dog when they're outside.
- Stay inside during extremely hot or humid days² (if you live in an apartment, natural or synthetic grass patches are great for allowing your dog to use the bathroom without having to walk them in the heat).
- Never leave your dog alone in the car.

*KNOWLEDGE IN THIS ARTICLE WAS PARTIALLY OBTAINED FROM VCA ANIMAL HOSPITAL WEBSITE



World Day Against Trafficking | July 30
#CelebrateEveryDay



JULY IS
NATIONAL
MINORITY
MENTAL HEALTH
AWARENESS MONTH

AUGUST 26
WOMEN'S
♀
EQUALITY DAY

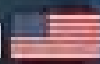


**National
Immunization
Awareness
Month**

PATRIOT DAY

— WE WILL NEVER FORGET —

9/11/2001

25th  YEAR
ANNIVERSARY



SEPTEMBER IS

RECOVERY MONTH

RECOVERY IS FOR EVERYONE

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Mainstreet...A Caring Community

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To place an ad, call 770-469-7238 or email
nadine@mainstreetcommunity.org

The Mainstream
The Voice of Mainstreet
Community Services
Association, Inc.

THE MAINSTREAM NEWSLETTER Summer 2026 Edition.
Homeowners are encouraged to submit articles of interest to the editor of The Mainstream.
Nadine Rivers-Johnson at nadine@mainstreetcommunity.org.

(Editorial licensing strictly enforced.)

The Mainstream is the quarterly newsletter for Mainstreet Community Services Association. Comments are always welcome.



*PHOTO COURTESY OF
MITCHELL AUSTIN*

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