

← Waterstone 🔍 ✕

Overview Reviews About

**CW**  
10 reviews · 9 photos

★☆☆☆☆ 8 months ago

I should have known better than to rent at this property since I had never heard of this fly-by-night management company. They do not care about residents.

There are several monthly fees that they don't tell you about before you complete an application to become a resident.

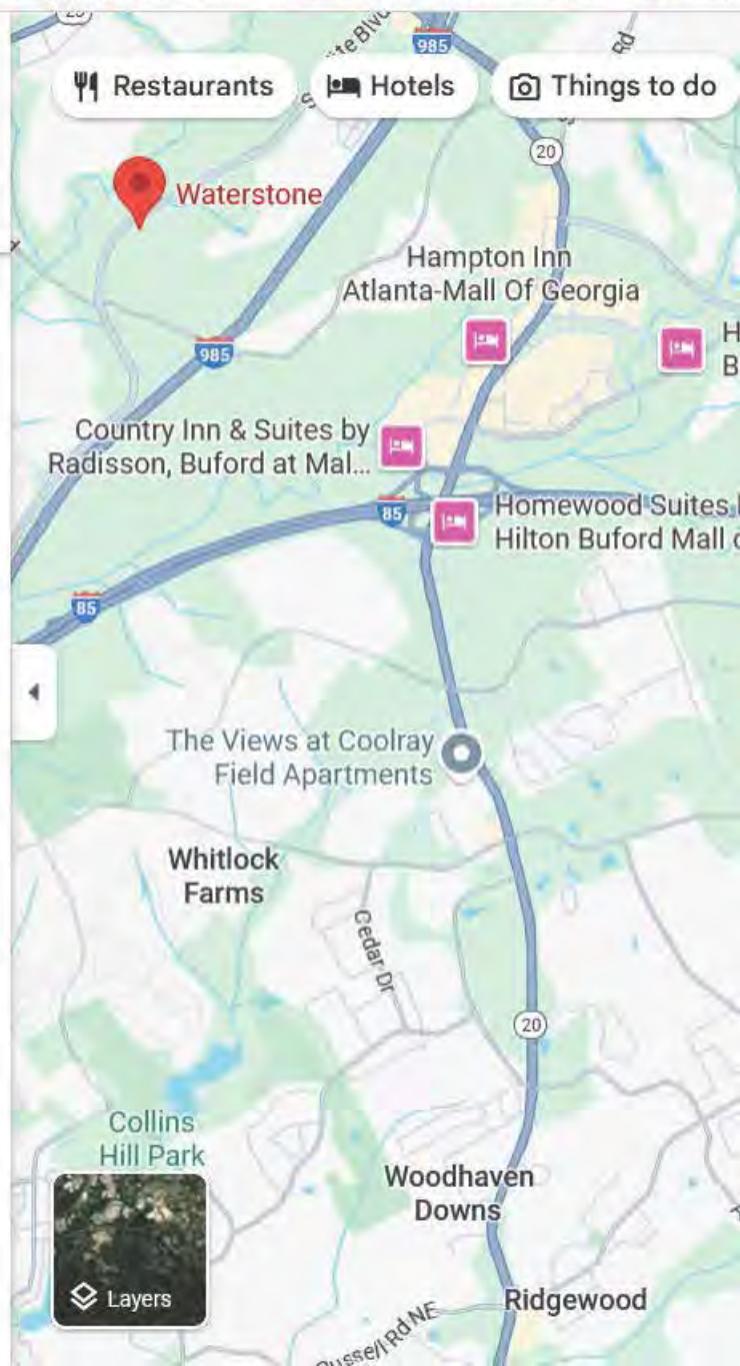
I didn't learn about these fees until I signed the lease, which seems like deceptive business practices.

The following fees were billed each month:

- \* Common Area Electricity **\$15.32**
- \* Storm Water Drainage **\$3.30**
- \* Trash **\$8.35**

Why must residents pay these fees?

- \* Pest Control **\$2.25** (the apartment was only treated at the time I moved in and the tech advised that I would need to call if any future treatments were needed).
- \* Valet Trash **\$25.00** (never used because of the ridiculous rules/regulations the property imposes - if you put the bin out before the collection time or don't bring it back in as soon as the trash is picked up, they charge a \$50 trash violation charge).
- \* Conservice Service Fee **\$5.95** (went up to **\$7.50**)



★ Rating Hours All filters

### Castleberry Park Apartments

Overview Reviews About

**N** Neshema Warner  
3 reviews

★★★★★ a year ago

I wanted to give an honest and transparent review of the property after moving in since opening, I've been living here 3 months thus far. Upon initial arrival the walk through process with Kori went well and I have no downside to that! Her attitude and demeanor was great as well as her knowledge of the community. The property at first glance is very nice and will definitely have you in love initially.

The application fees totaled to almost \$400 which isn't refundable with a mandatory fee to there charity, the application process took quite some time and they are very thorough with their search and have a very strict policy for approval, but for the most part if you meet the requirements you'll be fine.

My unit in particular is quite small, but I love that because it definitely gives me a very homey, cozy atmosphere that I wanted, and I love that no matter where you live in the building you will have a beautiful view!

Upon moving in, the building itself is big so I do not like that they do not have pushing carts if you need to haul anything around! My washer unit was not working for a few days but they promptly fixed the issue which was great. The walls are paper thin you can hear everything, and some things seemed pretty rushed as far as fixtures within my unit. I love that wifi was already hooked up and all you have to do is call in to start service.

**Parking is \$75!!! HATE THAT!** We have assigned parking which I feel we shouldn't and you have a residents entry gate but you're still subjected to being towed if you aren't in the correct parking spot, also, there is no parking for your guest so they will have to find street parking if any is available, and if you live on the 3rd floor but your parking spot is on the 6th "oh well!"

They have so many other additional fees merged into your rent so please expect to pay over \$200+ additional on top of your base rent!

The access within the building is very easy, I've encountered plenty of people in the residents side that were here either for the hotel or just to park for the games. I was initially told that the elevators will need to have our key to access but anyone can travel to any floor if they are in the residents side.





apartments, Cities...

## Grove Park Apartments

Overview

Reviews

Pricing

eplQ

Amenities

Leasing

Management

Education

Q&A



Resident 1259228

Verified

Verified Resident • 2022 - 2024

★★★★☆ 3.5

7/1/2024

My AC goes out a lot. They fix it when they get to it. My toilet keeps having problems. They keep rejecting my own private renters insurance so that they can charge me their \$36. They keep increasing the rent rates but the apartment doesn't get updated. They require you to get their \$120 internet / tv with your rent which is expensive. Then they add random charges to your account. The gates break a lot.

Helpful Report

### Property Manager Response

7/2/2024

We're sorry to hear about the issues you've been experiencing. We understand your concerns and would like to assure you that our team is dedicated to providing a comfortable living experience for all our residents. Please reach out to us directly at [cmgrovepark@liverangewater.com](mailto:cmgrovepark@liverangewater.com) or (706) 507-3630 so we can address your concerns more efficiently. We are always here to assist you. Thank you, Grove Park Apartments.

# The Monroe Atlanta



Jan. 23, 2025

## Used to be great, gone down hill with loss of staff members

I started renting at the Monroe in 2022 and when I first rented I LOVED living here. Rent was decent for the amenities, the part of town, being near Bobby Jones, the leasing office/maintenance staff were great and helpful. It all went downhill from there. Two members of the staff left, Nate and Jessica (there is another Jessica there now, it is not her obviously). And LeShaun from the maintenance team left as well. Their loss was felt immediately by many renters. The three of them went above and beyond to make people feel comfortable, have their needs addressed, etc. They how to retain tenants and keep them happy. Worth mentioning that the pool is great, the gym is small but it has all the necessities, and the rooftop is cool. In 2024 I moved out of my unit to a new unit in the property and my rent went up exponentially. (Between 2022 and 2023 it went up by only by about \$100). We were paying almost \$2600 for a unit less than 1,000 SF. At the time I knew I was getting screwed but let them because my lease was about to end and I didn't have the time to figure out a plan b. Not even 9 months after signing that new lease in 2024, I broke my lease and moved out. I found a place with the same (if not better amenities) walking distance to my office, for 200 more SQ FT for \$300 LESS a month. Then I go on the Monroe website to see what they've listed my old unit for? ALMOST \$500 LESS THAN WHAT I PAID FOR IT. All this is to say that there are better places in Atlanta for cheaper. Although if my unit is \$500 less then maybe it is worth it for the money LOL. Last thing I'll say is they love charging all these random fees on top of rent. Pest control, parking is crazy, an amenity fee (my current place doesnt have this as a seperate fee), trash (not that I never used because the time is so inconvenient) and they don't include that in the price on the site.

### Property Manager at The Monroe Atlanta Responded To This Review

We appreciate your candid feedback and are sorry to hear that your experience at The Monroe fell short of your expectations. We understand the importance of maintaining a consistent and helpful staff, and we regret that changes in personnel impacted your experience. Our goal is to offer a comfortable living environment, and we acknowledge the significance of your concerns. We also appreciate your positive comments about our amenities. We strive for transparency in our pricing and fees, and we apologize if this was not clearly communicated. Regardless, we wish you all the best in your new home. Thank you, The Monroe.

# Vaughn Townhomes

Overview Reviews About

**SHANDRIKA CURRY**  
10 reviews · 4 photos  
a year ago

The onboarding process to get into this townhouse has been deplorable. I regret moving here. I was not told in advance of a \$400 amenity fee. I did not learn of this fee until I received my lease, which I had to literally pull-up to the community and request for them to send it to me, for the 4th time. Everything has been a mess.

The inside looks thrown together, floor boards move as you walk over them, the stairs are damaged and have a terrible paint job on them. The reviews on this page have got to be fake, because I was the second tenant in here, third at the latest, and we've been here since March, 2 months, so how are there two 5 star reviews from 8 months to a year ago? This location was not even developed then!

And the first person to rent a townhome was a leasing lady, Kiara, who no longer works at this property but still resides her for obvious reasons, a lease...

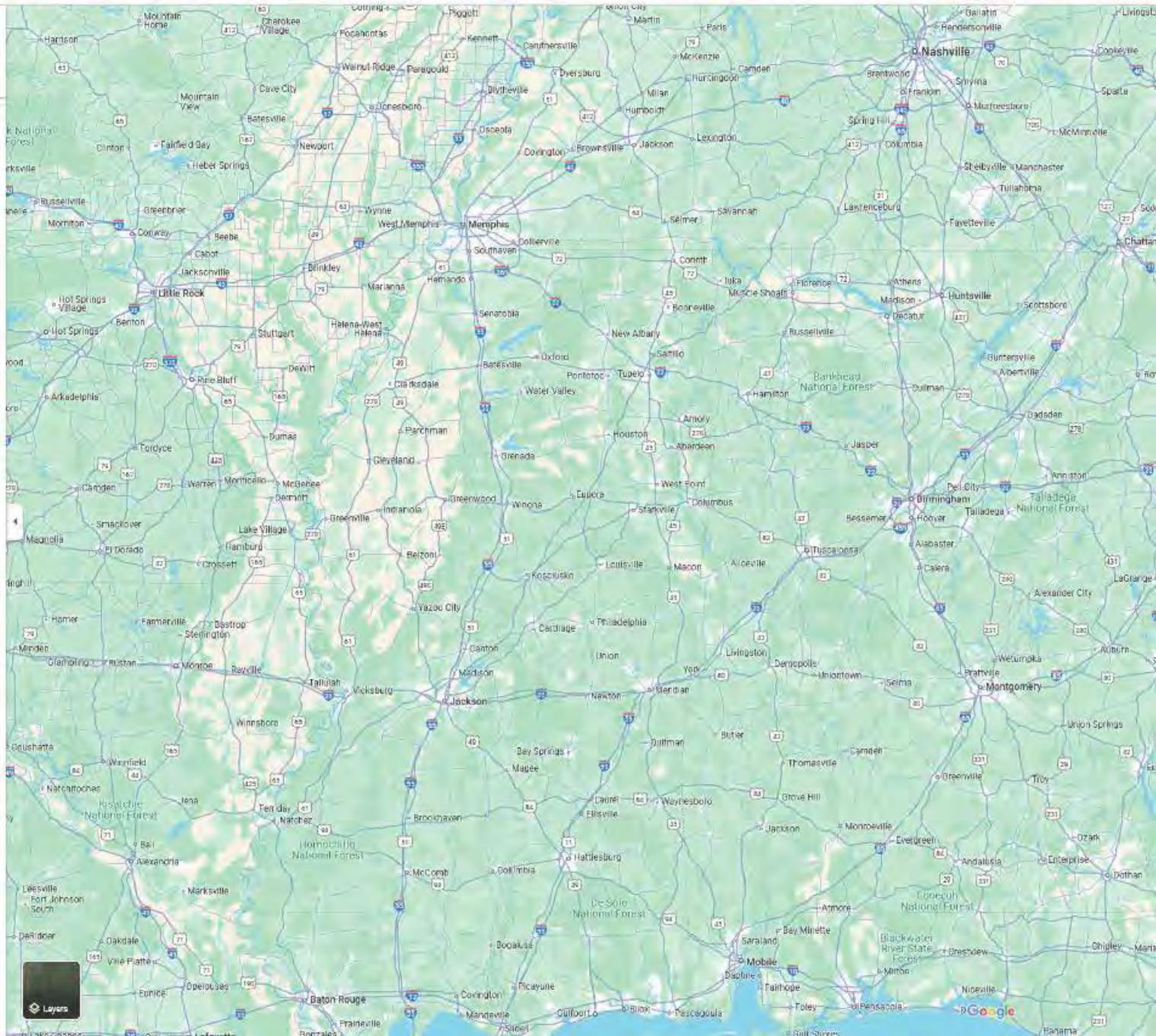
My fees on my lease were changed w/o my knowledge. As of right now I don't even have a fully executed lease, because I refused to sign the changed one, since they did not disclose the changes. I signed my initial lease (that had less fees) on March 18th. Robin changed my fees, removed my signed lease, and he & the amenity lease (with higher fees) on March 22.

I was told that they would bill us for electric, water, trash, and pest control on my monthly invoice because they kept those in the properties name. The Friday before I was to move in on Monday, Robin, emailed me letting me know that come Monday they would be cutting off my electricity and water and that I will need to get those in my own name. How can I establish services over the weekend?

When I emailed Robin to address my issue with her not even giving me enough notice to get services in my name she coined me as "angry" and told me that that's not what her email conveyed. Yet, I have the email for anyone to read. After I told her I did not appreciate her saying I was "apparently angry" she refused to communicate with me. To date, she has not said a single word to me since I rebutted her email.

Then, given her email, I got the services in my name, costing me a \$400 deposit with Snapping Shoals, and she tells me that they ARE going to bill me for electricity, water, and trash, and that I don't need to get services on my name.

Well, that was too late, I established my own electricity because I have a child, we need water and electricity I



The Mabry - Homes for |

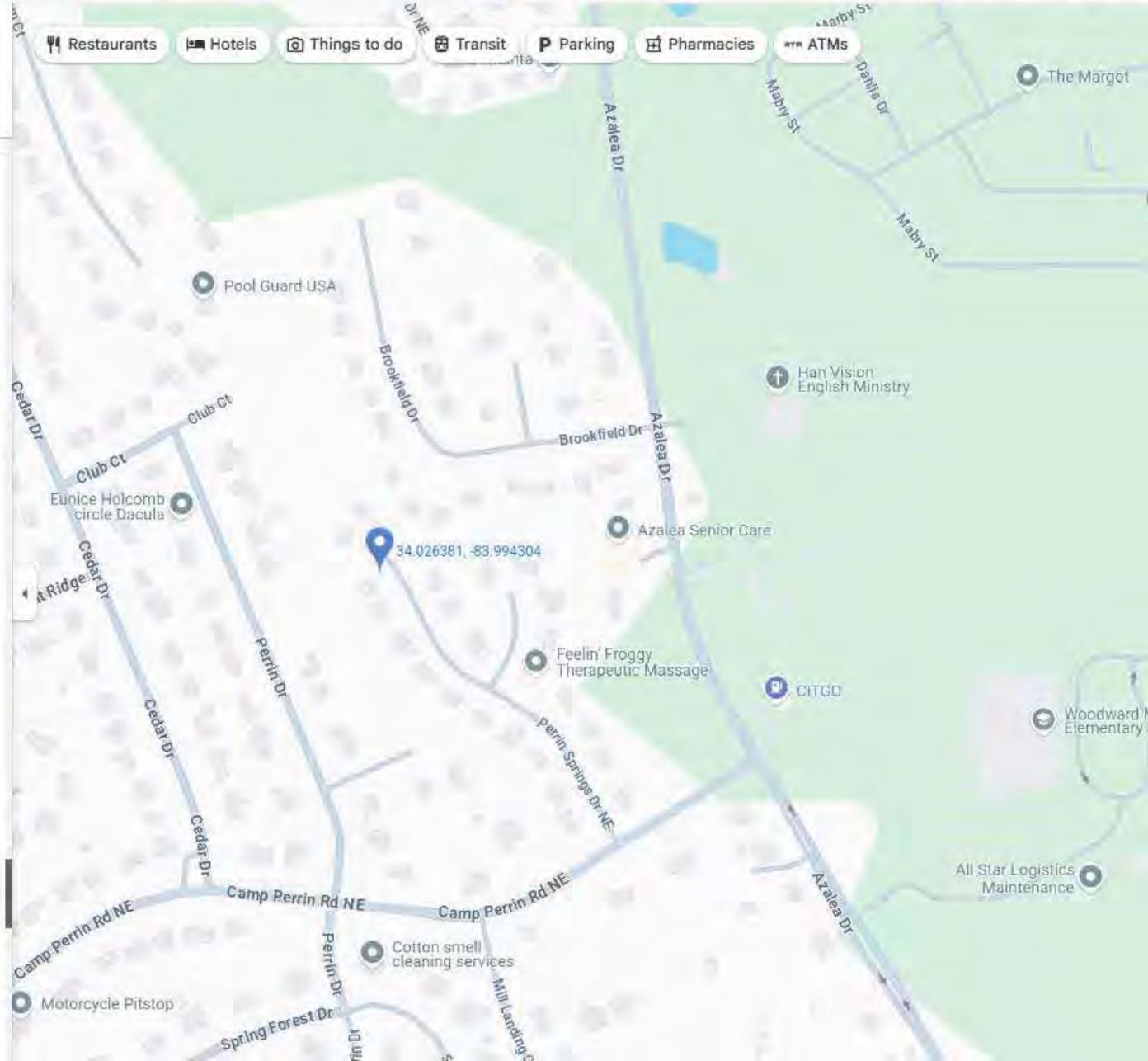
Restaurants Hotels Things to do Transit Parking Pharmacies ATMs

Overview Reviews About

paul  
8 reviews · 3 photos

★ ★ ★ ★ ★ a year ago

The model buildings all look great and Dana is very friendly, but that is where the good stops. In order to apply, they require an immense amount of personal information as well as \$470 in application and administration fees which are non refundable. We were not provided with the lease to review until after applying. When reading through the lease (which is 71 pages), we found several rules and prohibitions that any reasonable person would refuse to live under. For example, if they decide that your dog is "disruptive", they will post a three day notice inside your house stating that you must remove the dog or they will come and take it. There is no description as to what entails a disruptive dog. It is completely up to them. They also told us before applying, that we could park on the street and park a work truck in the driveway. Upon reviewing the lease, it specifically states that there is no street parking and no commercial vehicle can be parked overnight. Most of the flooring is vinyl plank which scratches very easily. In the lease it states that any scratch can be determined to be damage and that they can, at their own discretion, charge you to replace the entire units flooring so that it matches. This sounds like a great way for them to never have to replace flooring due to wear and tear. If you look up Range Water real estate (the company that manages the Mabry) you will see hundreds of one star reviews from tenants describing how nothing ever gets fixed and how the management is impossible to get a hold of. There are also plenty of five star reviews that are literally written by their employees. These reviewers specifically refer to themselves as employees. I cannot make this stuff up. With all these factors, it was an easy decision not to move here.



Vaughn Townhomes

Overview **Reviews** About

Well, that was too late, I established my own electricity because I have a child, we need water and electricity, I was also told that I could transfer my existing Xfinity services, just to have them tell me I had to go with AT&T because they have a contract with them, and I can't get Xfinity until the property is 80% rented out, costing me more money.

Well, we have 6 folks here. Not sure how many units but 6 are occupied. They let AT&T and ADT sales reps come hound you to sign up for services, like vultures. Trash pick-up was non-existent for the first few weeks of my being here. I either had to take it to my mom's or have my son take it to the contractors trash bins at night, once they'd all left so we didn't get in trouble.

So, a place that was said to be \$2,450 is actually \$2,562.95 a month, after erroneous fees/amenities (which by the way we have not a single amenity). Little kids don't even have a playground.

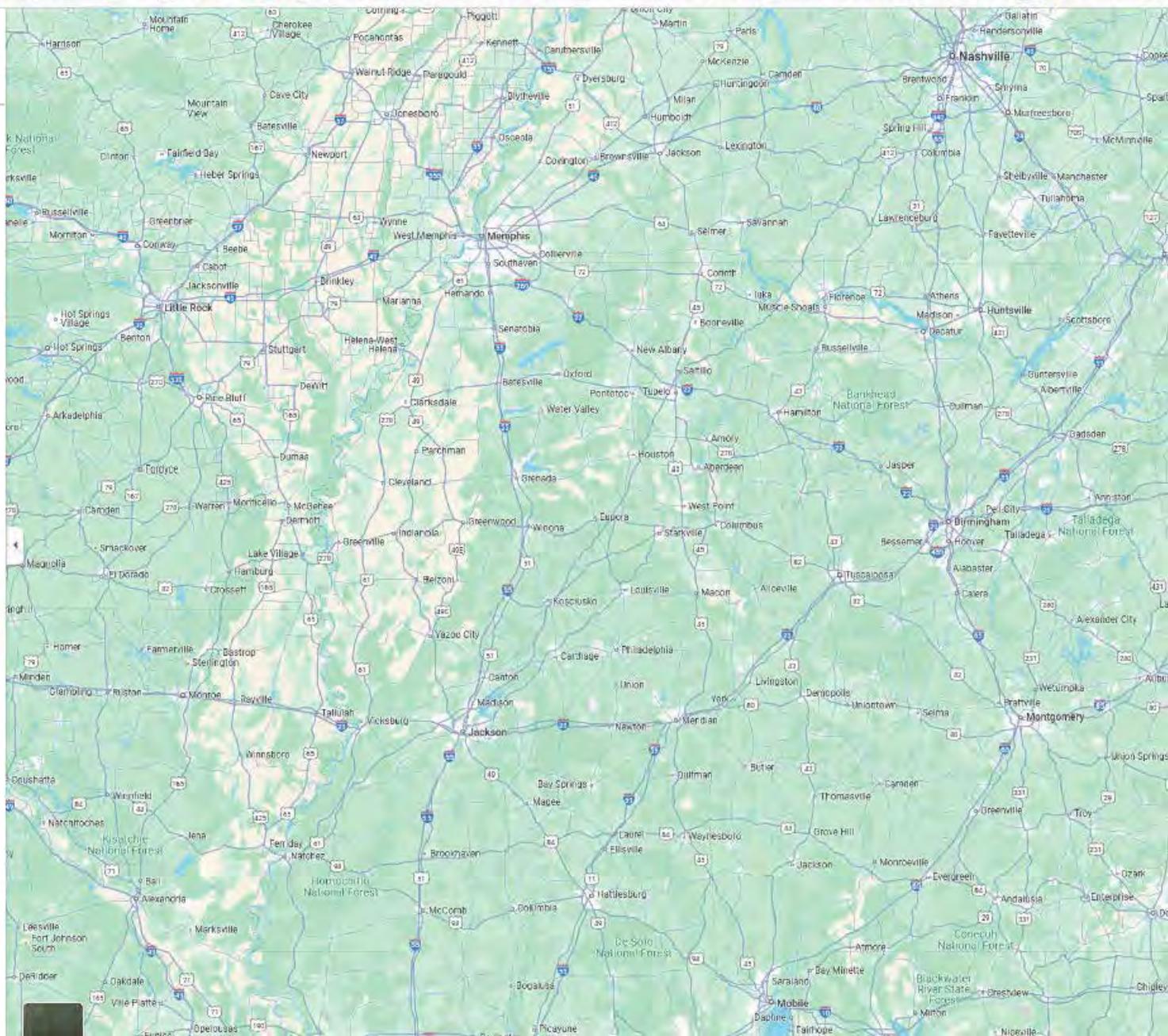
They should call that "amenity" fee what it is, a location fee, because that's what they are charging us for. I'd advise you to not move here... Not because it's not a beautiful location, but because it is not worth the headache and the staff is less than stellar. I won't call them names though, or make generalizations about the like Robin did me. although, I think I have a right to be frustrated.

one-time account establishment fee, as well as \$12.95 a month for them "managing" our accounts. The application fee is pretty hefty as well. Find you a house for rent or a go to an apartment with real amenities. I am thinking about moving & paying the penalties, I'm that displeased. I have a neighbor and she experienced the same. Rent at your own risk!

9 Share

**Response from the owner** a year ago  
 We truly appreciate your detailed feedback and we're sorry to hear about the challenges you've faced. It's important to us that our residents have a smooth and transparent experience, and it seems we fell short in your case. We understand your concerns about the fees and the condition of your living space, and we want to make things right. Please reach out to us at +1 844-786-2608 so we can discuss your concerns in more detail and work towards a resolution.

Sincerely,  
 The Vaughn Townhomes Management Team





← 99 West Paces 🔍 ✕

Overview Reviews About

**S** STACEY  
2 reviews

★☆☆☆☆ Edited 7 months ago

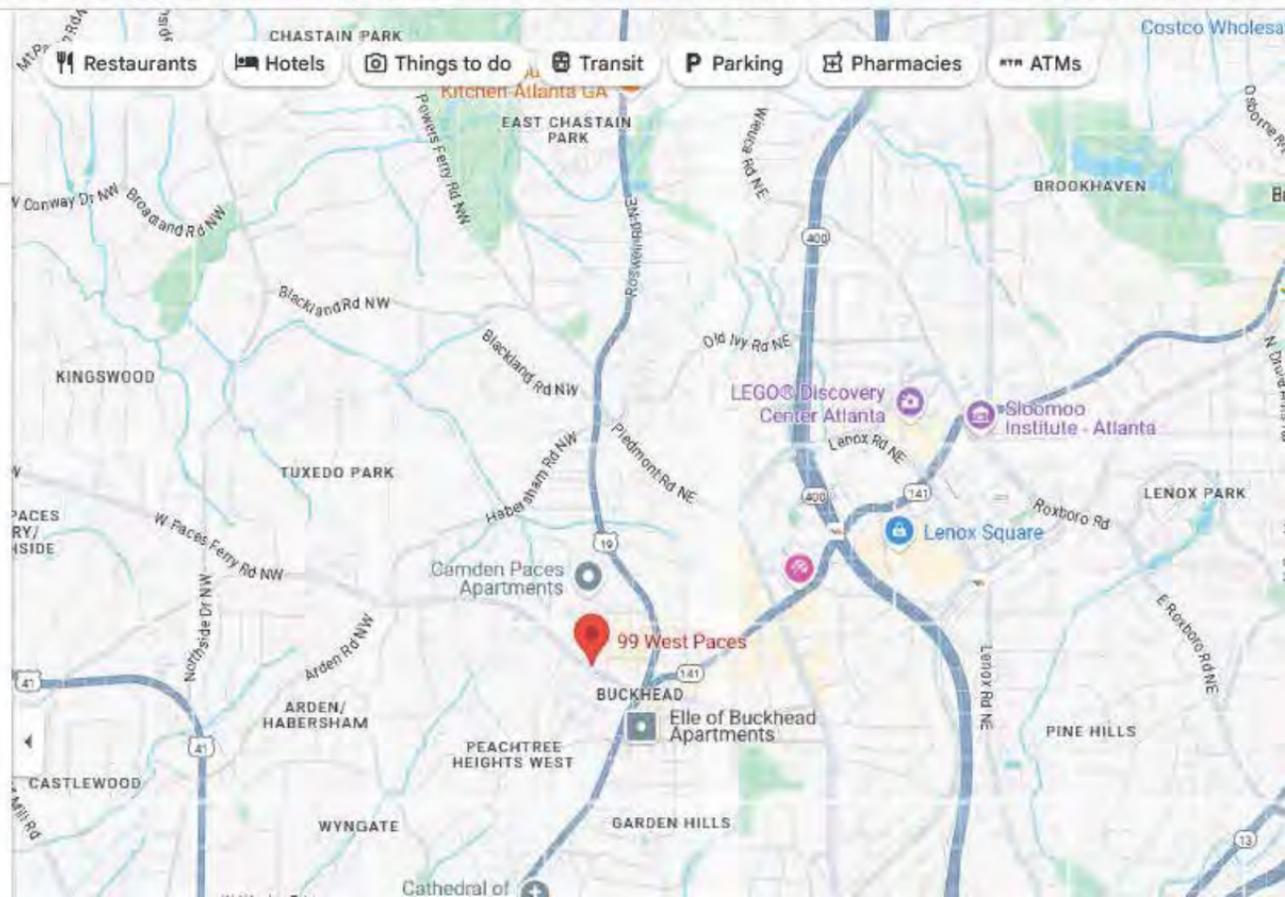
I gave them one star because how nice the building and staff are.

We moved in 2024 . I will say the building is very well built and very nice. The dog park is very well kept.

Plenty of parking but comes with a price. **They charge an amenities fee every month too like \$200.00** Other apartments in the area do not charge all the fees that 99 West Paces charges, so look around . **They fee you to death here.** Paid a 500 security deposit to be refunded after we moved out. Final utilities were taken out plus **FOUR DIFFERENT SERVICE FEES!**

- 1.FINAL MOVE OUT SERVICE FEE \$ 25.00
- 2. FINAL SERVICE FEE \$ 10.00
- 3.FINAL VACANT SERVICE FEE \$ 50.00
- 4. SERVICE FEE 10.00

We broke our lease after only three months because the elevator situation here is awful, just ask anyone who lives there. So with breaking the lease we had to pay one full month of extra rent and utilities. We asked the



801 North Central

Overview **Reviews** About

**Liberty Rae Casper-Downs**  
15 reviews · 1 photo  
★☆☆☆☆ a year ago  
I toured the townhomes at 801 North Central earlier this week and left with a bad taste in my mouth.

We looked at a 3 bedroom corner unit and liked the living spaces but couldn't move past the fact that management is charging an extra \$100 fee (which used to be \$200) for the extra sidewall windows in the corner unit that have no view - they look directly into your neighbors living space.

Some of the townhomes have a tiny 6x8 foot pre-plotted gated garden outside the front door that they charge a mandatory additional \$85/month for - this area is unjustifiable, it's merely a small unnecessary plot that was designed badly that they shouldn't be taxing their residents for to begin with. Every little standard feature that is included in these models is tacked on here as an additional charge such as their "smart bundle" a mandatory charge of \$150/month that includes the thermostat, door camera, internet and pest control for a new construction. And this is only where the fees begin...

Other townhomes were built with a little extra concrete area outside the garage that is considered an "additional parking spot" that they charge you a mandatory fee of \$75/month for. So keep in mind that this fee - to cover up their bad building - is mandatory so if you are renting a unit and only have one car you will still be forced to pay for 3 spots.

And even if you choose to rent a townhome without the extra concrete "parking space" if you try to park a smaller guest vehicle outside a garage without the additional concrete - they will boot your car. This is pretty ridiculous especially because there is no way around this issue as the 22 spots designated for guest parking on the property that you used to be able to park in at no extra charge - now - due to Hapeville city ordinance - have changed into "pay-by-the-hour via text" parking spaces. Good luck having parking for your guests... if you don't pay the piper to park in your own community they will boot your car.

If not for the dozens of ridiculous and nonsensical fees for every little basic thing - I would like to live here! The only positive part of this experience for me was that I was guided thru this tour by a super attentive and informed leasing officer named Doug. He explained to me in depth where all of the hidden fees and costs lie and was very knowledgeable and professional.

In hind-site, they don't make it easy for their residents. Beware that they are charging quite a bit more than



← 801 North Central 🔍 ✕

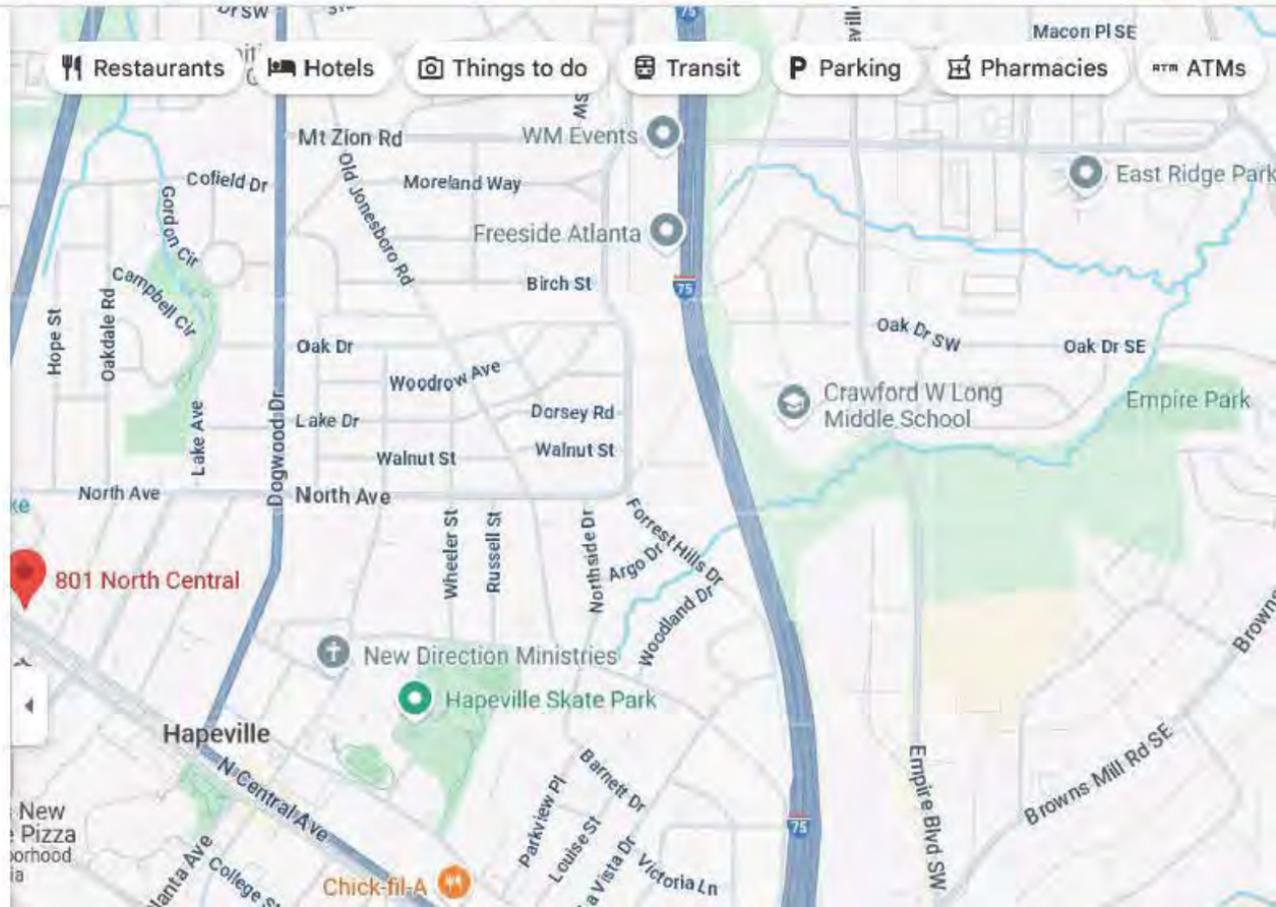
Overview Reviews About

In hind-site, they don't make it easy for their residents. Beware that they are charging quite a bit more than most other similar townhomes for a very standard build. I would urge the developers and the people in management that are actually dictating these prices to make it easier on the residents by taking away some of these needless and nonsensical fees.

Especially since there are no amenities: no gym, no pool - just one firepit area with one grill for all the residents to share.

This property is way too overpriced for the lack there of amenities and basic build/aesthetic.

To top it all off, the townhomes at 801 North Central charge you for air on Tuesday's. So if you want to breathe in this community on Tuesday's, be prepared that they will charge you 99¢ per breath. That being said... hold your breath!



← 1160 Hammond Dr 🔍 ✕

Overview Reviews About

**M** Mishka M  
1 review · 8 photos

★☆☆☆☆ Edited 2 years ago

**WORST PLACE I HAVE EVER RENTED!!**

UPDATE: Management pretends to be helpful online and feigns ignorance of issues. DO NOT TRUST THEM!

If I could give 0 stars I would. There is nothing luxury about 1160. You can find better places for less.

1. There is a severe pest issue that is entirely due to the leasing office's mismanagement. Residents pay a MANDATORY \$40/ month for trash valet that only takes trash from residents front doors to an overflowing trash room. The building hallways smell terribly.

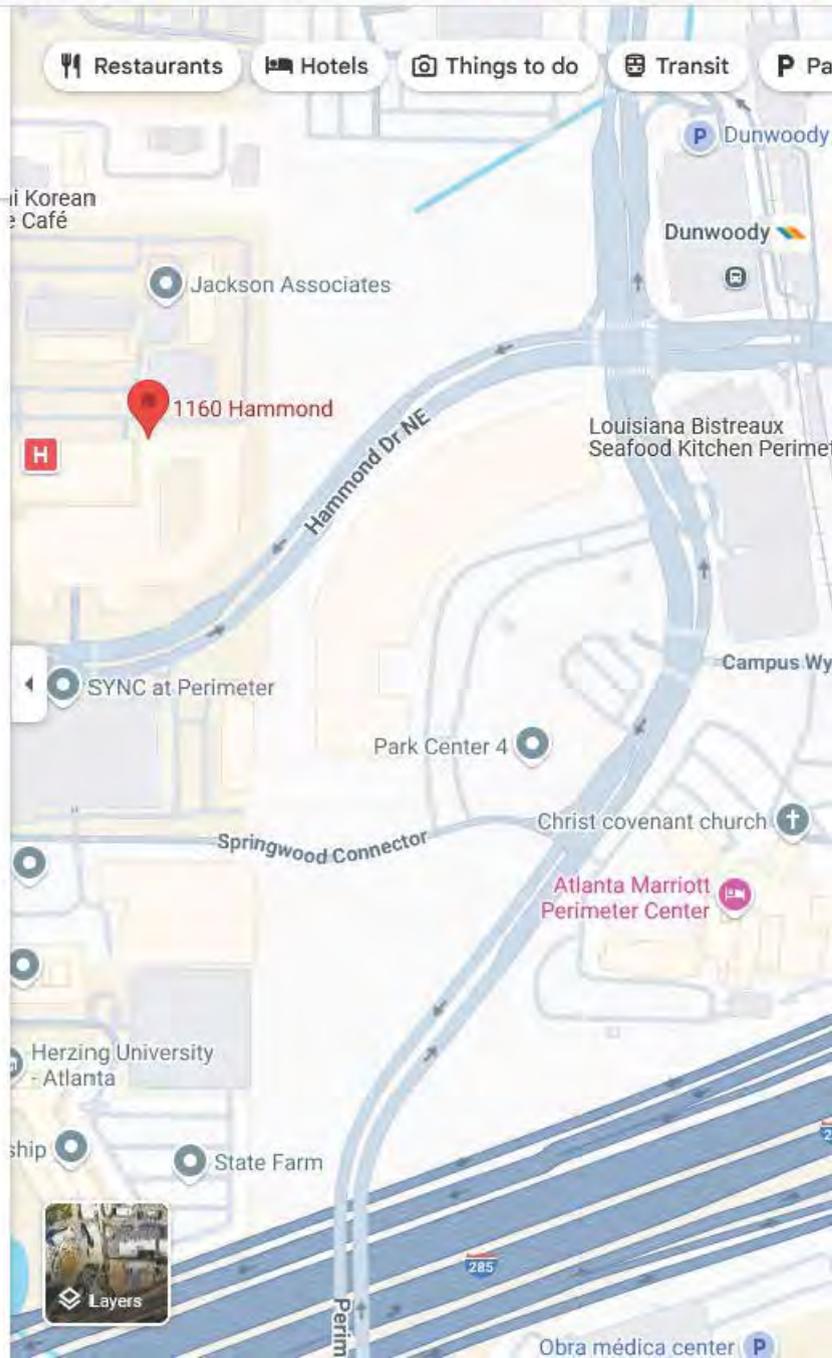
2. Residents pay a monthly amenity fee for broken amenities. Spa hot tub and gym machines have been broken during entire lease. During tours, they LIE that amenities is closed for cleaning.

3. There is often trash like empty fast-food containers and chicken bones in the hallway.

4. The building used to have a package center that they closed to force residents to sign up for a delivery service that is \$40/ month whether you have packages or not. If you do not register for this service, your packages will not be delivered even if they fit in the mailbox.

5. Walls are paper thin with no insulation. You will hear every neighbor.

6. Garage security gates never work causing a series of break-ins in the parking decking. Building is unsecured. NOT SAFE!!! Management's solution was to post signs telling residents to remove items from their cars.



1160 Hammond Dr

Overview **Reviews** About

**K** Kara Kidwell  
6 reviews · 5 photos

★☆☆☆☆ a year ago

This apartment complex is not safe. We have had 2 car break ins just for our apartment in the past 6 months, where windows were broken and built in apple CarPlay systems were physically ripped out of the car. This has totaled over \$85000 in damages. The front office has done nothing to address the frequent break ins in the parking deck. All of the doors, including the door inside the parking deck and the doors on each floor that require key entrance, have been broken for months. Anyone could walk in and come right up to your apartment door at any hour of the day. I do not feel safe here and I do not recommend living here.



31 Share



← 1160 Hammond Dr 🔍 ✕

Overview Reviews About

**M** Mishka M  
1 review · 8 photos

★☆☆☆☆ Edited 2 years ago

**WORST PLACE I HAVE EVER RENTED!!**

UPDATE: Management pretends to be helpful online and feigns ignorance of issues. DO NOT TRUST THEM!

If I could give 0 stars I would. There is nothing luxury about 1160. You can find better places for less.

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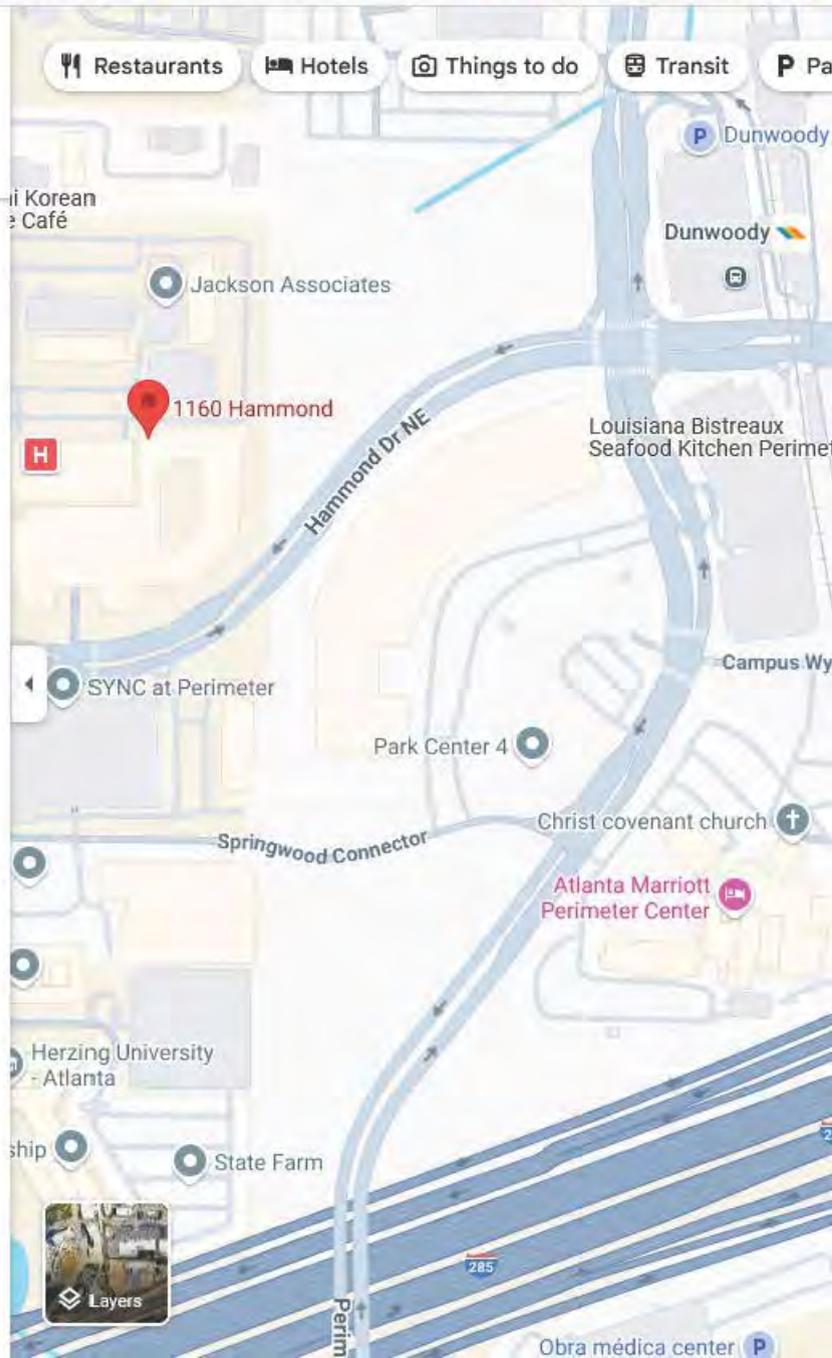
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**Victoria A.**

Sandy Springs, GA

@ 0 📷 5 🗨️ 0



Mar 23, 2023

These apartments have been a headache since moving in 2 years ago. The gate never works. The fire alarm goes off every 2-3 months in the middle of the night. Garbage randomly left everywhere. Doors are broken and that's considered a safety concern.

We once upon a time had Amazon lock boxes/ package room and our packages were delivered straight to the property. But now, every resident was swindled into agreeing with fetch delivery which is a horrible delivery system.

Why pay for your package to be shipped from the initial payment / store online to only pay for shipping AGAIN through your residency / apartments every month?! You're paying double for shipping!

I've had an overall bad experience living at 1160 no matter WHO manages the property.



Helpful 5



Thanks 0



Love this 0



Oh no 0

**Ty B.**

Sandy Springs, GA

@ 0 📷 1 🗨️ 5



Dec 18, 2023

🔄 Updated review

📷 5 photos

One of the worst places I've lived. The biggest issue I have with them is safety. They will try to sell residents on how safe the building is with key fob access, however, the majority of the doors are broken. With half of the doors being broken the building is easily accessible to homeless people. There has been numerous times that I have seen homeless people in the stairwell and camping outside of people's apartment doors. When brought up to management I was simply told that they would pass it along to the safety officer assigned to the property or that I could call the police myself. Instead of coming up with a solution such as fixing the doors that have been broken for over a year now. They force residents to pay ridiculous fees, including a package delivery fee, and your package still will get stolen from outside of your door. They are also notorious for attaching fees to your monthly rent such as renters insurance, or double charging you for pest control and trash, hoping that you won't notice. The hallways always smell of trash or vomit and the the stairwell smells of urine and has roaches. Management is rude and nasty when you approach them with problems, especially Fallon. The only good thing about 1160 Hammond is Jordan. She seems to be the only one who knows how to professionally deal with residents.



**Blasian B.**

Lawrenceville, GA

0 11 25



Aug 20, 2019

5 photos

1760 Apartments is going down hill fast! This is a portion of the email I've already sent to the community and regional directors!

I went into the office on Thursday, August 15, and explained that my garage opener had not been working properly. Tony argued with me about whether or not he would charge me because of the opener I was given. He suggested that the opener was not used at this property and over talked me when I told him that it was given to me by Katy. It looked very old and so I did mention that to Katy but she insisted these openers was used previously when the property first opened. I had already paid for my garage and didn't get the opener and key until 4 days later and I was told my account would be credited. My account was never credited. I didn't worry about it. But the way Mr. Song handled the situation could've been better instead of finding a way to accuse me. As I stated, I gave him my opener on Thursday and it's now Tuesday and I haven't received it back. He told me I would get it back Friday. Garages used to be \$100. Upon signing a new lease, my garage is now \$150 monthly.

Trash. My trash has been sitting outside since Sunday and I'm refusing to take it to the trash compactor myself because I pay for this service monthly. I place my trash out daily at 5pm and the trash man is deliberately not taking my trash. Sunday, I was understanding because the elevators aren't working and haven't been since July 31 plus I live on the 4th floor. But once Monday came, I had two bags. He took one bag and left the other. It's still sitting there and again, I'm not taking it because I pay for valet service. Also, this happens several times a month. That brings me back to the elevators. They aren't working and it sucks that this is a luxury that we, as a community, were shown before moving in and that's now taken away. I'm not understanding why it's taking so long to get this fixed.

Gates. The gates have been opened for nearly 3 months now. I received an email stating that the gates would be fixed on August 7. That never happened.

Breezeways. Since the change of the office staff and the maintenance staff, the pressure washing of the breezeways has stopped completely and it's so dirty/filthy to look at. I saw a resident smoking on the stairs and she deliberately left her insides of whatever she was smoking all over the stairs. I came out of my apartment one day to find someone (a female) sitting there, right outside my door, charging her phone with a dog that started barking at my kids. Of course I asked her to leave. Anytime I need maintenance, it now takes 5 + days for anything to get done and then it only gets

Search Apartments, Cities...

### Bower Westside

- Overview
- Reviews**
- Pricing
- epIQ
- Amenities
- Leasing
- Management
- Education
- Q&A



**Resident 1257205** Verified

Verified Resident • 2022 - 2024

★ ★ ★ ☆ ☆ 2.7 ▾

6/17/2024

Pros: Location and Maintenance is fairly prompt Cons: Traffic noise, high utility bills for common areas and trash everywhere. Fees for trash and "common" utilities are through the roof. There is trash in the hallways despite of management sending reminders. Parking lot and stairwell are filthy. Elevators are often broken. Nothing can bit the location though. 5-10 mints walk away from GeorgiaTech, popular Howell Mill Road and Westside provisions district, 5 mints drive from Atlantic station, IKEA, all major groceries, I-75/I-85 connector highway.

### 3 reviews for Bower Westside Apartments that are not currently recommended

Note: The reviews below are not factored into the business's overall star rating.



Parisa P.

Downtown, Atlanta, GA

0 friends

1 review

1 photo



1/3/2025

Avoid Bower West Side at All Costs!

Living here has been a nightmare. Rent has skyrocketed from \$1,524 to \$1,733 with no transparency or prior notice. Maintenance is a joke—mold around the windows has been reported multiple times, but instead of fixing the root issue, they just paint over it. This is a major health risk that they completely ignore.

The resident portal barely works, and every time it fails, I've had to waste my time visiting the office in person. To make matters worse, Keith Maywell, a staff member, has lied to me multiple times, falsely introducing himself as "Donald" and even claiming to be the building manager. His rude and unprofessional behavior is unacceptable and adds to the stress of living here.

The building itself is poorly maintained, with constant marijuana odors in the hallways and trash not being collected on schedule. Residents are forced to take care of their own trash while still being charged for trash collection—ridiculous!

Bower West Side is a scam. They overcharge and underdeliver while treating their residents with zero respect. I strongly advise anyone considering this place to look elsewhere.

# Bryn House

★★★★☆ (14)

[Photos](#) [Floorplans](#) [Fees](#) [Amenities](#) [Reviews](#) [Location](#) [Points of Interest](#)

## Not very luxury

There are a few issues with this property that had me so excited to move. The noise level. You can hear every step your neighbor makes. Its is very frustrating especially with sensory issues. I was told i could should i have any issues with noise when i moved in, it wasn't until I was actually considering moving that I learned that it's a \$750 fee. **The other issue are the fees. There are so many fees to live here that I really don't understand what they're for.** The package room door has tape on it to keep it open. I was told that they were working on doing a latch on the door. I've been here since January. Nothing has changed. The parking. I have been waiting to have reserve parking for several months now. What is the actual hold up because there are 10 signs that are already been placed at the property for other people have reserved parking but levels 34 and five can't get it? **Then there's a nerve to have paid parking on the first level** as though this building has a commercial business that would require such. It's just a coffee shop. Why would anybody pay to park here? Where is the guest parking? We have two cops on property for what reason? Cops are expensive and I'm still uncertain of what they do and whether they're here. Meanwhile, we can't even pay to have someone be concierge/maintenance throughout the night, which is very much needy because this is a keyless building and there is no immediate access to your building. Should you get locked out which I have been locked out before and I didn't get help at all to get back in even though I called the office and sent an email. **Please also explain to me why we have a mail delivery service** when we actually need someone that can receive packages later than the business hours because Amazon delivers late UPS delivers late. FedEx delivers late and the residence have no control over when their packages arrive and often how they can communicate with the carrier.

[View less](#)

Anonymous

May 30, 2025

← Cadia Warner Robins 🔍 ✕

Overview **Reviews** About

**A** Anon Anon  
1 review

★ ★ ★ ★ ★ 5 months ago

I have been a resident SINCE they started leasing in summer 2023, so I have been through the original and new management.

Since then, the gates have NEVER worked, so the appeal of safety in a gated community is false. Anyone can walk in or drive in. I mean, the fence ends abruptly and you can walk NEXT to it and be on the inside of the property.

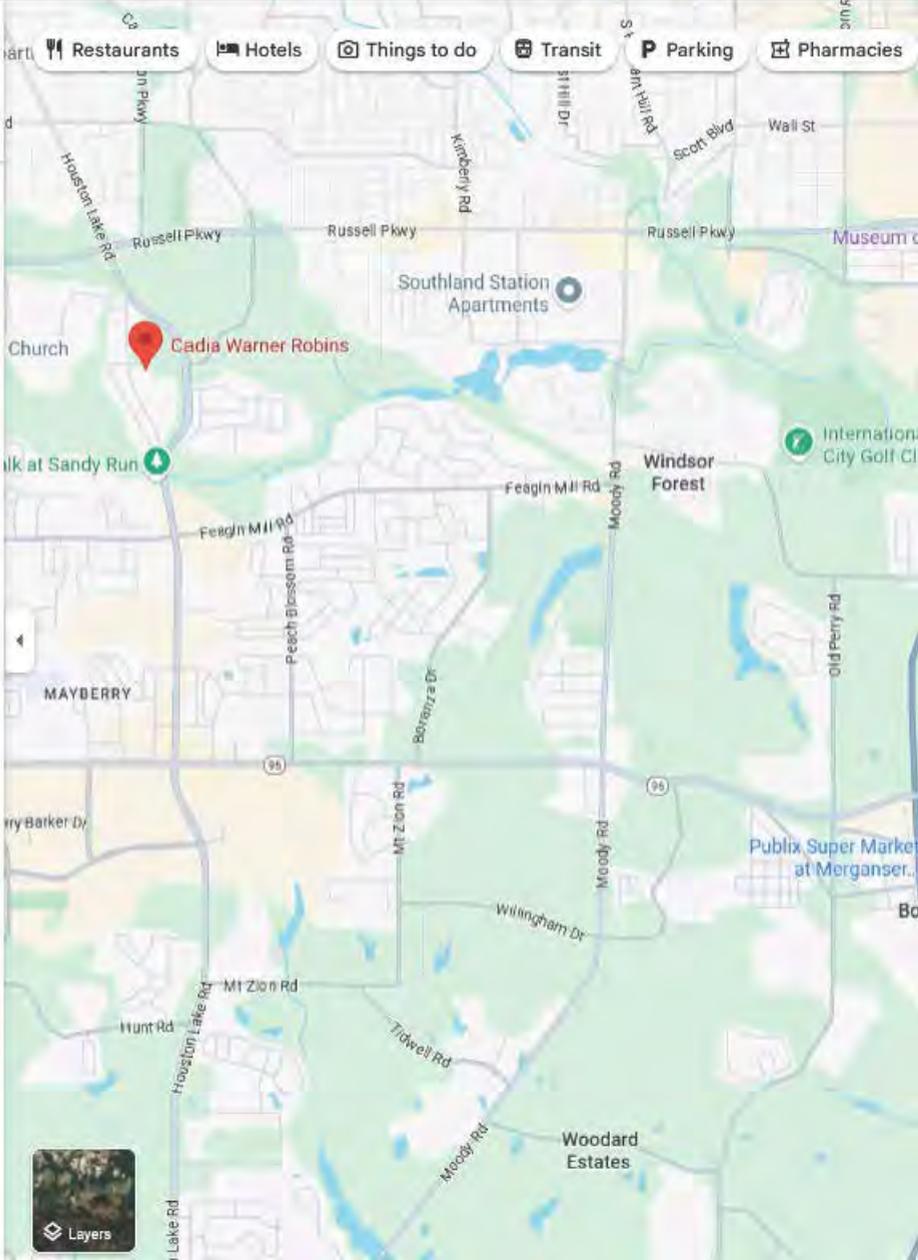
The front office is never available. We have all received multiple emails saying that "we are understaffed" and will take 1+ weeks to respond to emails. They are also not open on weekends anymore.

The management is poor, the place is overpriced. None of the automations work in the app, and that was a plus to have a smart home. The office and management are well aware and have not offered any solutions. Oh, and we are still expected to pay for all of this MONTHLY.

The Google Home and Nest they offer is "here's two weeks free, but you need to pay for it monthly on your own".

As someone who works from home, the wifi is constantly going out on us, and it is provided by the complex, so nothing we can change as residents. If you let the front office know, it'll be at least hours until they say that they are aware but offer no solutions.

The maintenance will respond quickly, but their idea of fixing things? Awful. We had the front door getting stuck because the rubber door sweep was falling off. Instead of replacing it or seeing if there was any other solutions, they just ripped it off and left a HUGE gap



← Cadia Warner Robins 🔍 ✕

Overview **Reviews** About

**Rachel F**  
3 reviews

4 months ago

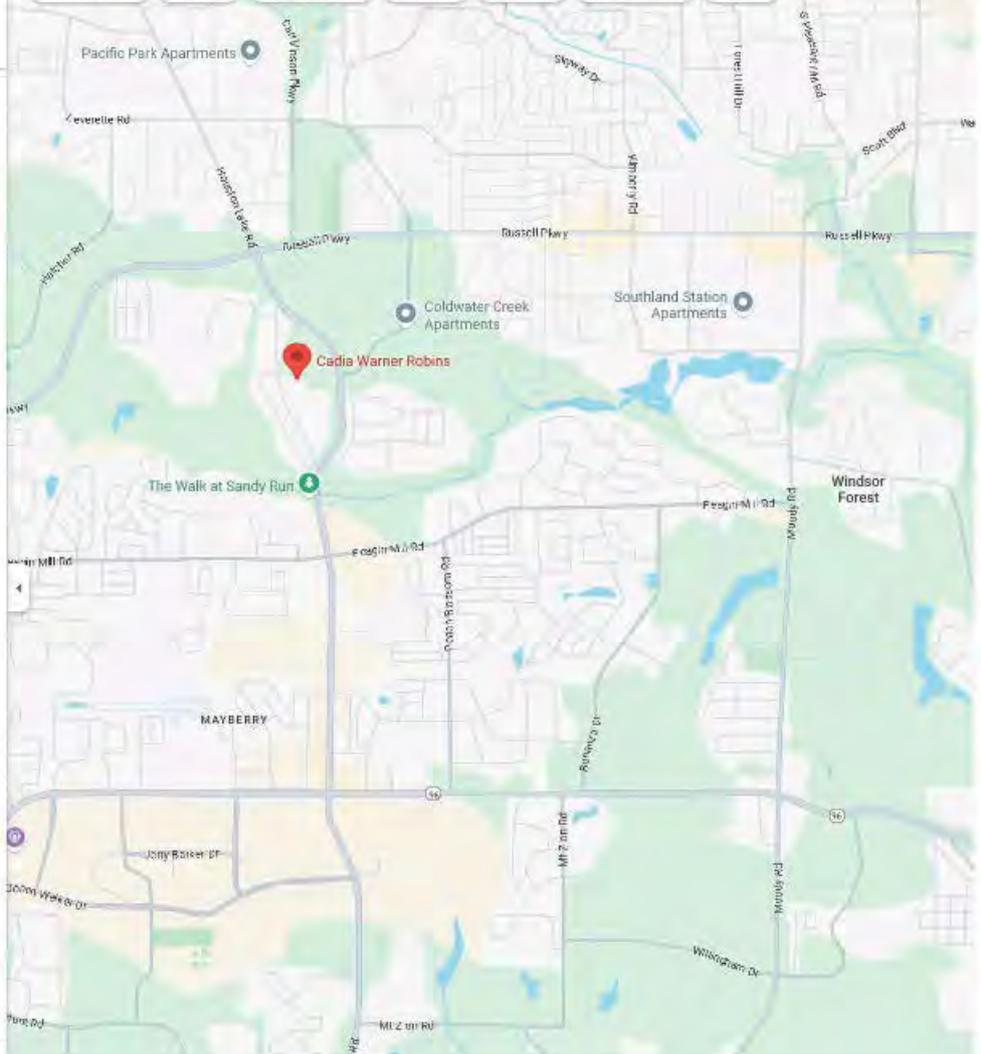
When I initially signed my lease, the apartments were called The Cottages and were under completely different ownership and management. As soon as it switched to Cadia, literally everything went downhill and fast. In the year I lived there, the gates worked for a grand total of 2 weeks. Our smart home equipment and doorbell didn't work AT ALL for the entire year and I was told by management to call Google whenever I brought it up. They did not give a shit and it was like throwing \$200 away every month on the smart home package because I literally was unable to use it at all. No one is available in the office very often, but I did get approximately 37 emails about dog shit identification despite not having any pets. The old management got stuff done quickly and were friendly throughout. Rachel and Caroline make you feel like a huge inconvenience at every turn and they'll delete your critical comments off their Instagram account. Reaching the owners at Entrata is a huge joke. You can never reach a human and nobody returns messages. If you want to overpay to live in the equivalent of a hastily put together Ikea furniture type of house and have zero assistance, this is the place for you.

👍 Like    ⏪ Share

**Response from the owner** 4 months ago

We regret to hear about your dissatisfaction with your experience at Cadia Warner Robins, Rachel. We always strive to provide a comfortable living environment and we're sorry if we fell short of your expectations. It's important to us to address all resident concerns promptly and efficiently. Your feedback has been noted. We're committed to improving our services and we invite you to get in touch with us directly at [cadia-warner-robins@verangewater.com](mailto:cadia-warner-robins@verangewater.com) to discuss your concerns in more detail. Thank you, Cadia Warner Robins.

🍴 Restaurants    🏨 Hotels    📍 Things to do    🚊 Transit    🅇 Parking    🏪 Pharmacies    🏧 ATMs



### Cadia Warner Robins

- Overview
- Reviews
- Pricing
- epIQ
- Amenities
- Leasing
- Management
- Education
- Q&A

**Resident 1222131** Verified  
 Verified Resident • 2023 - 2024

★★★★☆ 4

2/1/2024

Prior to the new owner the community was fantastic. Now, I'm not impressed with how it's ran and will more than likely move out once my lease is up. The fact that residents are now forced to pay a fee out of the convenience of the company and claiming it best security practices is not cool. There are ways to allow partial payments. If not at least cover the fee for residents of this is a mandated thing. But neither was done and it's absurd.

Helpful Report

#### Property Manager Response

2/2/2024

We're sorry to hear that your experience at The Cottages at Warner Robins has not met your expectations recently. We understand your concerns and want to reassure you that we always strive to provide the best living environment for our residents. Your feedback about the fee is valuable to us and we would be happy to discuss this matter further with you. Please feel free to contact us at your convenience. Thank you, The Cottages at Warner Robins.

Name \*

Email \*

Phone \*

Beds 0

Message

Hi, I found your apartment current availabilities are

Search Google Maps



### Rachel Larsen

Local Guide Level 3

101 points >



Reviews

Photos

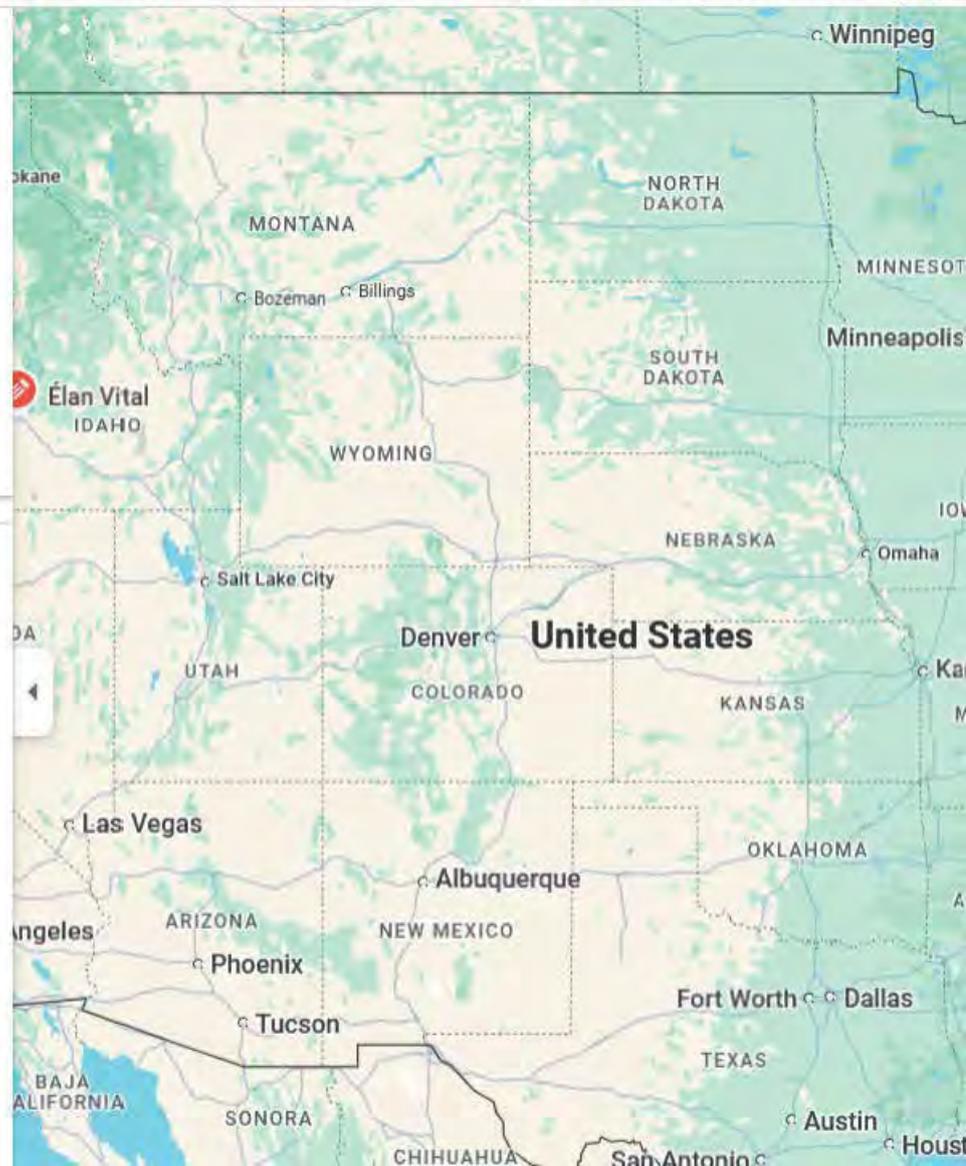


### Cardinal East Village

101 Porter Ln, Alpharetta, GA 30022

★★★★★ 3 months ago

Very helpful throughout leasing process! I have dealt with a handful of property management teams in the past years and by far had the best experience with Cardinals management team. Nikki was helpful, communicative, and allowed me tour when coming by on a day they are closed for tours. She called me back and learned I had driven over and allowed me to tour. The only con at this time would be concerns over the community provided internet (working from home needs, company policies on internet requirements) you must use and is included in the monthly amenity or "smart home" charge.



## Castleberry Park

- Overview
- Reviews
- Pricing
- eplQ
- Amenities
- Management
- Education
- Q&A

 patrice7001@gmail.com

Resident • 2023 - 2024

☆☆☆☆ 2.2

4/9/2024

### Horrible, Horrible, Horrible

Horrible, Horrible Horrible email (attached image below) that Kori sent to me! Kori you may just be the messenger, but still highly inappropriate! After reading another tenant's review, I would be remiss if I didn't mention this. I was originally informed that all of the property was owned by the same Chinese company, The Reverb, the Castleberry apartments, and the parking structure and that the parking is being managed by a 3rd party. Real review from an actual tenant paying too much money to be in such a hostile and depressing environment. I wish I could post a negative 5 review of this poorly built and managed so-called community! My unit and both adjacent units have had 3 water leaks that I have witnessed and know from my wet inventory, personal belongings, and recordings. I reported the 3rd leak after seeing my expensive rug with substantial water damage and noticed that each of the adjacent units had water damage as well. The property management has not reported what caused this last leak or if the issue has been resolved. However, I have footage showing where the back-flow occurred during the 2nd water leak that I experienced and witnessed. **Charging to use the so-called amenities is not enticing me to renew my lease and is very discouraging.** From the email message I screenshot below from Kori, clearly, the property management and owners are missing the mark and have very poor math skills. **In addition to our monthly rent, there is a charge to park on the property, there is a charge to use the rooftop.** Next will there be a charge to use the small exercise room? Do the management and owners of Castleberry Part Apartments think that a one-time rental of \$300 (for the 2 hours) is worth losing roughly \$4,000 per month in rent? More importantly, do any of you who work at, manage, or own this property think that I will pay you all \$150 per hour to rent "your" rooftop for an apartment where I have a residential unit? I get it that the property is a business but I will not pay for amenities that are part of a community where I live. If you surveyed your tenants, more than 50% of us will not be renewing the leases. I am already reluctant to host any events here due to the lack of reasonable parking for guests and my customers. **You all charged my guests and customers \$30 to park in the parking garage.** If people (guests, residents, customers) park on the street their cars are getting towed or broken into so one has to pick their poison! Since there are 4 of us here, and we are allotted two guests, we have what we need. I pay a lot of rent here, close to \$4000. If I want to pay to rent a facility, it clearly will not be Castleberry Park Apartments where there is no parking. I want to see how the treatment will be for the future tenants of the live- workspace will be. Let's see if their customers get their cars towed. My lease is up at the end of the year and I will not be renewing. Note that all 4 of the referrals that I brought here (without any referral bonus) will not renew their least at the end of their contracts either. And how are you all going to try to charge the security guards who secure the property \$30 to park when they come to work? Tacky! Shame on you all for letting anyone send this email to me!!!

## CORE at Lindbergh

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- eplQ
- Amenities
- Leasing
- Management
- Education
- Q&A

 **Resident 1261092** Verified  
Verified Resident • 2020 - 2024

★★★★☆ 3.7

7/11/2024

The location is by far the best thing about this place--being able to walk to the kroger next door alone is a huge part of we why moved here and stayed so long. Also, the maintenance team is unusually good about responding to requests in a timely manner. Maintenance of the property itself, however, is not great. Many doors don't unlock even if they recognize your key. One of the vehicle entrances gets broken very often. The dog park has a broken gate and doesn't get cleaned often enough. The package situation is so bad that we don't even bother ordering stuff to our address anymore. Things get lost or damaged way more often than normal, and Amazon claims that package services like Fetch voids their return/replace policy. We've lost a lot of money to this issue. I think the building is extremely hostile to people with mobility issues--all of the hallway doors are really heavy but automatically close during a fire alarm, which could inadvertantly trap people. Many stairwells are often full of trash that can cause slipping hazards, or even fully block the way. All pedestrian entries are extremely bad--heavy doors, often broken as mentioned before, no automatic opening, etc. Doors and gates often relock way too quickly, to the point where I, an able bodied adult, struggle to open them in time. We plan to move out because despite the great location and great maintenance, the condition of the building makes it hard to get around, and getting packages in the mail is basically no longer an option.

ents, Cities...

# CORE at Lindbergh

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Updated Review

 **Resident 1179125** Verified  
 Verified Resident • 2022 - 2023

★ ★ ★ ☆ ☆ 1.8

9/10/2023

I have not enjoyed living in this community at all! I have brought my concerns and frustrations to the leasing office on multiple occasions and instead of having my issues addressed, I am met with rude and disrespectful staff that brush me off. Some of my frustrations are as follows:

- the entry gate to the garage is more often than not, broken and takes weeks, sometimes months, to be repaired -I have only ever seen one security guard on site in my two years of residence and he is usually on his phone, or sitting in the lobby, or hiding in the stairwell -homeless people have often been found camping out in the hallways because of the lack of security measures -puddles of dog urine and garbage leakage remain in the hallways for days at a time until they literally dry up instead of being cleaned by custodial staff
- I am charged monthly for accommodations that rarely gets done such as pest control, which I have never seen on site, and door to door trash pickup, which instead of being done daily like I was told upon moving in, occurs 3-5 days apart at times
- the parking garage is barely wide enough for two cars to fit past one another and I am almost ran into every day
- there are currently 3 parking spots in the garage that have had furniture in them from a tenant who moved out over a week ago
- there are no security cameras in the halls so packages have been stolen on multiple occasions, even my front doormat has been stolen twice

← Covey Homes Hunter Trail - H 🔍 ✕

🍴 Restaurants 🏨 Hotels 📷 Things to do 🚗 Transit 🅇 Parking 🏪 Pharmacies 🏧 ATMs

Overview Reviews About

**A** Art Vann  
2 reviews

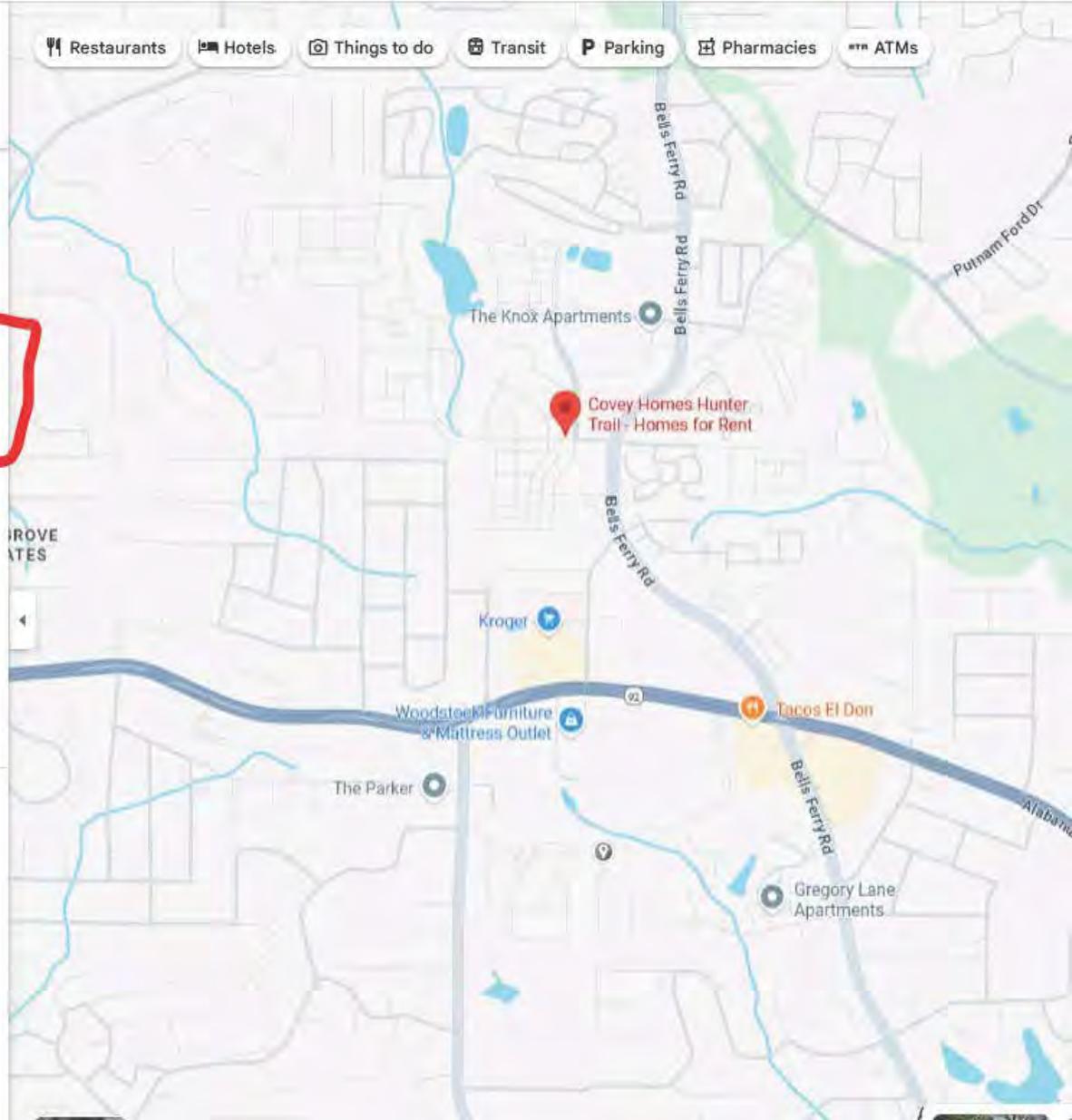
★☆☆☆☆ a year ago  
I really loved this place even the tour. So I applied, I toured with kanisha we even spoke about the rent. She never sent the follow up email, they literally never ever answer the phone. I got approved & received my lease only to see the snuck & ADDED money to my rent due monthly from \$1735 to almost \$2,000 a month lol!!! I'm sure plenty will just sign the lease without even looking, please beware of this scam, the review tell no lies!!!

👍 3 🔄 Share

**Response from the owner** a year ago  
We're genuinely sorry to hear about your less-than-ideal tour experience with us. Your feedback is invaluable in helping us make improvements. We'll review your comments internally and work on addressing the issues you mentioned to ensure a ...  
[More](#)

**trise7**  
Local Guide · 24 reviews

★☆☆☆☆ a year ago  
The fact that you can't reach the leasing office or their management company which is live rangewater is disturbing. Don't expect anyone to do what they say or return your call if it's regarding money they owe you. The community is nice and initially the onsite manager Tony began as nice. But he never returns a call. Onsite leasing agent Shannon never returns a call. Their accountant team never returns a call or email. They are 60 days past due.



## The Dakota at Druid Hills

Overview

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eplQ

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Updated Review



Resident 1119731

Verified

Verified Resident • 2012 - 2024

★★★★☆ 3.7

3/7/2024

I have been here for a long time. Have enjoyed the apartment and living here. Not so much anymore. The added fees have become out of control, and I and most of them I don't use, but I still have to pay for them. I feel that is not fair. I will have to move at some point because of that. There were no added fees on top of rent when I moved here, and for many years after that. That is my only complaint.



**Resident 1179464**

Verified

Verified Resident • 2019 - 2023

★★★★☆ 4.2

9/11/2023

I have enjoyed my time within the community. Over time there has been things I have observed to grow and get better, and there are some changes I have not liked. I enjoy how clean the community is and overview of it. I enjoy the upgrades they have made including the pavements / concrete repainting, the pool additions and am looking forward to the gym updates and changes as well. Changes I have not like are the raises in rent. The additional valet trash and price for the valet trash is something I highly dislike. The original trash fee is already \$10 and then another \$30 for the valet trash. Renters are paying 40 dollars total monthly just for trash fees and I think that is ridiculous. I also do not think it is beneficial because due to everyone consistently leaving trash out , it allows more insects to spread within the apartment complexes which has been an increasing problem. Also, those hired to complete valet services have not been consistent and a-lot of times leave trash behind accidentally on the ground in various areas of the neighborhood which has made more trash present within the community. Before Valet trash, there was not a-lot of trash laying around in the community. Nothing was left behind because people took their own trash to the dumpster. Also my apt is right in front of the dumpster so I do not like how I do not have the option to opt out of valet trash since it is only a few feet away. I don't see value in this fee or change. I see more negatives than positive outcomes. I also strongly dislike the packaging fee that is a requirement for us to pay. NOBODY uses the package service and we should not have to forcefully pay this. Everyone I have spoken with in the neighborhood literally just gets their packages delivered to their door by the delivery companies themselves (ex: fed ex, ups, amazon). It is a waste and the package fee / service should just go away. It is ineffective because no one uses it and is another stray away when deciding to remain or leave the community. For security purposes I feel like cameras or a gate can be included. I do not see much in place for security and a few cars have been broken into before, including a car that belonged to a guest of mine in the past. Also layout. Now living within the apartment I see a few things I wish the apartment had including, an actual pantry in the kitchen, a built in cover over the patio for when it rains, a storage closet outside would have been extremely helpful, a larger space for the restroom / shower. The only further suggestion I have is for the complex to deep clean the outside of the apartments better including pressure washing the hallways and stairs, walkways, sides of the building, etc. for a cleaner look overall. Overall it is a beautiful and peaceful community on a well located street. The pool area is a favorite. I have enjoyed my stay.

Echo Ridge at Suwanee Apart

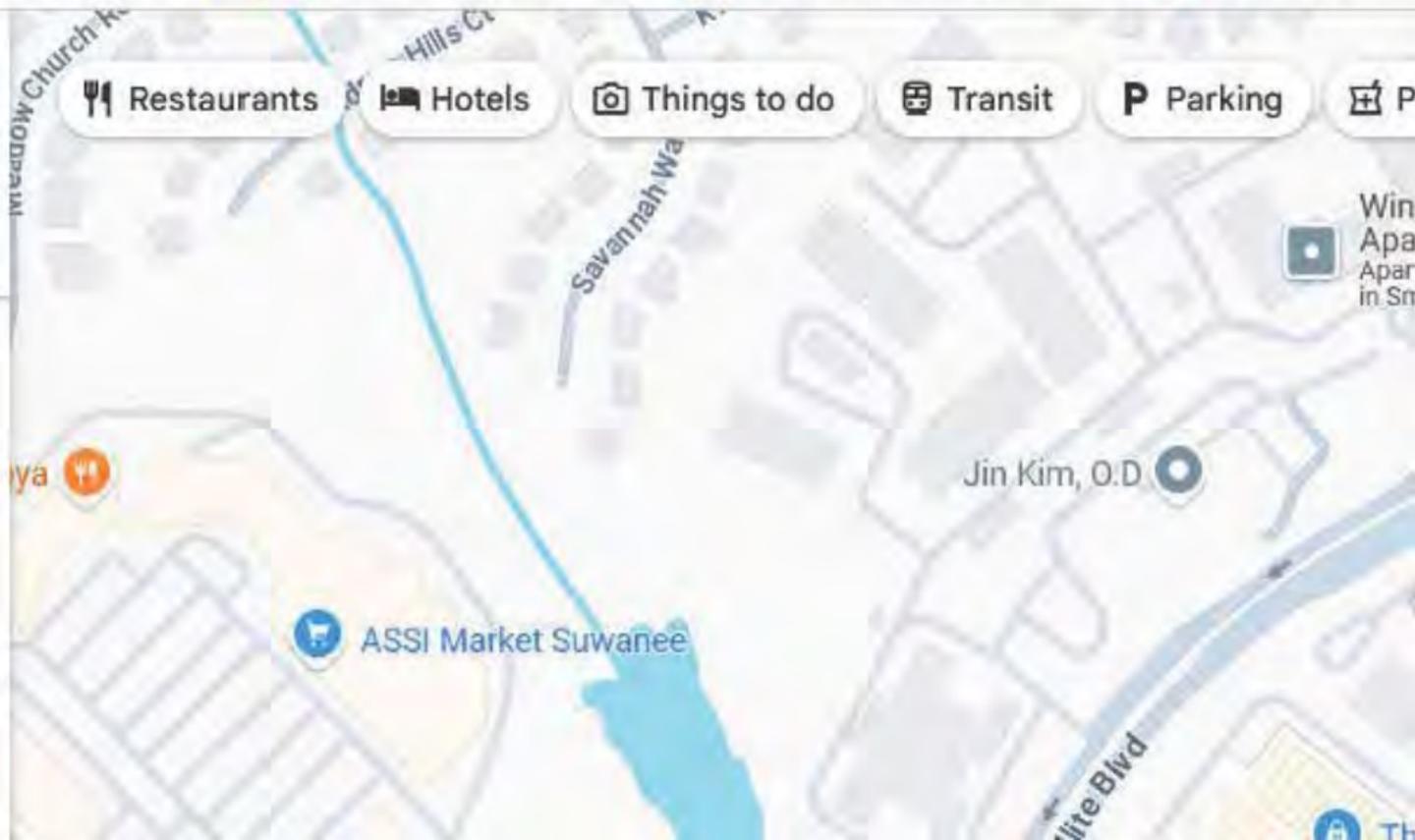
Overview **Reviews** About

**Sheriff\_Branford**  
Local Guide · 170 reviews · 56 photos

★ 3 years ago

They charge exorbitant prices for "closets", AND they have "valet" trash service for \$25/month, along with an Amazon Delivery Hub for \$50/month. BOTH OF THESE "SERVICES" ARE MANDATORY!

Stay away from this place.



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Parking

Points of Interest

ASSI Market Suwanee

Jin Kim, O.D

Echo Ridge at Suwanee Apart

Overview Reviews About

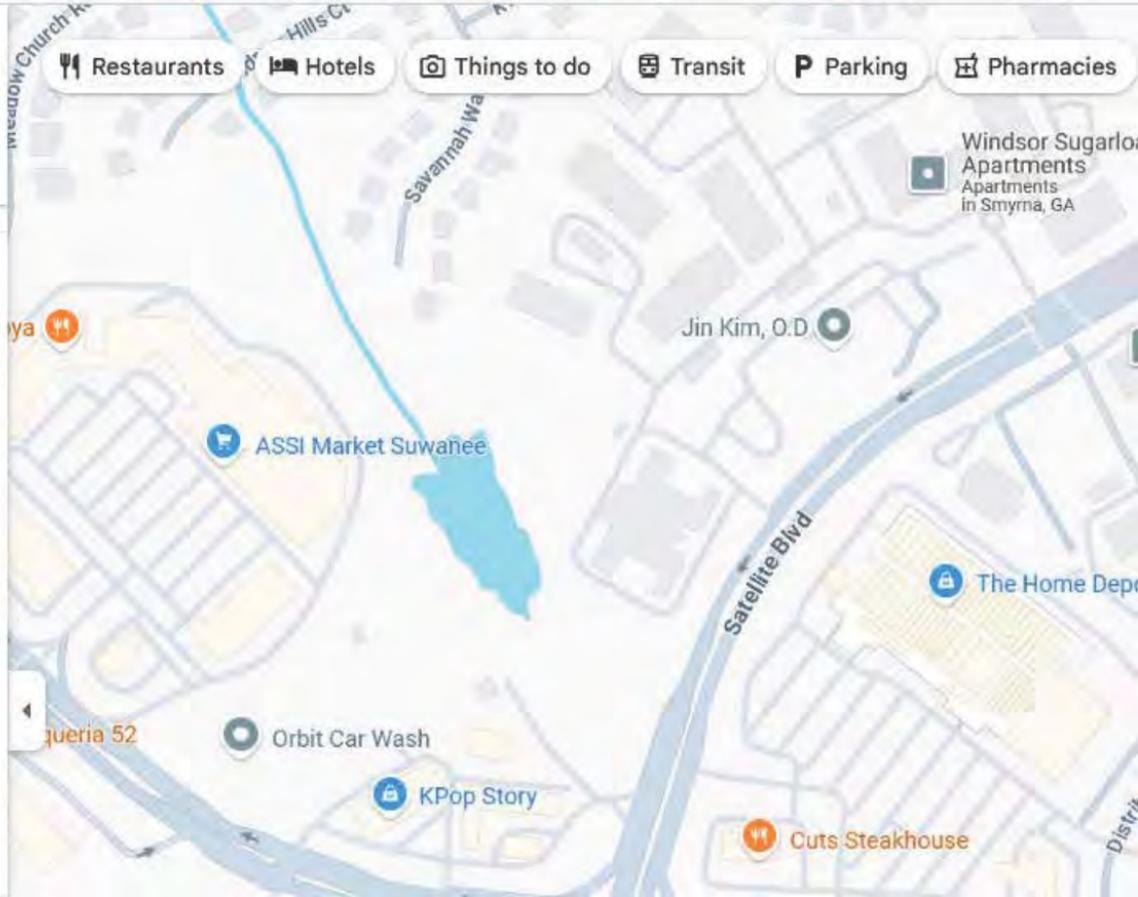
 **sam kwon**  
9 reviews · 1 photo

★★★★☆ 5 years ago

Wonderful apartments and experience, just wish all extra fees were explained beforehand rather than after the payment. Other than that, everything else was exceptional

👍 1    🔄 Share

**Response from the owner** 5 years ago  
Thank you for your feedback about our community! We appreciate you sharing your experience and would love to set up a time to clarify any questions you have about fees.



Echo Ridge at Suwanee Apart

Overview **Reviews** About

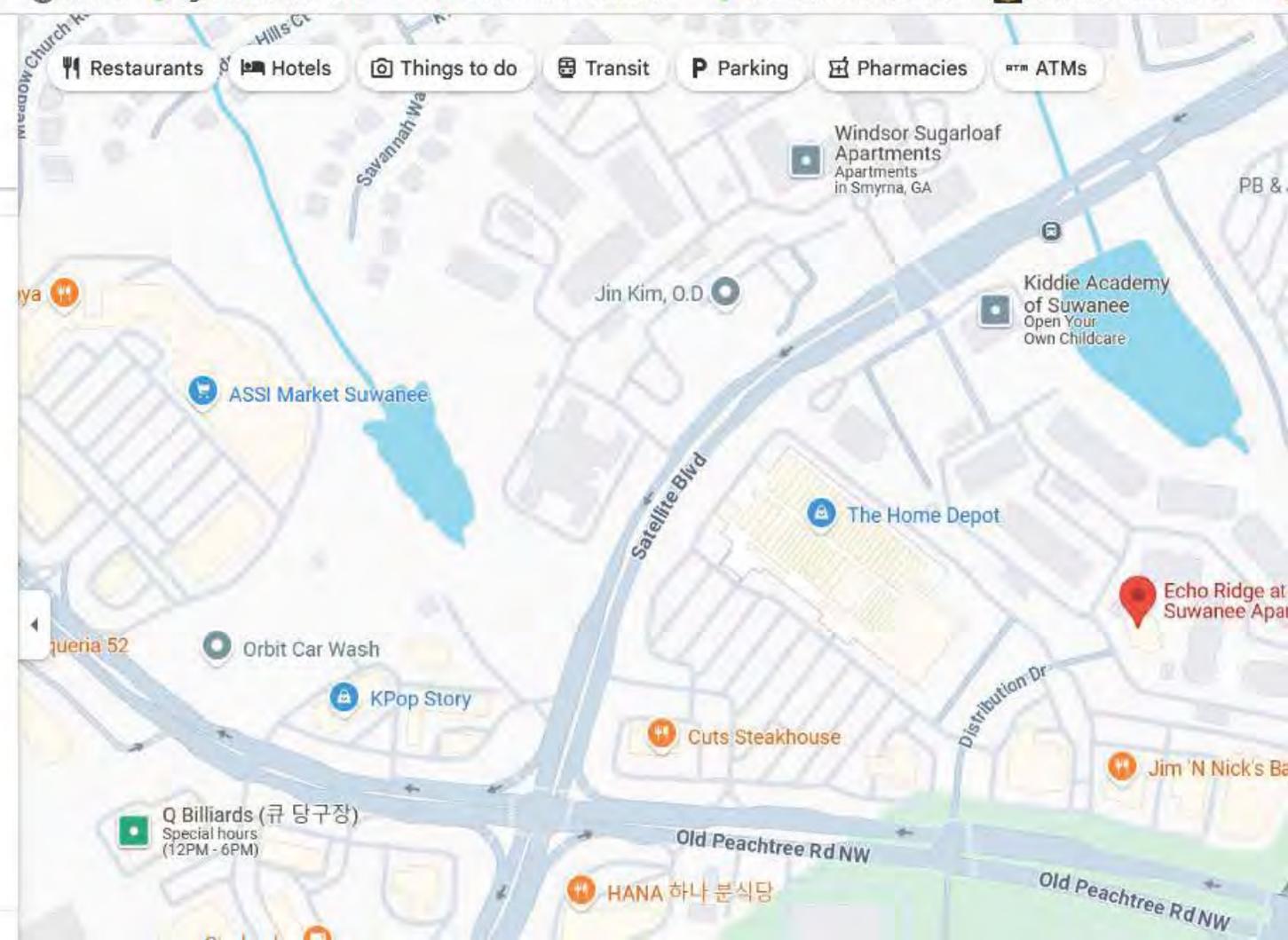
 **Brittany Bruce**  
4 reviews

★☆☆☆☆ 10 months ago

Would not recommend living here. The new management company is complete garbage and they nickel and dime you. Despite what a current contract says. Repeat: do not move here.

 Like  Share

**Response from the owner** 10 months ago  
We're disappointed to hear of your dissatisfaction, Brittany. At Echo Ridge at Suwanee, we strive to provide excellent service and clear communication to all our residents. We value your feedback and will use it to improve our services. Please feel free to contact us at 470-822-8870 to discuss any specific concerns you might have. Thank you, Echo Ridge at Suwanee.



← Enclave at Oak Ridge - Homes for Rent 🔍 ✕

Overview **Reviews** About

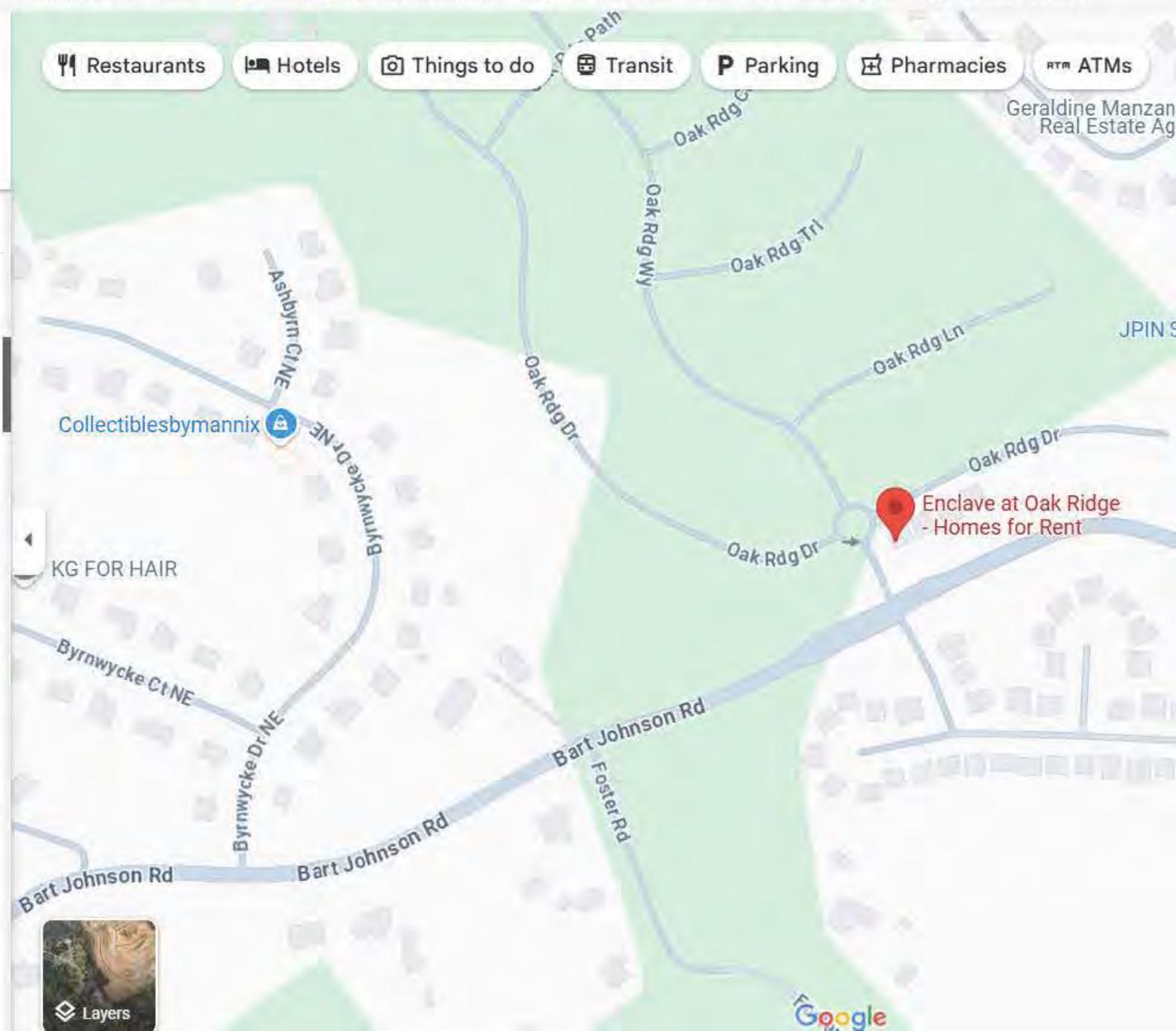
Residents: Thank you, The Enclave at Oak Ridge.

 Chanon Dillard  
17 reviews · 2 photos

★★★★☆ 11 months ago

This neighborhood is nice and well maintained for the most part. The homes are pretty and I enjoy the house. However, hills are left to be just weeds. Some people get fences and others are told they are not available yet. I have lived here since March 2023 and still no pool or fence or any of the promised amenities. It is now mid July 2024 and the pool is built and they are still having issues with permits to open. So two summers of paying the community fee of \$105 a month with no amenities and my rent went up as well. Another issue is lack of rule enforcement. Trash cans are not allowed outside the garage and street parking is not allowed especially on a regular basis. yet this is done every day by some people with no action.

I'm very disappointed that the owners of this complex can't seem to get organized enough to complete what they promise. And that I have spent yet another summer with no pool or amenities of any kind. For over \$3000 a month that seems ridiculous.



# The Falls at Forsyth

[Overview](#)[Reviews](#)[Pricing](#)[eplQ](#)[Amenities](#)[Leasing](#)[Education](#)[Q&A](#)

★★★★☆ 4 rating

97 total reviews (75 Verified)

✓ Verified

Reviews with the Verified Badge are from residents or prospects surveyed directly from **SatisFacts™** at the community, ensuring reviews are from real residents or prospects!



Sort: Newest Activity



Resident 1199879

✓ Verified

Verified Resident • 2020 - 2023

★☆☆☆☆ 1.3

11/16/2023

I used to love living here. After 3 years Now I am counting down the days till my lease is up. This place nickel and dimes you to death. There is literally a \$9\$ convienenxe fee to pay my rent. With an extra 55\$ "convience fee ontop of that!!! They raised my rates without telling me, they added "community electricity" for 14.91 a month when my entire power bill for my Appartment is 100\$?. You're telling me I owe 15\$ a month for the freaking street lights ?. They do not care about resident satisfaction at all which is so funny about this survey. Noisy neighbors blasting music at 8 in the morning till midnight at night most days ?. I can't even get peaceful restful sleep in my own Appartment rhat I pay thousands of dollars to live in. This place has become a freaking joke. Counting down my days. Oh , and to top it off, range-water sold our personal info to credit score company against my will, so I've reported it to the better business Beuro and will be filing a suit following.

👍 Helpful   📄 Report

👤 Property Manager Response

11/17/2023

We're sorry to hear that your experience at The Falls at Forsyth hasn't lived up to your expectations. We understand your concerns about the fees and communication, and we deeply regret any inconvenience or discomfort you've experienced. Noise disturbances can disrupt the peace of our community, and we encourage residents to report any disturbances so we can address them. Please contact us directly at (844) 888-0926 to discuss these matters further. Thank you. The Falls at Forsyth

The Falls at Forsyth Apartmer

Overview Reviews About

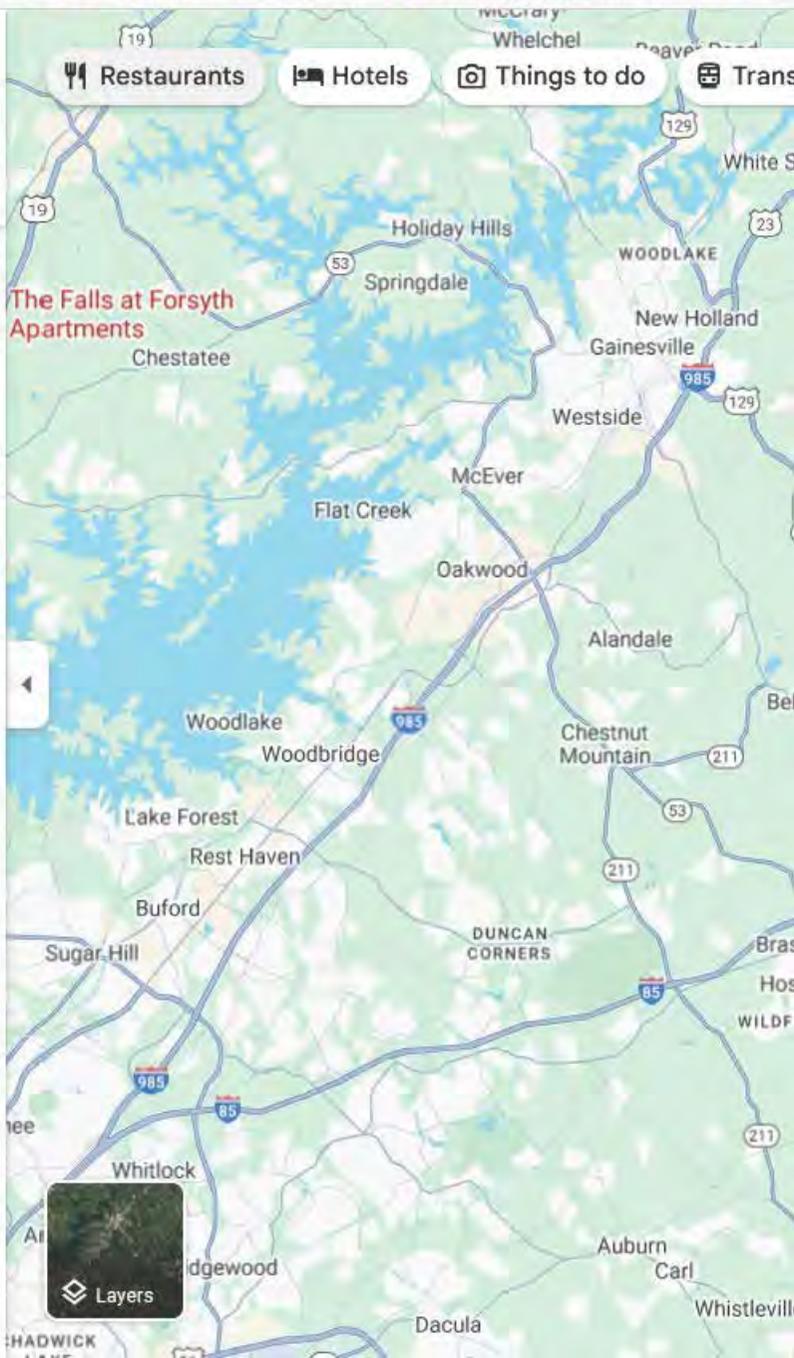
**Jon Welsch**  
Local Guide · 25 reviews · 12 photos

★☆☆☆☆ a year ago

This apartment complex is fine if you have no expectations. Over three years, MANY junk fees have been added, including a \$60 amenity fee. As you can see, the amenities are not maintained. Building stairwells and breezeways are often dirty—frequently with trash, occasionally with vomit (4 times now). The grounds are very poorly maintained, as is noticeable by the massive mud pits. The leasing office has an utter disregard for the residents. When there are significant issues like leaking roofs, it takes up to a month to have anything accomplished. All-in-all, this is a property that will milk you for money and then not resolve of the problems and work orders they are paid to take care of.

👍 4    🔗 Share

**Response from the owner** a year ago  
We're sorry to hear about your dissatisfaction, Jon. At The Falls at Forsyth, our aim is to provide a comfortable and pleasant living environment for all our residents. Your feedback is important to us and we would appreciate the opportunity to discuss your concerns directly. Please reach out to us at [cdfallsatforsyth@liverangewater.com](mailto:cdfallsatforsyth@liverangewater.com) or (844) 988-0926. Thank you, The Falls at Forsyth.



## The Falls at Forsyth

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**Resident 1262064**

Verified

Verified Resident • 2022 - 2024

★★★★☆ 3.5

7/18/2024

RangeWater / The falls At Forsyth have endless additional charges being constantly added to the monthly bills without notification nor dispute, and continue to increase prices on such. I will never rent from Range Water again.

Helpful Report

### Property Manager Response

7/19/2024

We're sorry to hear about your dissatisfaction with the additional charges. At The Falls at Forsyth, we strive to maintain transparency with our pricing and fees. We encourage you to contact us at 844-988-0926, so we can discuss this matter and address any concerns you may have. Thank you, The Falls at Forsyth.

[Be the First to Rate Response](#)

ments, Cities...

## The Falls at Forsyth

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 **Resident 1222366** Verified  
 Verified Resident • 2022 - 2024

★★★★☆ 3

2/1/2024

This community is mostly good. There aren't really any issues with the people here which is nice, everyone is mainly kind and welcoming, except for the people who forget that they live in an apartment complex and gripe about any and every noise. The added charges are a big problem. Every month there's a new charge and everyone is confused on why that is and no one seems to have an answer but when someone expresses enough issues with it their charge gets deleted but no explanation why it was there in the first place. The charges are also never consistent, especially with the "common area electricity", which if we have to pay for that why are the office lights always on? As well as the trash charges sky rocketing when they only allow two bags to be picked up and having to pay two separate trash fees. Also it's an extra charge for ceiling lights/ fans...and for it to be a gated community, the gate is always broken and we've had MULTIPLE car break in and package thefts which has to do with not enough mail space as well.

# Farrington Midtown Apartments ★★★★★ (28)

\$1,166 - \$3,885  
1 - 2 Beds



391 17th St NW, Atlanta, GA 30363 – [Map](#) - West Midtown Atlanta



Review from Apartments.com

Was this review helpful?

Flag Review

★★★★★ 10/2/2019

## Dirty

This place is DISGUSTING. The hallway are ALWAYS dirty. There are roaches everywhere even in the hallways. Trash is left in elevators for months. **For an apartment to charge residents \$25/month in trash fee** you would think the place would be clean. The hallway always reek of foul odor& it's embarrassing to have company over. I've even seen mice around the pool areas. The new management's cannot seem to get the monthly bill correct and don't get me started on the noise. This is by far the worst apartment I've ever lived. Looking forward to the end of my lease.

## Farrington Midtown

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ePQ

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Q&amp;A

anonymous

Resident • 2022 - 2024

★★★★★ 1

4/27/2024

## Run, don't come here

Place was good until it was turn into farrington midtown from range water, if you have a bad neighbor making noise they only offer you to move to another apartment, that's all, even if it smaller, no sanctions to apartment above or rent reduction. Leasing office called me raising their voice because of bad review. And it's true in every event they ask people to give 5 stars review.


 Helpful  Report

## Property Manager Response

4/29/2024

We're sorry to hear about your experience, and we regret that you've been disappointed since the transition to Farrington Midtown. Our aim is to ensure everyone feels comfortable and content in their homes, and we apologize if that hasn't been the case for you. We're keen to address your concerns and work towards a resolution. Please contact us at 404-877-0000 or at cdfarrington@liverangewater.com. Thank you, Farrington Midtown.

[Be the First to Rate Response](#)
Resident 760085 Verified

Verified Resident • 2023 - 2024

★★★★★ 2

2/17/2024

Not a great experience living here. I initially moved here in 2021 when the management was good and competent. After our initial 2 year lease, the management changed to Range Water and everything went down hill from there. We had to shift units within the community because the management refuse the honor the renewal rates we were promised by the old management stating they "lost our application" and now were charging us 1.5 x rent. Weeks ahead of our move-in day we followed up to make sure they have all the paperwork from us. Finally on move in day they refused to give us our keys stating missing documentation and requirements. After a traumatic few hours they finally gave us our keys at 4pm that day. The misery does not end there, after months of living in the new unit, we never received our deposit of \$800 from the previous unit we lived in. Till date after multiple reminders and coordination with ever changing staff we have not received our deposit, shocking. Another issue, for the past couple of weeks, yeah that's right weeks, the fire alarm for the entire community (including all units) has been ringing every single day for no reason at all. Extremely inconvenient and loud that has probably caused me permanent ear damage. I cannot even begin to talk about the atrocious state of amenities, pools always closed for maintenance, gym equipment damaged or missing, parking garage gates almost always broken. Elevators only function 2-3 months of the year. To make matters worse, the bribe the residents into writing 5 star reviews through free community events and gifts, absolutely disgusting. Avoid Farrington Midtown at all costs.

Check

Farr

Name \*

Email \*

Phone \*

Beats  
0

Message

Hi, I found your apartment on current availabilities and addi

 Send me listings and other apert

Is this yo

Claim your community to up and respond to reviews!

[Claim this property](#)

## Grove Park Apartments

- Overview
- Reviews**
- Pricing
- epIQ
- Amenities
- Leasing
- Management
- Education
- Q&A

 **Current Resident 1259228** Verified  
Verified Resident • 2022 - 2024

★★★★☆ 3.5 ▾

7/1/2024

My AC goes out a lot. They fix it when they get to it. My toilet keeps having problems. They keep rejecting my own private renters insurance so that they can charge me their **\$36**. They keep increasing the rent rates but the apartment doesn't get updated. They require you to get their **\$120 internet** / tv with your rent which is expensive. **Then they add random charges** to your account. **The gates break a lot.**

 Helpful  Report

### Property Manager Response

7/2/2024

We're sorry to hear about the issues you've been experiencing. We understand your concerns and would like to assure you that our team is dedicated to providing a comfortable living experience for all our residents. Please reach out to us directly at **cmgrovepark@liverangewater.com** or (706) 507-3630 so we can address your concerns more efficiently. We are always here to assist you. Thank you, Grove Park Apartments.

[\[Show Less\]](#)

[Be the First to Rate Response](#)

Grove Park Apartments

Overview **Reviews** About

**Boutaina Ettaki**  
Local Guide · 18 reviews · 8 photos

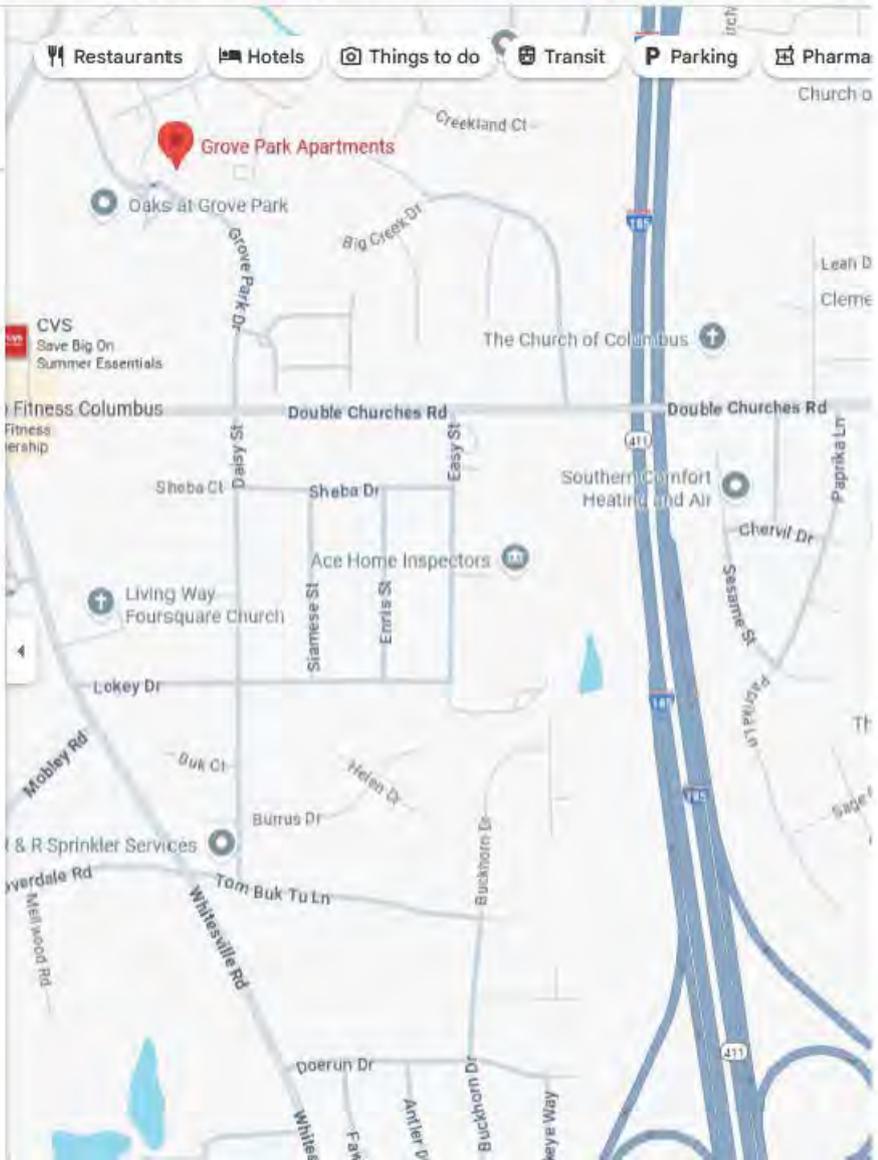
4 years ago

Will not recommend. **Over promise and under deliver.** Worst maintenance. Good luck calling the office 10+ times a day for no answer just to get your call transferred to some call center to get your contact information but you won't get a callback. The most inefficient maintenance I've dealt with. **Spacious apartments tho if you don't care that every appliance and light switch or fixture is broken.** **Great community like talk of the times I rarely ever see the cars.** **no matter what like I'm out.** Management will defend incompetent employees rather than focus on solutions and come up with excuses. Keeping the hallway clean is a joke. If I didn't just move in after breaking my previous lease due to work and paying an arm and a leg along with moving expenses I would look somewhere else.

**Negative**  
Responsiveness, Professionalism, Value

3 Share

**Response from the owner** 4 years ago  
We appreciate your feedback. We value our residents and take pride in providing a great place to live, so we apologize for any issues you've had. We would like to address your specific needs to improve your experience, so please stop by the office or contact us at [cdgrovepark@liverangewater.com](mailto:cdgrovepark@liverangewater.com) or (706) 507-3630 at your earliest convenience. Thank you – Maria Poskey, Community Director





**Tatiana A.**

Alpharetta, GA

📷 0 📱 1 📧 0



Apr 12, 2024

Not worth the price. The management is okay - they answer phone calls and emails about 40% of the time. I gave up contacting them and I've only lived here like 3 months. They are pretty good at addressing maintenance issues though, in my experience.

Here's the best part: the leaf blowers wake you up at 7:45 am 5-6 times a week. If not that, then the trash pick up will, Everything in this apartment is so cheaply made. The window glass is so thin - you can hear people just talk from the sidewalk. The video below is what every morning sounds like. Our windows are closed and we live on the third floor, The leaf blowers are there until 10am-11am. If you value your sleep just don't move here. This was never mentioned to us btw. I get it's normal once a week but 5-6 times for 2-3hrs is just outrageous and should be mentioned to the residents before signing the lease.

Their amenities are about 100\$. This includes their terrible internet - if you work from home you will need to pay extra to get internet that actually works. It also includes cable, and valet trash. The valet trash also doesn't pick up sometimes. Basically the amenities are mediocre at best. We pay about 2400\$ for 1 bed + amenities, not including the extra \$60 we pay for the internet.

The only good thing about this apartment is the location.

I also noticed that some of the 5 star reviews are from people that work here omg



**Caroline Y.**

Alpharetta, GA

@ 0 📷 7 📩 1



Aug 18, 2020

They are scam and will ask you to pay for the admin and application fee without ever showing the contract or fee bill to you.

Stay away from the management and Kendall Parker.

They will call you to say someone else is trying to book the unit that you're interested in and they will somehow fake sign the contract so that you don't get to see the contract agreement.

After your bank account is charged, they will say " they cannot do anything about it ", they wont even respond.

Stay away from Kendall Parker



Helpful 2



Thanks 0



Love this 0



Oh no 0



**RangeWater**

Business Owner



Aug 20, 2020

Caroline, Our goal is to stay true to the highest ethical standards and principles through our community management operations. Due to the nature of your concerns, we feel direct communication is best. If you'd like to discuss your grievances, please contact me when convenient. Thank you. -Gina Littlewood, Community Director, cdhaven@liverangewater.com or (770)-285-8585

[Read less](#)

Holden at Oak Grove

Overview **Reviews** About

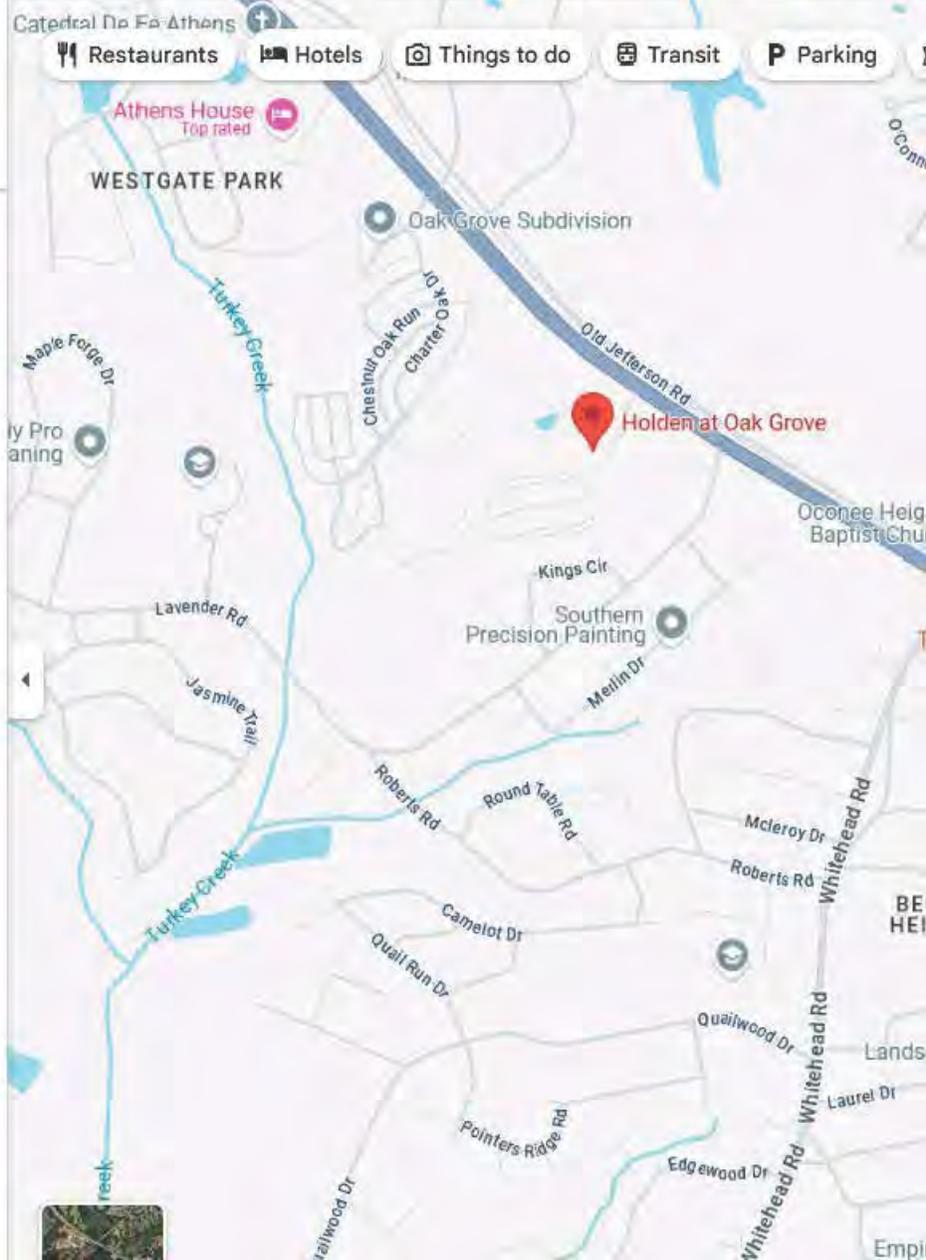
**Beth Marquez**  
3 reviews

6 months ago

You will be nickel and dimed to death with fees for parking in front of your apartment, trash pickup even when they don't show, annual pet fees, additional charge for paying your rent online, and on and on. These "amenities" are not discussed when you tour the facility. Additionally, the rule of having a pet on a leash only applies to some people, and the leasing office does not follow their own rules. The grounds are not kept up except for those around the leasing office. I bought bales of pine straw myself to put in front of my apartment after I got no response when requesting a refresh around the building. Took 2 months to get a refund on my deposit after moving out. Renters should check the fine print and ask lots of questions before signing up.

2 likes | Share

**Response from the owner** 6 months ago  
Beth, we're sorry to hear about your dissatisfaction with Holden at Oak Grove. We aim to be transparent about all costs and regulations, and we apologize if this was not clearly communicated. It's disappointing to know that our efforts to maintain a pleasant environment fell short of your expectations. We appreciate your residency and wish you all the best in your new home. Thank you, Holden at Oak Grove.



Holden at Oak Grove

Overview Reviews About

information 8 fees 7 gym 5 rent 5

stress 5

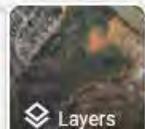
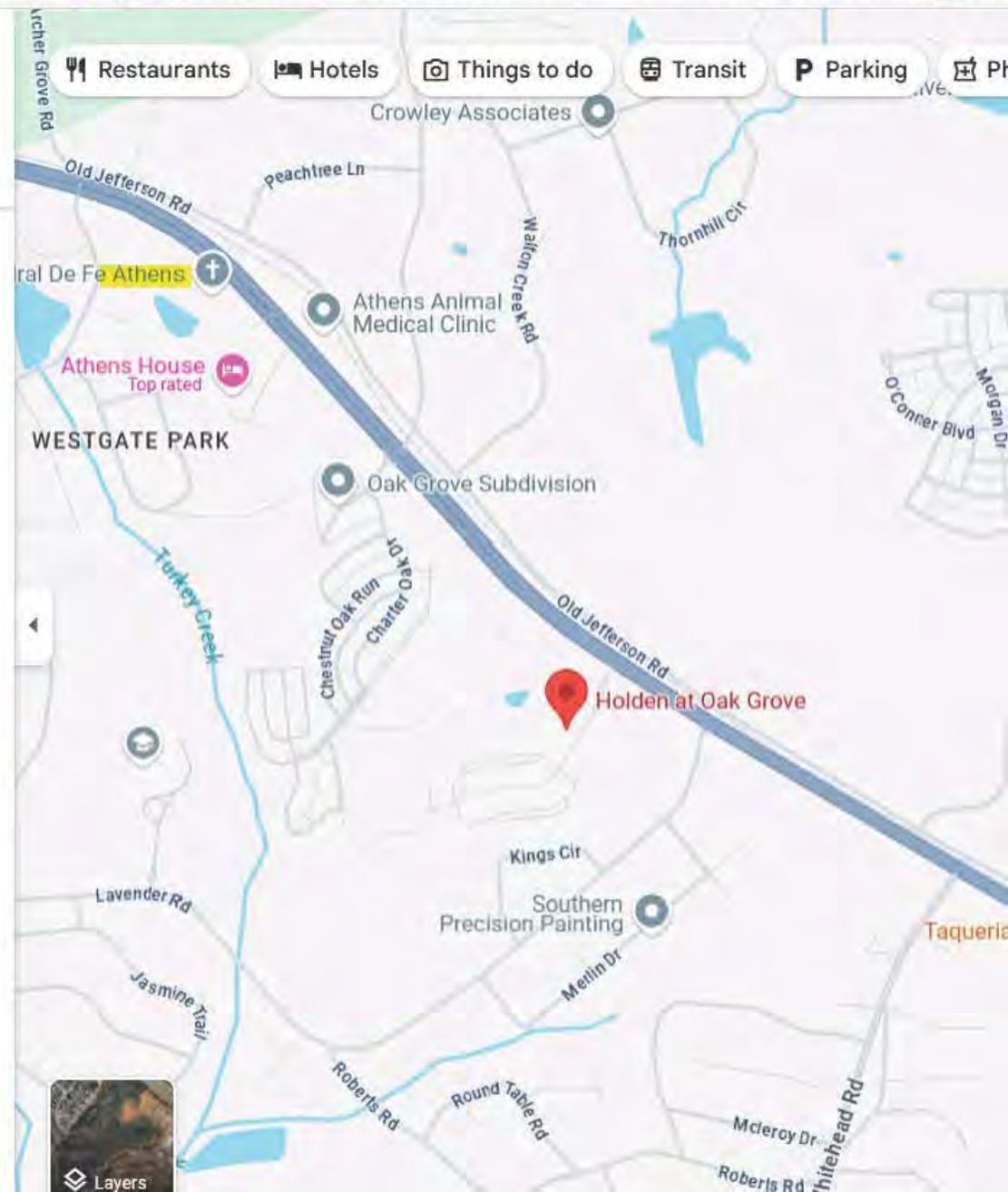
Lexie G  
5 reviews · 3 photos

2 weeks ago NEW

I was very interested at this community when I received an email notify me that the unit I was looking for **dropped to price A**. But when I discussed it with them face to face, they said it's the price after all promotions applied, **but the price B they gave doesn't make sense. Couldn't it be more transparent?** I have also witnessed cons mentioned by other reviewers. Like bugs flying on the floor everywhere. **Many additional fees other than rent, make it much higher than I expected.** They offered a price with promotion but is time sensitive, like I should apply and sign up the day I visit, but no one responded to my email with concerns or requests for the correct quote sent at 1pm, then how I can make a final decision by the end of the day?

And guess what, the agent and manager gave different deadlines 🙄

Expected higher, ended up low and disappointed



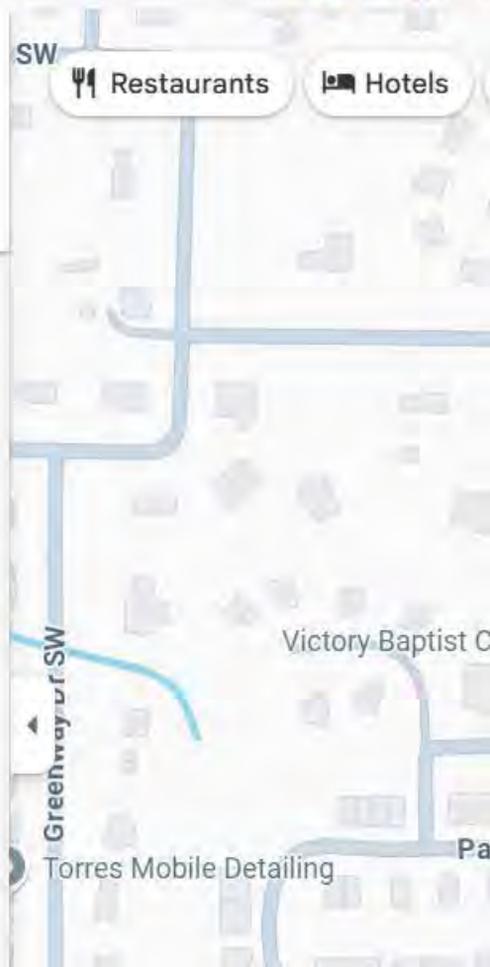
← Ivy Commons 🔍 ✕

Overview Reviews About

 **Kristy Hutson**  
14 reviews

★☆☆☆☆ Edited a year ago

This place is a joke. Please listen to me when I say don't move here! Water has been off 5 times in 9 weeks. They charge you all these fees with no explanation. I was told when I moved in that they don't accept or deliver packages yet they charge you. Fetch fee of \$15 a month. They charge you for a key card that you don't need. The gates are always open or no swipe needed. Gates are broke that you can walk into so no swipe card or code needed. Laundry door busted open. Two tenants had water leaks with black mold.that were unattended to for weeks. Still not fixed or painted over. I could go on and on. Run people.



← Ivy Commons 🔍 ✕

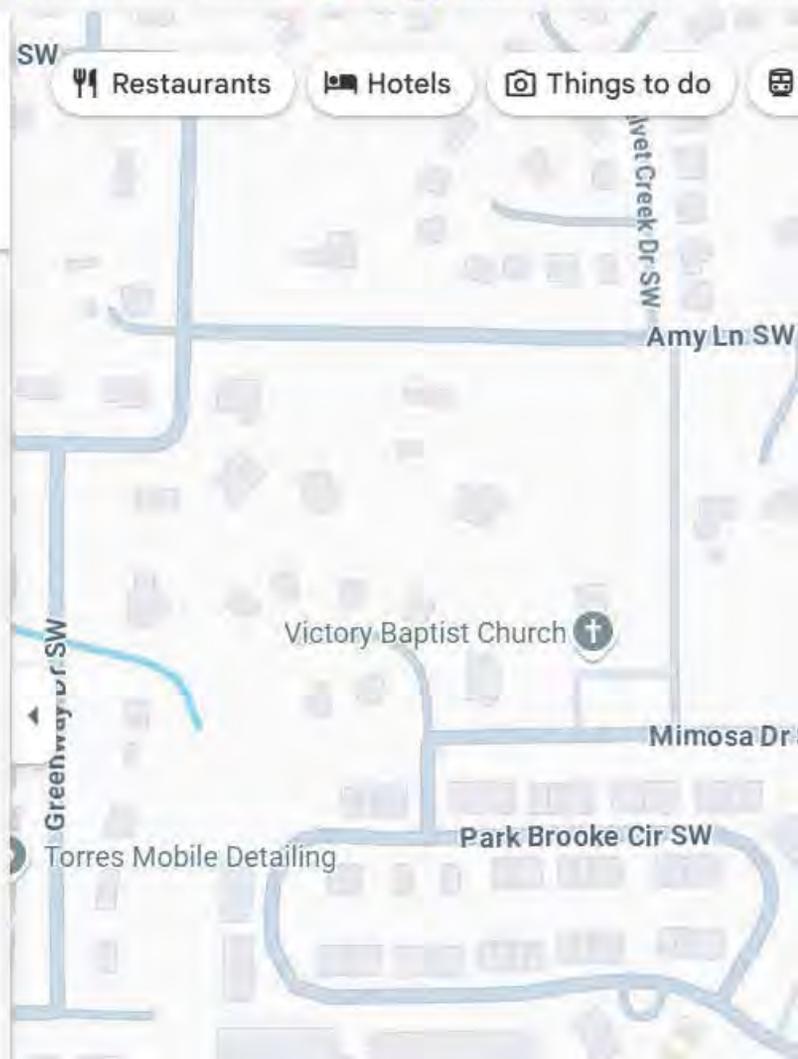
Overview Reviews About



**Breyion Adkins**  
5 reviews · 3 photos

★★☆☆☆ 9 months ago

Overall for the price of this place I wouldn't say it's worth stayin. The amenities are great and our apartment is nice. However with the roaches, constant plumbing & water pressure issues it's just not worth it. I read the reviews before we moved in and we thought we'd give it a shot anyway because we really love the way it looks. The staff is really friendly and helpful. But literally seeing roaches in your new and fully renovated unit everyday, having to plunge your toilet every single time after you use it, & never being able to take a decent bath or shower doesn't reflect the price of these apartments. **We're paying for pest control and have yet to have them stop by.** Roaches and rats are your neighbors.





## The Ivy (Artiston Group)

Overview

Reviews

eplQ

Amenities

Management

Education

Q&A



Resident 1104759

Verified

Verified Resident • 2021 - 2023



1/21/2023

Started well but quality has gone down while rent and amenity fees have gone up. The hallways often smell. Maintenance is usually pretty responsive. The office staff do not respond to emails even if they do complete the task. But often a in person reminder or call is needed.

Helpful Report

Kennett 776

Overview **Reviews** About

Lateka P-F  
8 reviews

★★★★★ a year ago

I find it disturbing that people who only viewed the property are giving it 5 stars! Please don't waste your time or money. This community may be nice but management is horrible and living here is pretty bad. There are 8 visitors parking spaces for the entire community and residents park there before visitors. Complain to management and all they can say is we working on it. So I literally park there just so my guest can have a spot when they come over. People park in front of your garage or in the middle of the street with no respect for you needing to come and go as you please. Of course mgmt is no help. People park on both sides of the street with little to no room to move! I wonder do they really know how they inconvenience their neighbors?? All repairs are through warranty, I'm trying to see why they have a maintenance man and he can't fix anything? He has to call out for a warranty. **Charging a high technology fee when the technology barely works.** I didn't have a doorbell work for like 8 months. Took 2 weeks to figure out the problem. No one picks up their dog poop! Office staff is out more than they are in. Townhouses are poorly built! I got **nails popping out the walls, bulges in the wall, poor patchwork, everything is cracking, the ceiling is failing down (small pieces).** They repaved the street which put a lot of asphalt dust on my balcony, I asked them to pressure wash, still waiting months later! The lease states all trash containers in garage, no parking in front of garage or street! The trash cans stay outside the garage 24/7! People park wherever! The rules are not

Map showing the location of Kennett 776 in Atlanta, Georgia. The map includes street names such as Shelton Ave SW, Stephens St SW, and McDaniel St SW. Landmarks like Pittman Park and Center Parc Stadium are visible. Nearby businesses and services are marked, including Kava Mama, 404 Coffee, Plant Based Zo, and Collier Metals. The map also shows major roads like I-85 and I-75.

**Jared H.**

Cataula, GA

0 1 0



Feb 19, 2024

-Requires mandatory trash service payments. If its mandatory, it should be part of the rent. Trash service doesn't service your apartment far too often because they do not look inside your bin to see if there is any trash in it...and if you leave it out of the bin so that they can see it, you get nasty-notes from the office. you don't get discounted trash fees if they skip your apartment.

-Requires you to include the property on your renters insurance (most landlords have their own 'fire insurance' and never require this).

-Staff is unbendable to the tenant; explaining disputable items in the lease agreement is like talking to a brick wall.

-Unwinding the lease at time of moveout is so painful.

-Non-tenants use the pool ALL THE TIME, (one time the pool was closed from one of them defecating in it). I was there prior to the incident and saw the perps arrive in a vehicle from off property.

-Way too many tenants do not pick up dog feces and the office cleans the feces way too infrequently.

-Office does not clean up duck and other water fowl feces on the grounds.

-Annual rent increases are higher than what I'd expect

-No speed enforcement. Tenants speed in the parking lot while texting, one almost hit my kid while I was teaching him to ride his bike.

-Not enough parking next to some buildings, but the office allows inoperable 'project' vehicles to occupy those limited spaces. One vehicle without an engine was parked next to my apartment for almost a year and I had to park much further away if I did not park my vehicle by 8:30 PM.

-No elevators. all stairs. you are lucky if you get an apartment without stairs, but are subject to living in an apartment with no/poor noise reduction between the floors. downstairs neighbors knock on your doors asking to be quiet...sorry man, I got kids and dogs...they make noise (it wouldn't be an issue if the buildings were made better)

-Call box button is terrible. half way through my lease, the office changed the code to my apartment and didn't tell me. That was a fun experience. you can't hear the person calling you for entry and only know if someone is there to see you if you coordinated prior. (I had to let in the UPS driver frequently)

-no mailroom for packages....say hello to porch pirates.

I won't rent there again. Glad I am gone.



www.apartmentratings.com/ga/midland/lakeside-village-apartments\_7062212620318201/#ratingsF



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financial assistance ob...

Site Stats < Sleuth For ...



**Resident 1202595**

Verified

Verified Resident • 2023

★★★★☆ 4.7

11/26/2023

I find it very disheartening that there is no place, or space set aside for a trash can or receptacle inside the apartment, not well thought out. In addition, I also find it very disheartening that I am charged a separate fee for trash removal which consist of me setting my trash can receptable outside my door waiting for it to be removed by VALET SERVICE several times a week. In the meantime, 6 days later, I have yet to see this so-called VALET SERVICE even once. Mine and my neighbors trash continue to accumulate in the Breeze Way and the sight and smell has become less than desirable. I shudder to think what it would in the coming months when the weather is going to be warmer!

Helpful Report

Lilli Midtown

Overview **Reviews** About

**J Jennieve Brummel**  
6 reviews

★ ★ ★ ★ ★ a year ago

If I could give this building one star, I definitely would. Lilli Midtown is not worth the money they charge. I lived here for 1 year and terminated my lease early.

1. There are no real amenities, they have a small rooftop lounge and pool area. That's it. The so called gym is a one bedroom apartment on the second floor that they put some equipment in. It's small and cramped and can fit about 2 people comfortably.

2. The leasing office staff is extremely unprofessional. They spend way too much time gossiping about their residents and not enough time handling actual issues in the building. They will also blatantly lie to your face. My apartment flooded along with several other apartments in the building and the leasing manager lied to my face about where the water came from. She told everyone it was a broken pipe, it wasn't, it was dirty toilet water that smelled as you would imagine. I had to argue with them just to get the flooring replaced because my apartment smelled like a dirty toilet for about 3 weeks.

3. The concierge desk is often left unstaffed, several concierge have quit on the spot due to the way they are treated by management.

4. There is no emergency maintenance line. If you have an emergency outside of normal hours, good luck with that, just call 911 and save yourself the headache of trying to reach anyone in the building.

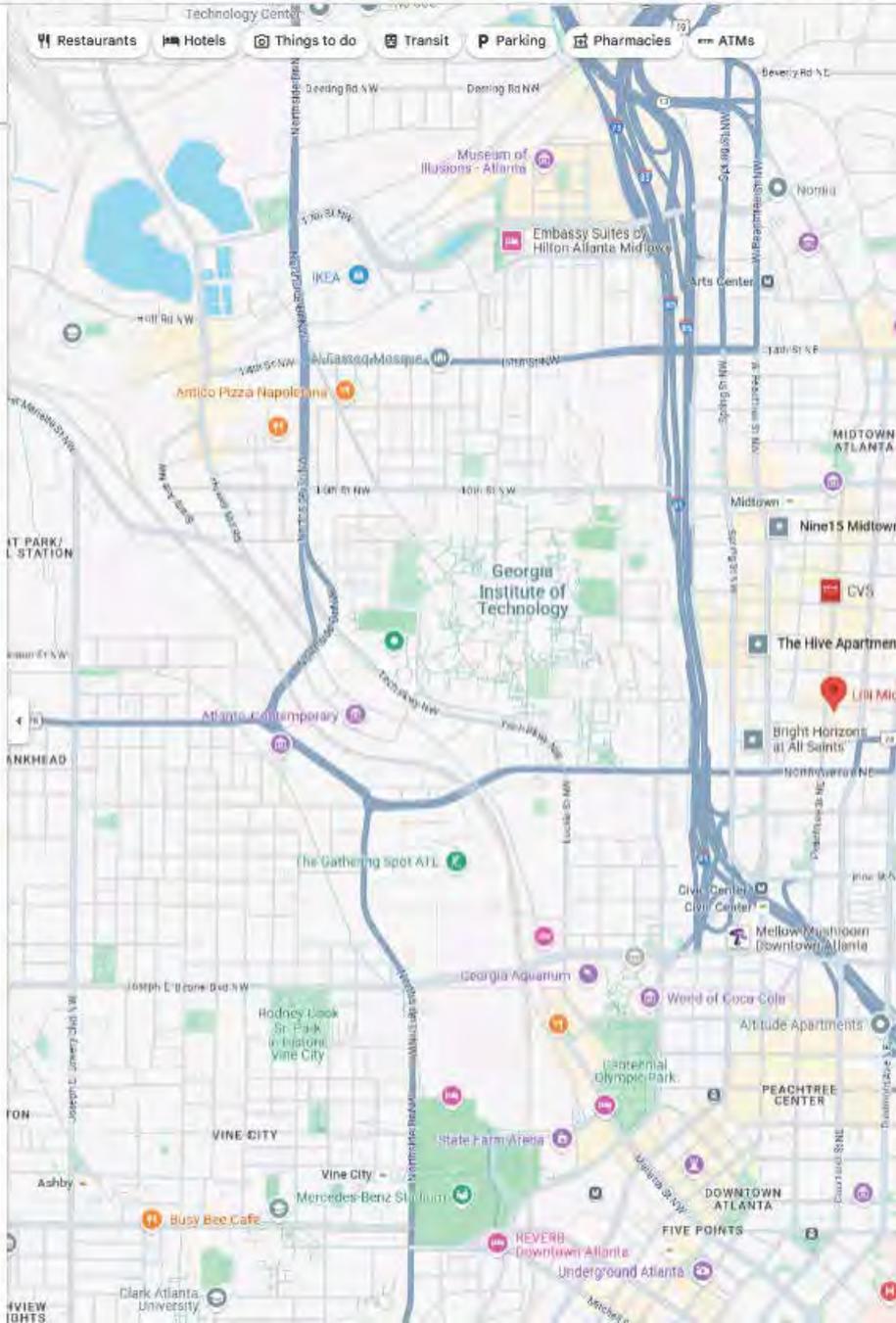
5. The parking garage is detached and shared with the Georgian Terrace hotel. The stairway for the parking garage regularly smells like urine. Our cars were repeatedly broken into. Parking spots are extremely overpriced, \$100 a month for an uncovered parking spot and \$200 a month for an electric parking spot. The charging units were also consistently broken. Although parking spots are assigned, other people will park in your spot on a regular basis. If you have guests over, good luck trying to find somewhere for them to park.

4. Although the windows are nice, the seals on the windows are terrible. You'll freeze in the winter and have a ton of hot air seeping in through them in the summer. Your electric bill for a one bedroom apartment will consistently be around \$160 or more and the water bill always seem to be around \$90 a month whether you use the water or not. I complained about the seals on my windows for 6 months and nothing was done about it.

5. There is zero storage in the apartments. The closets are extremely small and both the kitchen and bathroom lack cabinet space.

6. If you have a pet, this place is not for you. There is no dog park. What they call a pet area is a small, disgusting area on the parking deck that can hold one dog at a time. It smells awful.

6. The back entrance to the building is an alleyway that





@ 1 37 7



May 22, 2023 · Updated review

Under new management since October 2021 the quality of service had declined. Been living here almost 3 years.

Pros: Location to highway, shopping, restaurants, and local parks is great. Maintenance is always great.

Cons: Management company. Since the new management, the quality of care of the property is has taken a nose dive. One of the elevators has been down for months; if the gate is broken, it takes months for repair, guests have to pay for parking, the carpeted hallways don't get vacuumed so there is sometimes a smell, the trash rooms are no longer mopped. We also pay a monthly amenity fee (for upkeep of the amenities) yet, new management has decided to now charge to rent the clubroom. This used to be a luxury property. The response (excuse) given is "well you moved here during a lease up and the management company gave us a lower budget."

Turnover in office staff: there has been multiple managers and assistant managers. One day I came down for assistance and sat in front of the office until the leasing consultant returned, she walked right passed me while talking on her cell phone. I waited a few minutes to see if she'd realize if I was present, I eventually had to go to the back office to get her.

The complex has great potential to be luxury again but that all depends on management. Get it together. The last management set the bar high and your company is taking it all the way down. There's so much competition of luxury communities in the area for your company to be slacking.

← The LINC Brookhaven 🔍 ✕

Overview Reviews About

**M** Morgan Wright  
6 reviews

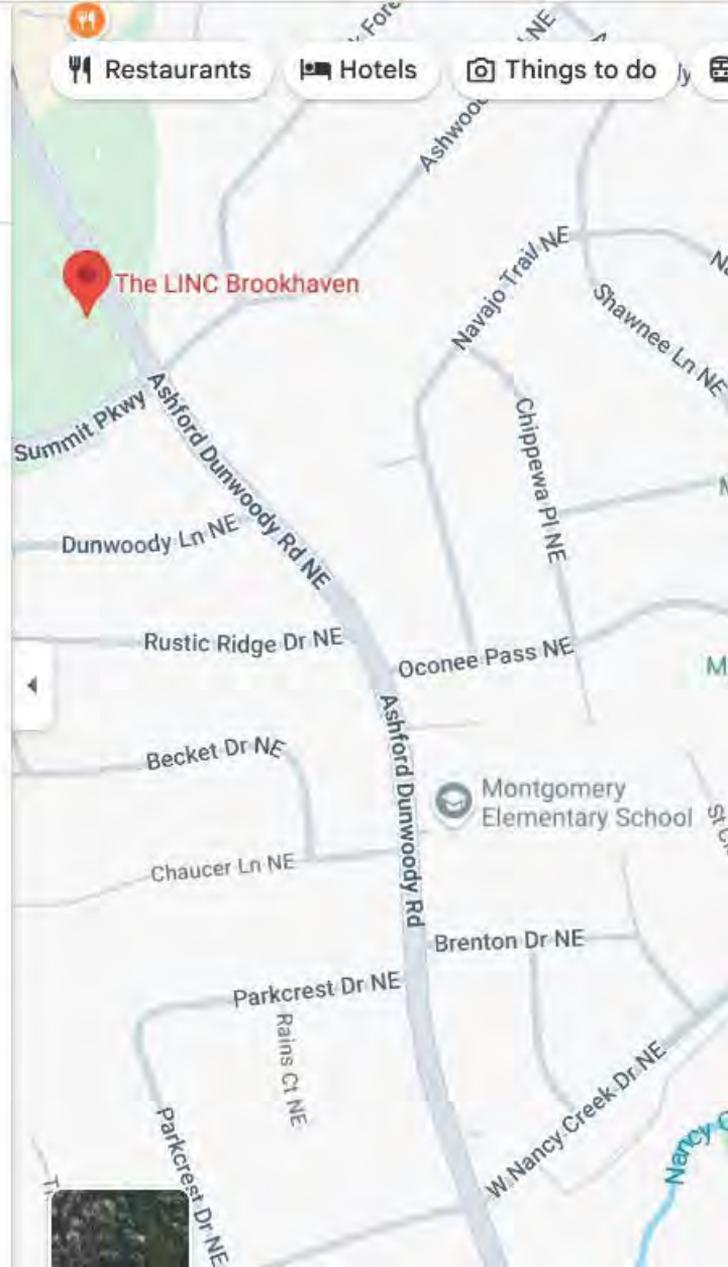
★ ★ ★ ★ ★ Edited a year ago

Almost every good review, within the last year, is from a person who has only toured the apartment & there is a reason for that!

Your guests will have to pay for parking every time they visit & will have to submit payment to a company that is banned from the state of Florida, last I checked. No guests passes will be given. The back entrance smells horrible and landscaping around the property is poorly kept up. Dog poop everywhere.

The freight elevator (used for moving in ) has been broken for nearly a YEAR. We have received no communication about it since May. This is a major inconvenience to guests (who already need to pay for parking, residents who live far from the main elevator (50% of the building) and probably the property's own maintenance staff.

Lexi was the only staff I have had contact with in the last 6 months and she was amazing. She left, of course. Not sure why, but I would say the recent lack of communication is a direct result of her leaving!

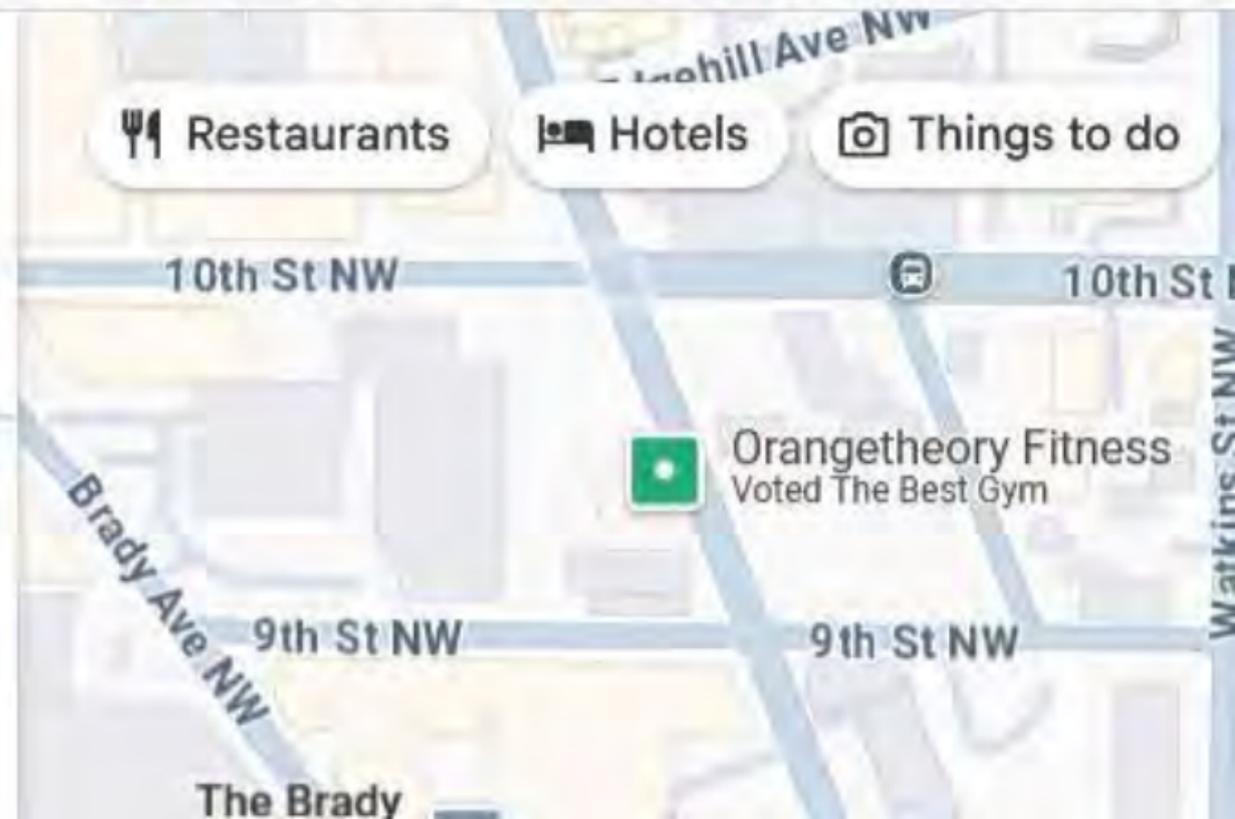


← Live 8 West Apartments 🔍 ✕

Overview **Reviews** About

★★★★☆ 3 years ago

Maintenance and staff are great. Excellent & safe parking. Good location. Forced to use slow, overpriced internet. Internet was made slower but price remained same



Live 8 West Apartments

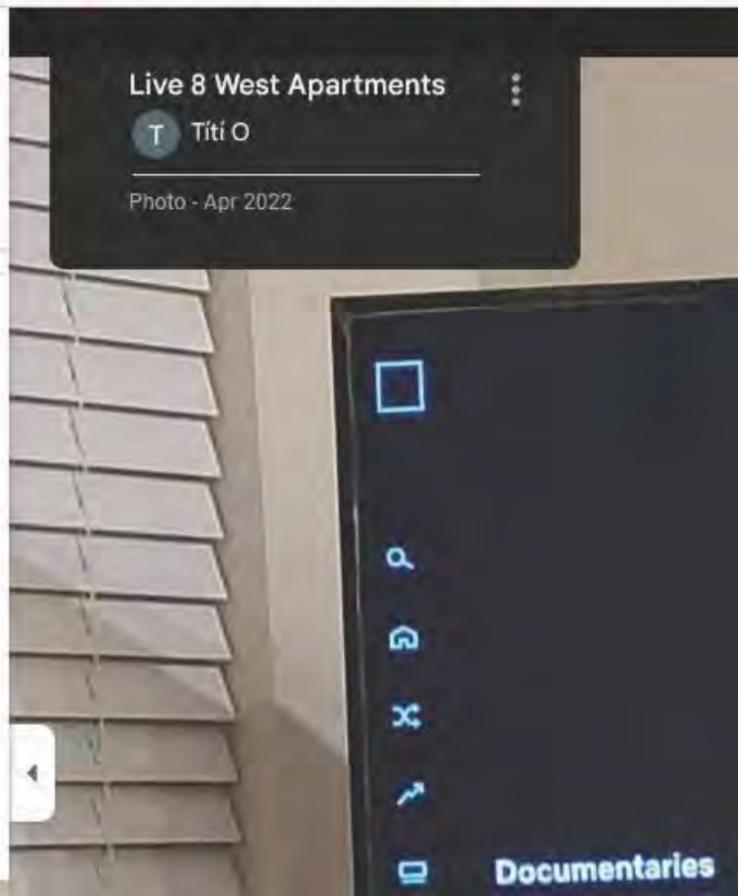
Overview Reviews About

T Titi O  
15 reviews · 1 photo

★★★★☆ 3 years ago

Pros: Amenities are great. Have activities. Complex is clean. Apartment is huge. Management team is professional.

Cons: Internet is VERY bad. Very let down we are forced to go with the apartments internet. Please change this policy or company. When You call the company and they come in to 'troubleshoot' there is NEVER any difference. Very very disappointed. WiFi in our apartment is useless.



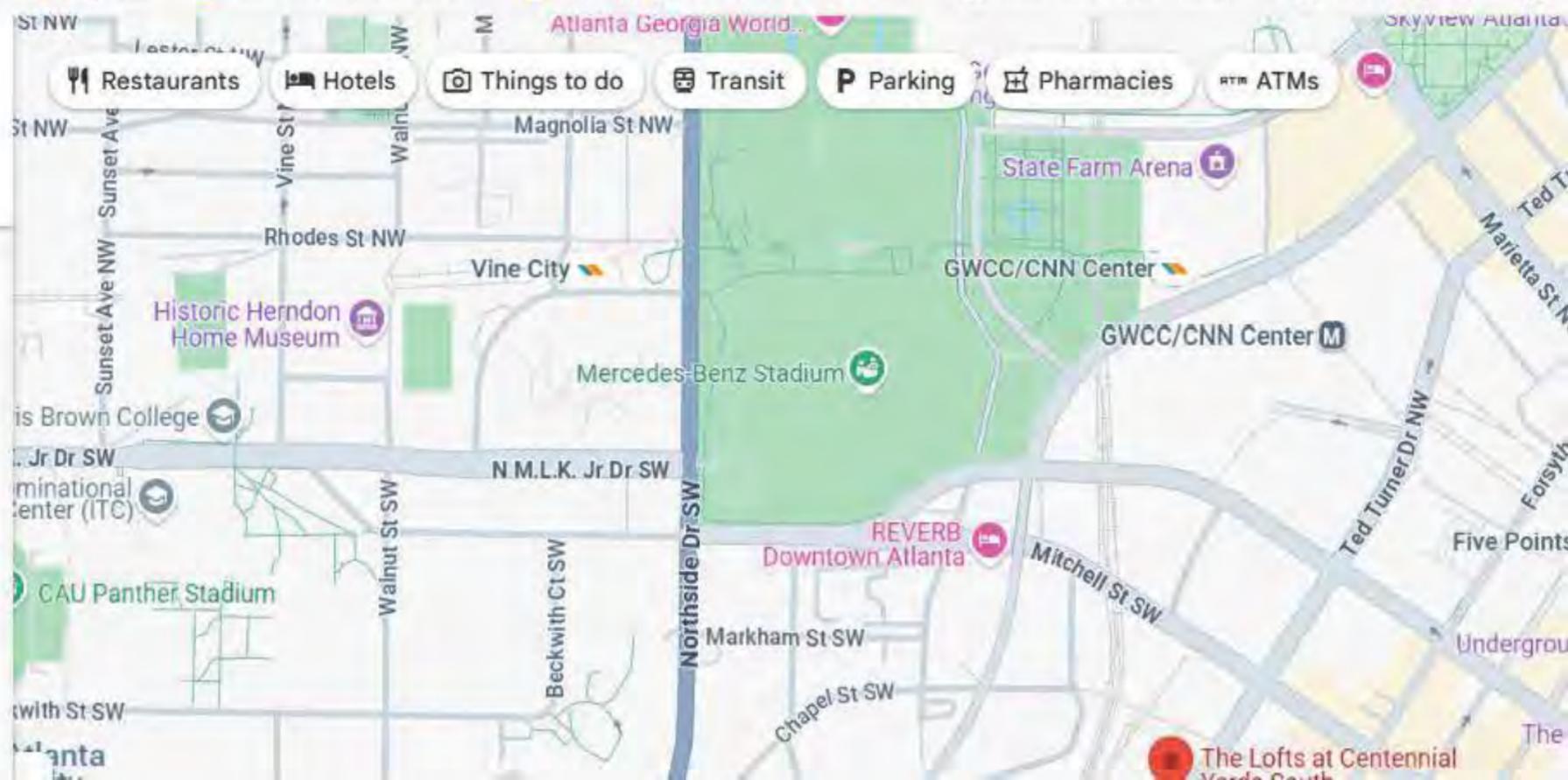
← The Lofts at Centennial Yards 🔍 ✕

Overview Reviews About

 **Jordan Williams**  
3 reviews

★★★★☆ 3 years ago

The area is really cute. The size is not worth how much you pay. Parking is terrible, you pay a monthly fee and security will put a sticker on your window when they feel like it. it's not enough parking for all the residence that live here. There are also no amenities such as pool... only a gym. I get woken up everyday @7am by construction, which is very inconsiderate. The water in the shower doesn't get too hot and if you don't close your shower door a certain way there will be water everywhere. Maintenance does respond fairly quickly



- Overview
- Reviews**
- Pricing
- eplQ
- Amenities
- Leasing
- Management
- Education
- Q&A

Updated Review

 **Resident 792287** Verified  
Verified Resident • 2019 - 2023

★★★★☆ 4.5

4/17/2023

Very satisfied with living in this apt complex. The only thing I would change is the right to cut off cable fees. With so many options with fire sticks and other services we should be able to choose which we prefer.

 Helpful  Report

Overview

Reviews

Pricing

eplQ

Amenities

Leasing

Management

Education

Q&A



**Resident 1141153**

Verified

Verified Resident • 2015 - 2023

★★★★☆ 4

5/15/2023

Everything is OK with me except being made to pay for cable and Internet service I don't like. It was pushed upon the occupants without their consent. We don't have a right to chose our own cable service.

- Overview
- Reviews
- Pricing
- epIQ
- Amenities
- Leasing
- Management
- Education
- Q&A

Updated Review

 **Resident 1059356** Verified  
Verified Resident • 2017 - 2022

★★★★☆ 3.8

8/28/2022

I love my apartment and it's location. The rent renewal increases are horrible and the customer service fee and pest control fee are nothing but gouging your renters. AND the grass all over the complex is eaten up by weeds. I've told you all this before but nothing has been done. Lullwater is a very nice complex and it could be a showplace but it's obvious you are not willing to invest in the landscape.



**Resident 1224563**

Verified

Verified Resident • 2019 - 2024

2.2

2/8/2024

It's been up and down. I've had some issues with noise / loud neighbors and not having any recourse. The courtesy officers usually do not respond to calls. Management does nothing about these types of issues or address things with individuals. There has also been problems with dog owners having prohibited breeds and not leashing them. There have been several dog bite issues and dog fights but the perpetrators had no consequence. Valet trash is forced on residents although they are never consistent and do not come until after midnight so garbage is sitting out for hours and sometimes all night making things unsanitary and attracting roaches during warmer months. The landscapers are also bad. They blow leaves around aimlessly for hours and don't mow but instead use weed eaters on the grass so it's always patchy. They have never done landscaping on the back sides of the property either only maintain the front building by leasing. We've had pine straw put down once in four years. Those are the first issues that come to mind.

Helpful Report

**C.S.**

SoMa, San Francisco, CA

📍 0 📅 1 📄 0



Oct 15, 2022

### Apartment rating

Been here for exactly 6 months. Mixed feelings.

A rocky start. Couldn't move in on time due to the building being brand new and the permits were delayed. Scary and felt like I was being scammed. Nevertheless, they offered a little incentive.

The complex is near the Southside BeltLine Trail. Great views, walking path to a park and the beltline trail. However, it's also close to a railroad crossing. At any given moment you'll hear a train LAYING on the horn for 2-3 mins at all hours of the day and night. You'll also have to plan your commute to work perfectly as to not get stuck waiting for the train to cross.

**Parking.** A 12-month parking permit cost is \$25.00 plus \$2.00 each additional month over 12-months. Parking was fine and never an issue until a random Monday, people woke up to boots and tickets. There's a parking garage that is empty for the most part and the actual parking lot has plenty of space. It's a money grab to charge for parking. The complex is in the middle of no where and there isn't an over crowding issue. Why charge for parking? You do get guest parking passes which can be done online, however "each unit has a set amount of guest hours & roommates share guest parking allotments." They don't tell you how many passes you get or how often the passes replenish. "If your guest parking allotment is used, you must wait until it replenishes to order more guest parking permits. Parkeaz cannot add or increase your guest parking allotment." - parking instructions. My problem, asking every sneaky link their license plate info to register their car.

### Paying rent.

I had one check reversal as to linking the wrong bank account to the portal. Mistakes happen right? Well since then they've locked me out of the system and wont allow me to pay my rent via the portal. Their alternative to using the portal is MoneyGram. MoneyGram has a \$3.99 fee. I have to withdraw \$1800 in cash, find the nearest CVS and use MoneyGram to pay my rent. Sounds and feels like a scam. I've expressed in numerous unanswered emails about how dangerous this is and how it makes me feel uncomfortable walking around the city with that much cash on me. If this continues, definitely will not resign.



**Jamal J.**

Atlanta, GA

@ 0 1 0



Feb 27, 2023

DO NOT MOVE HERE IF:

you want a lease that has no grace period of payment and expects you to pay through portal only on the first of every month and after that you are immediately late no grace period.

so if your pay check doesn't come in on or before the first its a wrap you're catching fees.

notifies community they are not accepting payment via money order cash or check anymore also.

Locks you out of portal for payment after 1 day late if you are gone and will not let you make payments on site afterwards.

car broken into by locals with security that does not patrol but sits in vehicles and of doesnt respond back to phone calls hours later and leaves premises .

they also make you pay a 25\$ fee for parking btw.

further more

people get robbed around and on property and they don't notify community.

you can not access video footage of events unless officer is present to request it and even then they have to give it to officer and not you.

paper thin walls if you live off the street expect to hear all traffic from trucks to busses neighbors getting a nut as if they are right outside your window or door starting at 6 or 7 am.

non smoking comunity with hella smokers

limits access to amenities due to others behavior.

apartment managers who are not JESSICA are jerks and only answer vaguely as they know their whole system is wrong and avoid answers.

READ YOUR LEASE.

2/26/23



Helpful 3



Thanks 0



Love this 0



Oh no 0

**Jack B.**

Atlanta, GA

 0  1  0

Aug 31, 2023

You pay \$65 for monthly internet service but the internet periodically goes out for days and you are not reimbursed for the inconvenience. You pay \$30 a month for trash removal but the trash fairies do not always pick up trash per the schedule provided by the leasing office. You pay an annual fee to utilize the LUXOR lockers that are located near the leasing office, but the delivery carriers (i.e. USPS, Amazon, UPS, FedEx) do not utilize the system and try to deliver packages directly to your unit. All of the buildings are not clearly marked throughout the community so delivery services like Uber Eats, DoorDash & GrubHub have a hard time delivering your food if you order takeout. There seems to be something wrong with how this community appears in Google Maps as Amazon and other delivery services are constantly delivering packages to the wrong units even though the townhomes and flats have totally different street addresses. The leasing office spams tenants every month multiple times with rent reminders that do not provide any grace period for providing the monthly rent. If you do not pay the rent by the first of the month, there will be at least a \$200 fee and if you do not pay by the 10th of the month, they will file for eviction against you. There have been a few break-ins lately in the community. Someone has been stealing packages from the LUXOR lockers. There have been some vehicles stolen off-the-property and they have increased the security and police presence onsite. They cannot seem to keep the same onsite staff as it seems to be a revolving door with new personnel working throughout the community. I do not plan to renew my lease and do not recommend anyone considering living in this community per my many reasons listed above. Hope this helps someone that is considering living at The Maverick. Take your money somewhere else. Looks can be deceiving. Visiting here is definitely different than living here.

**Jeanette M.**

East Point, GA

@ 131 34 12



Jan 5, 2023

If I could give this place 0 stars, I would. It's disheartening to see the reviews for the apartment complex fluffed with 5 stars by people who have only toured the premises and never actually lived there.

I decided to move here for a short 7 term lease, while my home was being built. At first I didn't have many issues, except from the first month I moved in I didn't have working A/C. I chalked it up to newly built apartments so there are some kinks. My issues really came to the forefront the last two months of my lease. The lease renewal went out of course and that's when I saw a change in the leasing office staff. For two weeks straight, the leasing office would try different bullying tactics to get me to come in and renew my lease. It was stated at the initial application that I have no desire to live here longer than lease term because I'm building a home. The leasing office confiscated my trash can for whatever reason and still charged me for a trash concierge I couldn't use for two months. There is mail and packages that I have yet to receive. Absolutely no heat or A/C in my unit the entire time I lived there. The walls are so thin that you hear everything all hours of the night. The garbage disposal never worked. For the price paid of close to \$3000 a month for a two bedroom and the secondary bedroom didn't even have a light. I could have just lived in a crack den in a third world country and been better off. I have witnessed a whole brawl at the pool at 11 am in the morning. The sky lounge is hardly ever open and when it is people are in there doing God knows what. As a mother with a young son, I don't feel this place is suitable for parents with young children. This place is more appropriate for adults without children. I will give the leasing office a kudos for their improvement in communicating information to residents just to say something nice.



Helpful 6



Thanks 3



Love it! 0



Ch. no 2

**Troy N.**

Atlanta, GA

@ 10 12 25



Jul 26, 2022

Please consider these things before applying to live at The Maverick Apartments.

Staying here was exciting at first though once getting settled in you could tell that this once beautiful property had nothing but white paint covered on it, hiding all the mistakes. - Within over a month of living here, we've reported at least four maintenance requests. - The amenities and office are constantly being closed until further notice, leaving zero reasons or follow up to them opening. - There was a fight at the pool the first week here at 11 am.

- The sky lounge is closed until further notice due to illegal activity from residents. - The landscape at the townhomes is unkept. (weeds are waist height) - Trash service that is paid monthly does not come (hasn't for four days and counting) - I was told by the staff that the property may sell in the future (weird thing to say) - There's a great park nearby. - The wi-fi is on a shared network, meaning the router is built in and you can't use your router. Also, you can't use any home wi-fi enabled accessories (homapods, hue lights, etc. won't connect) - Mail will be delivered to the office, with no communication on when it will be delivered to the unit mailboxes.

\*Nitpicking details\*

To start the uncovering, I'll begin at the front door and make my way to the pool on the property. The landscape out front hasn't been touched since the unit was completed. Leaving now what appears to be weeds growing almost to waist height. There are also cracks in the structure around the door where the awning was placed. Once inside you'll notice that the floors were rushed and not cleaned of glue to keep the laminate down. The walls throughout the unit are painted in cheap low quality matte paint. That means anything anything that touches the wall will leave a scuff (I was bringing in a cardboard box from the garage and the box scraped the wall. Now there's a scuff on the wall - try and clean it and the paint wipes off leaving a bigger mess to see). The floors in the kitchen are also dirty. At first, you think that it's from foot traffic but notice that there again, is the glue in the joints of the flooring. Continuing to walk around you'll see that the flooring has gaps and

Search Google Maps



**Edward Kochman**

1 contribution >

Reviews

Photos

1 review

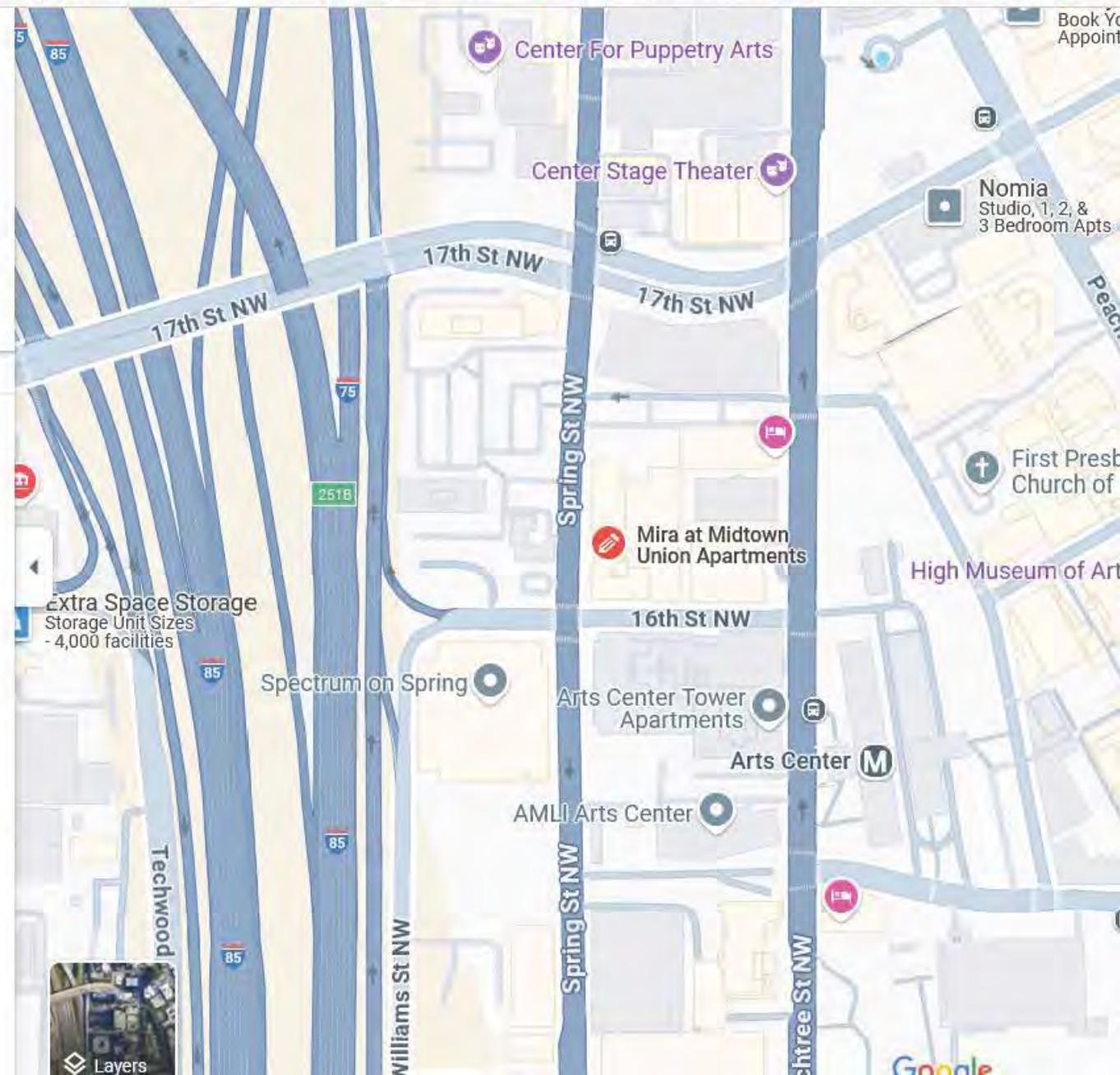


**Mira at Midtown Union Apartments**

1301 Spring St NW, Atlanta, GA 30309

★ ★ ★ ★ ★ a year ago

Management is interesting.... My decision to leave Mira was simplified due to the support of my employer (Microsoft) after the company initially relocated me from out of town. Management's handling of my situations, coupled with their trigger-happy attitude towards legal measures, was disappointing and frankly alarming. For example, abruptly shutting down a resident payment portal on the second day of the month and mandating cashier's checks within 24 hours, especially during a holiday weekend when many are out of town, including management themselves, left me feeling unwelcome and uncomfortable in my own home. Especially, after never having this issue prior and being told that I wouldn't be fined a late fee because of my reasonably prompt payments. It doesn't make sense.

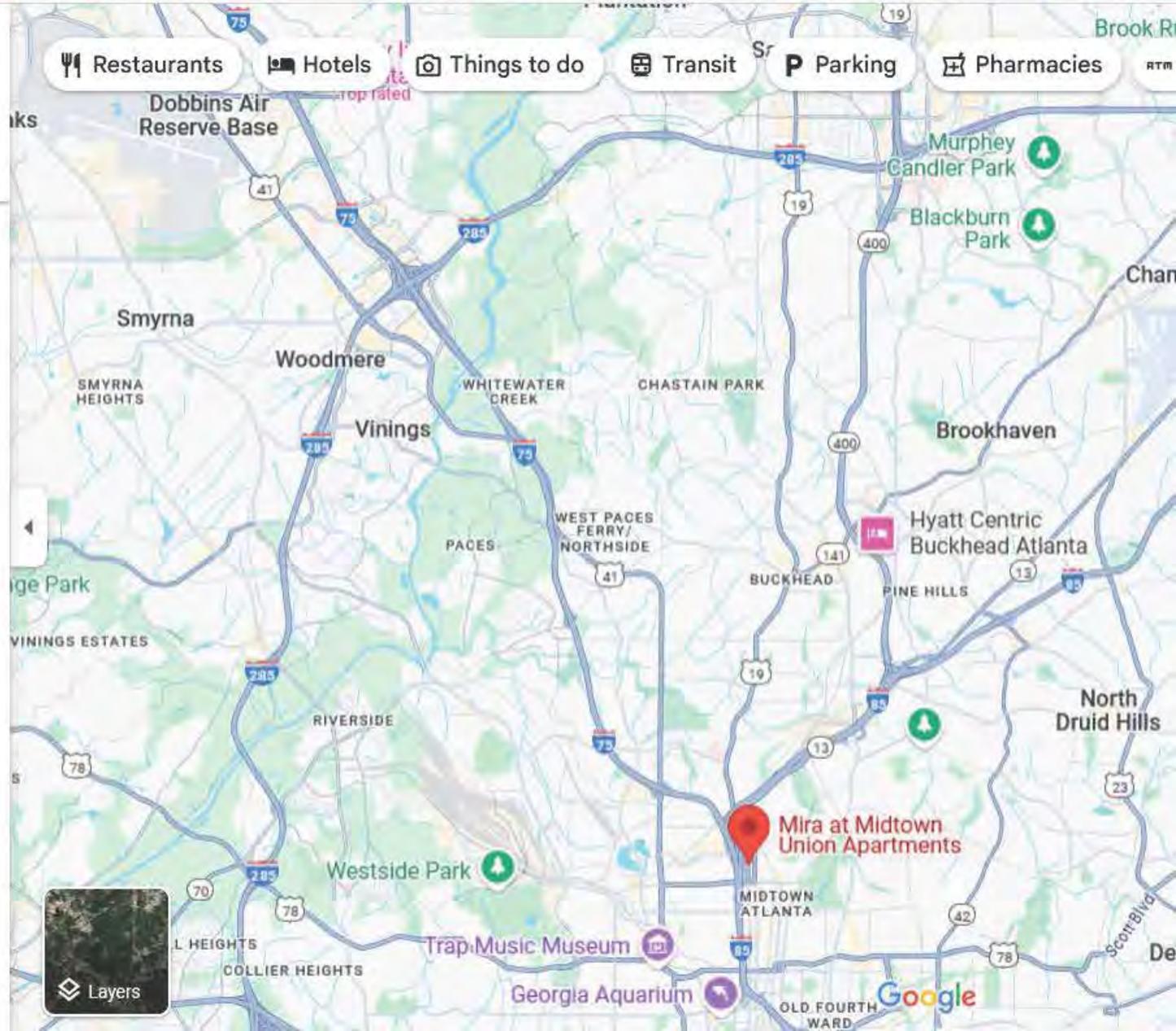


Mira at Midtown Union Apartn

Overview Reviews About

paying for the acquisition of a new renter. As of the day I'm making this review, Mira has also "graciously" dropped the base price of the unit I was in by nearly \$200. At the time of my renewal, I was offered a \$15 decrease and a \$1000 AMEX card (only after I questioned the renewal offer). The reasoning of the "gracious decrease" during that renewal cited worsened market conditions which were debatably worse from a Macro level than now.

Overall, despite their recent price reduction, the lackluster renewal offer, including a mere \$15 decrease and a \$1000 AMEX, further highlights their disregard for tenant satisfaction. You can get the same or better units around the area at \$1000 less base price and get the same concessions. New buildings are being built and they are awesome and (now) newer than Mira! Moreover, the reviews here come from majority of folks who still haven't lived at Mira for very long. **Mira had events in which they asked for positive reviews in exchange for a cocktail or party favor.** Please be smart and save the anxiety. The list of problems go beyond what I have in my review.



← Parc 85 Duluth 🔍 ✕

Overview Reviews About

 **Abigail Phiri**  
Local Guide · 16 reviews · 11 photos

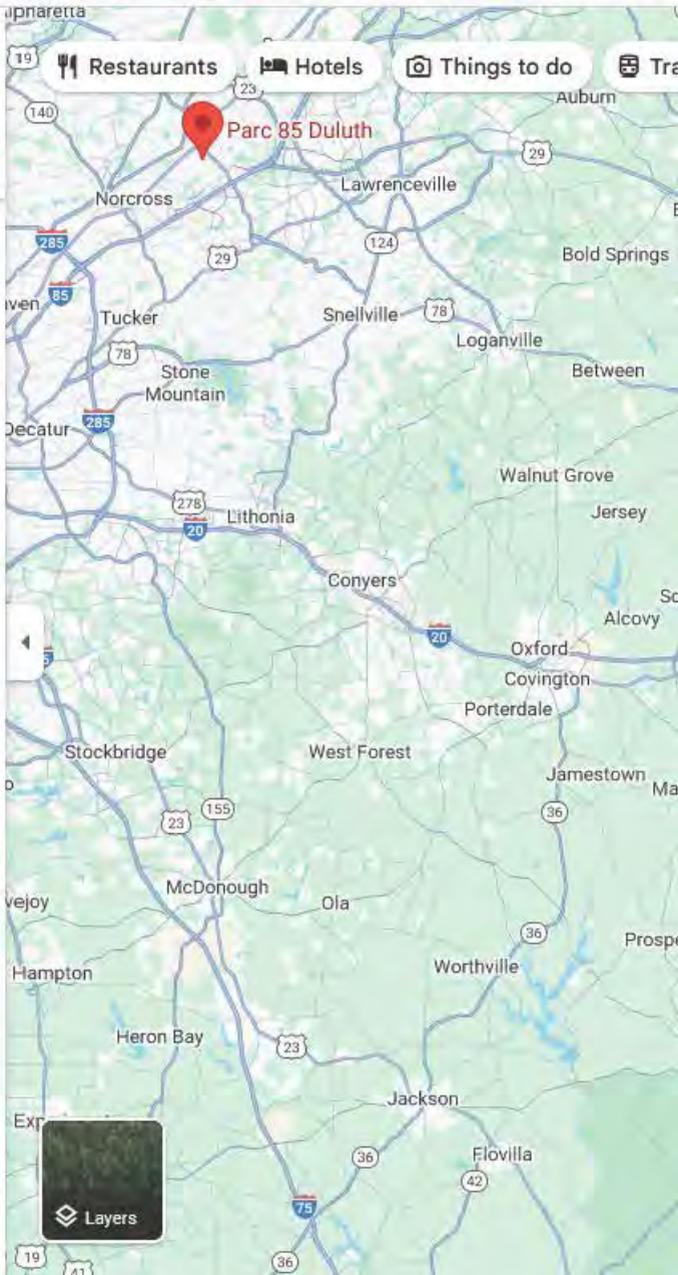
★ ★ ★ ☆ ☆ Edited 4 months ago

Ever since Estates at Crossroads rebranded as Parc 85, things have taken a turn for the worse. There are all these extra fees tacked onto the rent—like a community fee, gas, and electric—yet residents aren't given any notice before being charged. I don't get why I have to pay my own electric bill and still contribute to the community's gas and electric costs.

Parc 85 only offers a pool, a small gym, and a tennis court, so I have no idea what this so-called community fee is even for. On top of that, the walls are paper-thin, and the people they are allowing to rent are loud! It used to be quiet before, but I can't even take a peaceful nap in the afternoon. There's a mandatory \$25 valet trash pickup fee plus an extra \$5 trash charge, yet the valet company only picks up when they feel like it. Parc 85 tries to present itself as a luxury apartment complex, but it's far from it.

👍 Like    🔄 Share

**Response from the owner** 4 months ago  
We appreciate your feedback, Abigail. It's disheartening to learn that your experience didn't meet your expectations. We'd like to hear more about what led to your rating so we can work towards improving. Please reach out to us at your convenience. Thank you, Parc 85.



Parc 85 Duluth

Tia J'nai  
Local Guide - 8 reviews - 18 photos  
Edited 6 months ago

Just recently moved out after living in this complex since 2008. I've seen many management companies, employees, and residents come and go, and although I once gave The Estates at Crossroads a raving review, I can say that Parc 85 has gotten worse over the years.

The current management company charges you for everything while offering very little amenities. They charge residents for community electricity and gas every month on top of your normal electricity bill. The price they charge each unit means the electric bill must be thousands of dollars every month. It also means that the residents are paying for the electricity the staff uses while working in the clubhouse 9 hours a day, as well as to light the pool area residents are not allowed to use at night, etc.

They also charge residents to fix the broken trash compactor, even though residents can not control nonresidents coming into the complex to dump trash.

The gate is always broken and people come in, leaving furniture and other large items at the compactor. Residents are given tiny trash cans to use for valet trash pickup. You are expected to sit your trash outside at 5:00pm, then drag the dirty trash can back inside after the valet pickup. However, the valet trash company chooses when they want to collect trash. If your trash is not collected, you are expected to drag the stinky cans full of trash back inside your home, or carry them to the dumpster yourself. If you do not do so, you will be charged a fine.

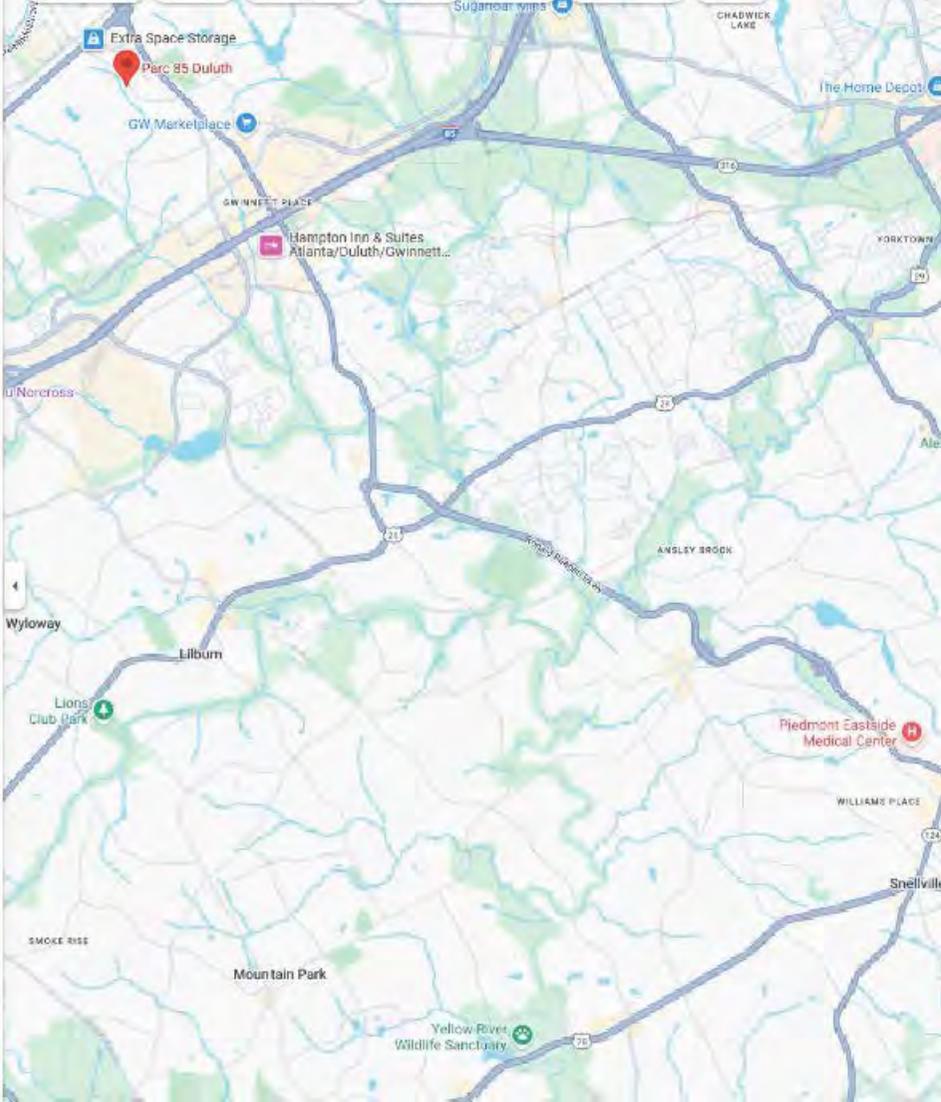
Parc 85 finds a way to pad your bill EVERY month with some kind of charge or fee, that you have no way to verify, and you never pay the same amount monthly.

They have a million hidden fees and also find reasons to go into your apartment EVERY MONTH.

Also, the apartments are nice, but the water is often shut off for some reason or another, the breezeways are disgusting because of the residents, and there is a roach problem. If you do move here, request pest control as soon as you see a bug (you pay for it every month anyway) before the problem gets out of hand.

I just recently saw my final move out bill where I was charged \$160 for holes (for curtains) that were above the windows when I first moved in. They told me they no longer had my original move in form so they could not verify the holes were there. However, I knew they would find ways to add ridiculous charges. This is the reason I moved out. Good luck if you move here!

Map filters: Restaurants, Hotels, Things to do, Transit, Parking, Pharmacies, ATMs



0 2 10

Jun 18, 2021

10 photos

Do not rent here. The location is great but that's where it ends. I shared my one bedroom apartment with a family of cockroaches for the whole year I lived here and when I asked if I could break my lease 9 days early I was rudely told no, with no offer to resolve the issue at hand. The monthly pest control fee I paid clearly was useless. On top of the roaches, the hallways smell bad and the carpets are stained. There were cobwebs on the ceilings of the halls. Pet owners allowed their dogs to pee wherever, even in the elevator. This was a terrible experience and I will be telling all of my friends to steer clear of this place. Too much money for horrible living conditions and unfriendly staff. Also, loud, obnoxious college students smoking weed and partying every night but you'll get fined if you accidentally leave your trash can outside your door past 8am. Worst living experience ever.



See all photos from Allison L. for Paseo at Winter Park Village



Helpful 2



Thanks 0



Love this 0



Oh no 2



RangeWater

Business Owner



Jun 23, 2021

Thank you for taking the time to review our community, Allison. At Paseo at Winter Park Village, we strive to provide excellent customer service and a comfortable environment for current and future residents to come home to and their guests. We are sorry to hear that we did not achieve these goals with you, and we assure you this is not typical. I would like to help and invite you to stop by the office or contact me at (321) 397-5387 or cdpaseo@liverangewater.com at your earliest convenience. Thank you again for your time. - Trish Enriquez, Community Director

Read less



anonymous

Resident • 2021



12/1/2021

If I could give this place a 0 I would. The staff is terrible. Each time I have called the leasing office I either get sent straight to voicemail or I ask for Issac and he is "in a meeting" this has probably happened around 20 times. He is not in a meeting when they say this he just does not want to take time to help his residents. Buddy left but he was the only person in this office that actually would help me. I moved out because of the constant piles of garbage overflow, nasty carpet in the halls, shootings outside my window at 4 AM, rude staff, the list goes on. PLEASE do yourself a favor and do not live here. The location is NOT worth it. Oh and don't even get me started on the hidden fees.

Helpful (1)

Report

 **Resident 1230521** Verified  
Verified Resident • 2023 - 2024

★★★★☆ 3.5 ▼

2/29/2024

I have enjoyed my stay, but the parking tickets are out of hand and basis. I was also told that the parking was free here which made me choose this location over others. Paying to park at your residence is horrible. Also, there is a car that has been parked in the handicap spot with a decal for 5 months and has yet to receive a ticket. I pay to live here, if my guest have to pay to park so do everybody else's. The paying to park is upsetting.

 Helpful  Report

 **Property Manager Response**

3/1/2024

We appreciate your feedback regarding the parking situation at Peninsula at Buckhead. We understand that parking can be a significant factor in the overall residential experience. We aim to ensure that our policies are fair and beneficial for all residents. Please feel free to contact us at (470) 865-7557 to discuss your concerns in more detail. We value your residency and want to make sure your experience is positive. Thank you, Peninsula at Buckhead.

The Peninsula at Buckhead

Overview Reviews About

**Terrance Antonio**  
6 reviews · 2 photos

★☆☆☆☆ 8 months ago

This is a place that enforces things but very seldomly is consistent with providing a standard for the renter.

Packages: You will have your packages stolen but the nail in the coffin is either they take no responsibility at all 100% of the time and that's if they attempt to act like they care..

Trash: You are charged for trash pickup and there were weeks at a time it wasn't picked up but you are still charged.

Amenities: You pay to have these in your lease however, they aren't always available.

Trash: This has to be mentioned twice and I don't blame the office 100% on this one but it is a messy place and I have seen the improvement depending on management.

Maintenance. When I moved here maintenance was 100% on top of everything. Now you can go weeks without the issue even being acknowledged or repaired.



Saylor at Southside Trail | Lux

Overview Reviews About



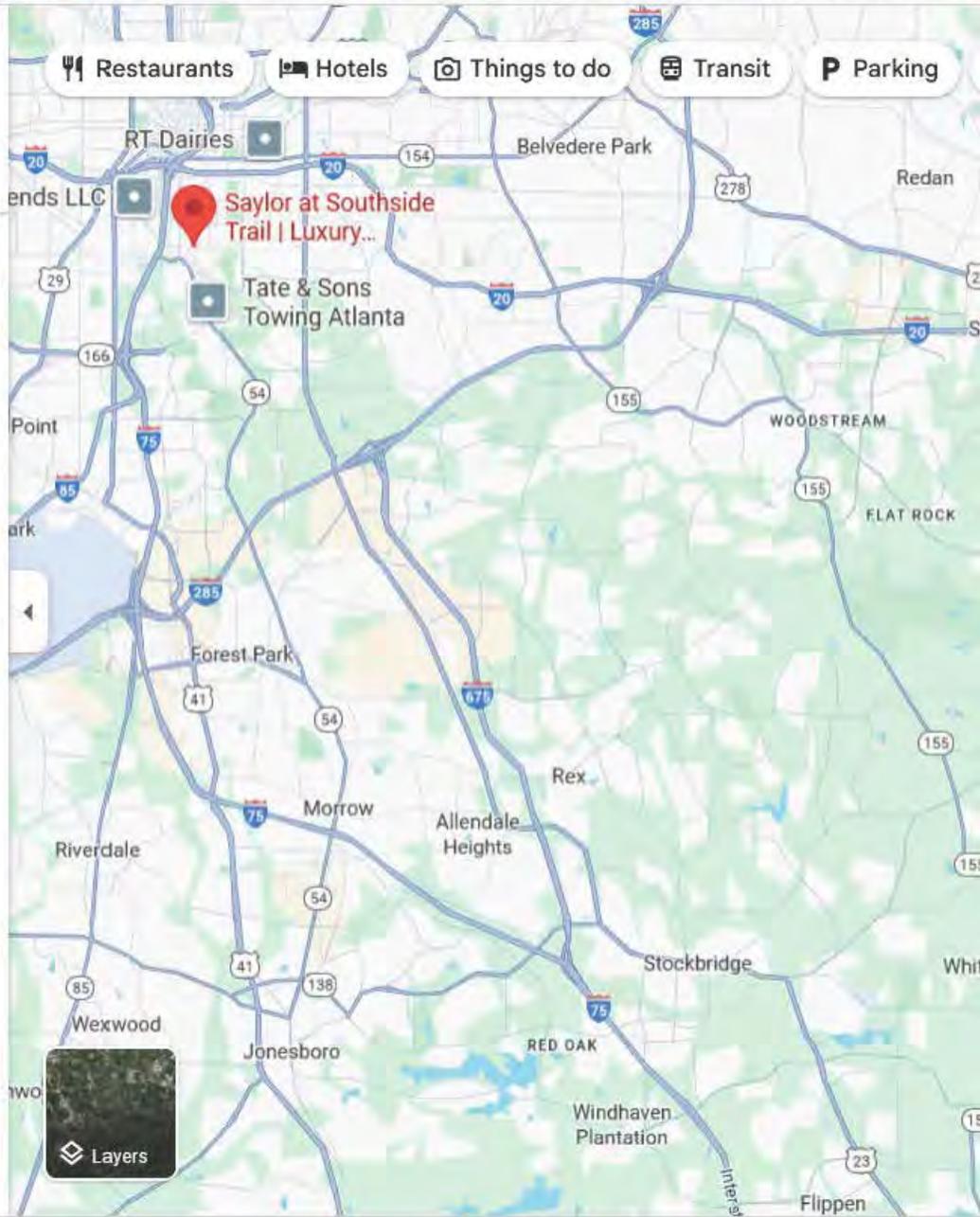
Carly Blanchett  
6 reviews

★☆☆☆☆ a month ago

I'm so disappointed at my experience in living here. Overall, **the internet** is terrible and "provided" by Saylor/Maverick so you have no control (at this time we haven't had **internet** for a week and see no resolve to this issue anytime soon). **Since they transferred management** and split the apartments and townhomes, **everything has gone downhill**. I live in a townhouse and when the transfer happened **I lost all access to amenities**. What am I paying all of this money for? Saylor also is not great at communication and **will charge you instead of picking up the phone**. We are **constantly getting charges to our account that feel out of the blue and not communicated**. I would not recommend living here.

👍 1    🔗 Share

**Response from the owner** 4 weeks ago  
Carly, thank you for your comments about the Internet service, access to our amenities, and our communication. We strive to maintain a high standard of living for our residents regardless of any changes to our community. Will you please get in touch at **cmsaylor@liverandewater.com** for further

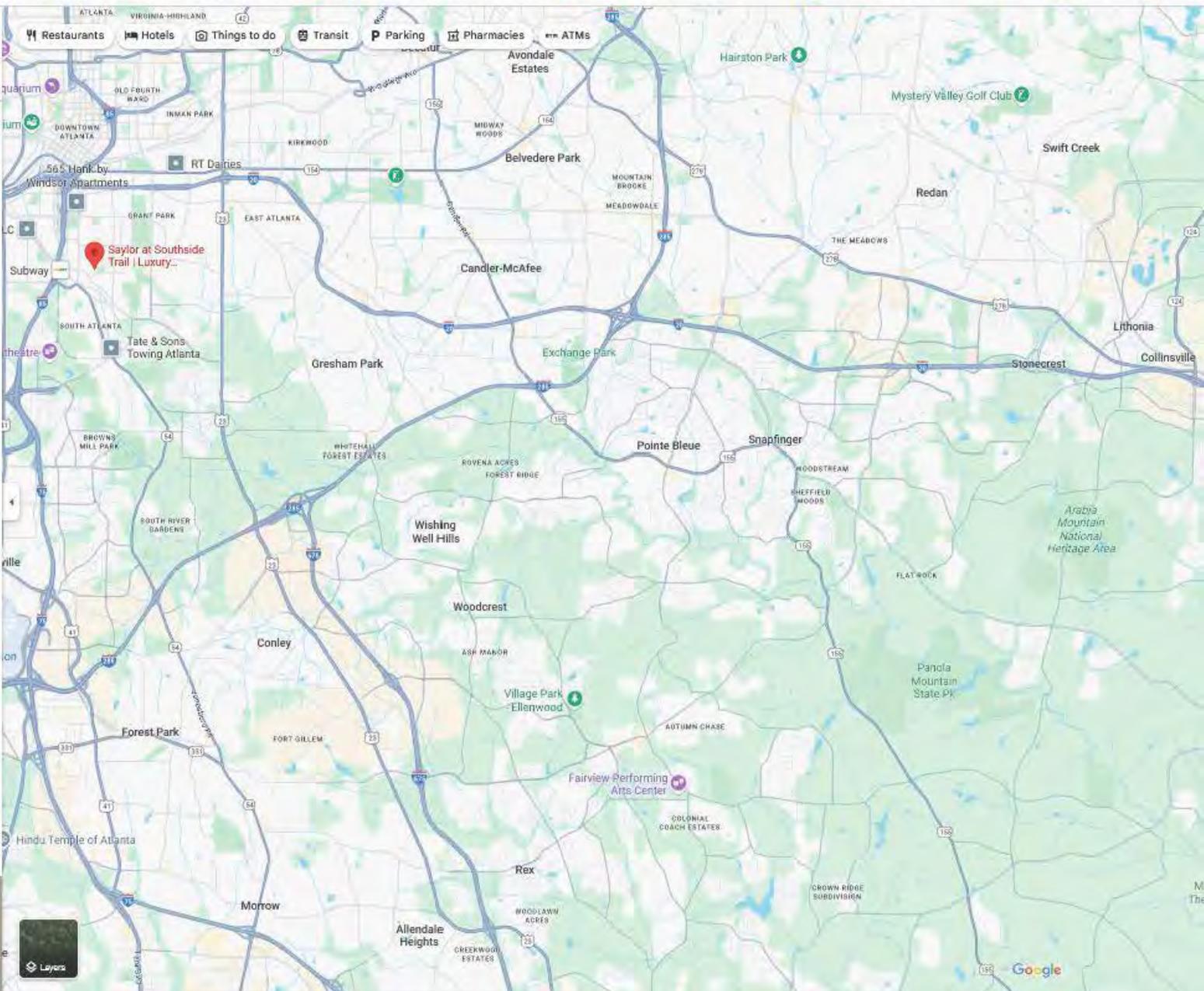


Saylor at Southside Trail | Lux

Overview Reviews About

Jasmine Jackson 4 reviews · 6 photos 7 months ago

I recently moved out of this community because it was too many problems that honestly if I could give the community 0 stars I would. I was seven months pregnant with a one year old and went through the entire summer months with no A/C in my unit. Every time I emailed the community about my A/C I would either receive no response at all or they would send maintenance over to temporarily fix the issue by flipping the switch on the breaker box but next day it would be back out. There was an incident where the temperature in my unit reached nearly 90 degrees on a Friday evening and I was told maintenance was gone for the day and I would have to wait until they come back Monday morning. Mind you like I said I was seven months pregnant and have a one year old. I had to go stay somewhere else because it was extremely too hot for my son and I to stay in the unit. I was never reimbursed or apologized to for the inconvenience. At that point I was ready to leave that I seek legal counsel against the community at that point they brought in a third party to fix my A/C. The plumbing in the unit was terrible. Every month I had to deal with things being stopped up. My garage barely worked. The floors creaked especially on the stairs. The walls are paper thin. You can hear everything your neighbors are doing. The pool was closed for months including the entire summer because apparently they were doing some sort of construction. The insulation was poor and they used some sort of foam to temporarily repair it. The worst part was the outages as far as power and internet services. We went a couple of weeks without internet in the community. Thank God for hotspot because if it was not for that we would have had no entertainment for weeks. The fire alarms constantly going off were extremely annoying especially having an infant and toddler was the worst. Once you move out, they come up with charges to add to your final bill so they don't have to send your security deposit back to you which I should have done a walkthrough with them instead of taking pictures and videos of the unit. This is a community I would never and I wish I never moved to. It was definitely not worth \$3400 per month. I've been so happy ever since moving.



# Skylark

- Overview
- Reviews**
- Pricing
- eplQ
- Amenities
- Management
- Education
- Q&A

 **Resident 1104037** Verified  
 Verified Resident • 2022 - 2023

★★★★☆ 2.7

1/19/2023

Move in process wasn't difficult. However we were advised that this was a safe appointment complex and it was a lie. 1 month before we moved in a kid was killed here and no one informed us. There are car breakings several times a week and Skylark hasn't made any progress in stopping them, I'm fact it got worse since we moved in. There were gun shots heard (one of the residents was shooting at a kid who was breaking in his car). Generally we don't feel safe here and safety was our primal concern upon moving in. We were giving false information when we had a tour about our apartment as well. We were advised that our apartment is going to have a chandelier and it was a lie, also one of the room doesn't even have light which is a very big inconvenience for us. We were informed they were all going to have light. Another problem is trash. Every morning I walk out of this building I look at a pile of trash. **We pay 25\$ a month for trash pick up service** at this point it's just ridiculous. They pick up trash and sit it by the dumpster where it stays was god knows how long and every day I feel like I live at a dump.



Search Apartments, Cities... [Search button]

For M

# Skylark

- Overview
- Reviews**
- Pricing
- eplQ
- Amenities
- Management
- Education
- Q&A



**Resident 1156795**

**Verified**

Verified Resident • 2022 - 2023

★ ★ ☆ ☆ ☆ 2

7/6/2023

They kept adding things like "forced insurance" to my rent bill for months when I provided proof upfront renters insurance for the entire year paid in full. (They continued to do this after i let them know multiple months apart). They also tried saying my water bill was around \$200 which is nuts and when I let them know they said there was a mistake and lowered it to \$100 even. No water bill would ever be \$100 without change so something is fishy about that. Cars are broken into probably 1-2x a week at LEAST. The drywall in the apartments is cracking. I wish I would've listened to the other reviews before I moved in. The management has gotten a bit better since I moved in but there are still tons of issues. Way too much to put in this review. Just be cautious. If you can find somewhere else to live, I would.

← Spectator Apartments 🔍 ✕

Overview Reviews About



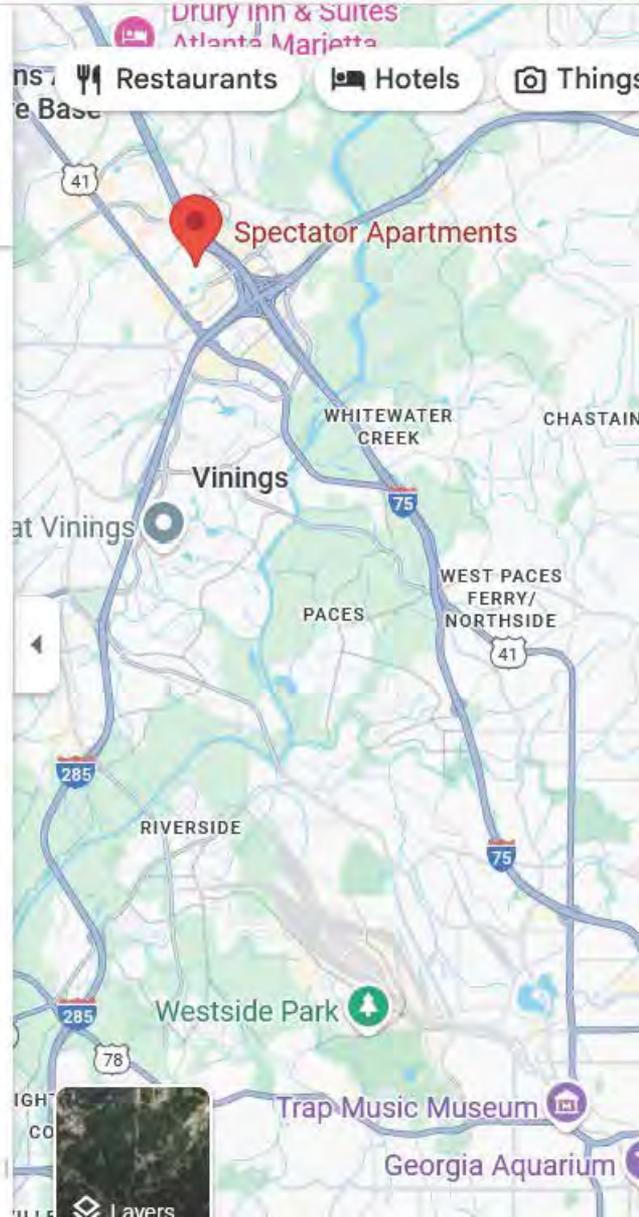
L Michelle  
41 reviews · 12 photos

★★★★☆ a year ago

Nice building. Love the automated locks. Don't ever have visitors tho because residents use the 20 visitors spots themselves. **Parking also is not free for visitors...** **I guess the planners didn't really have friends.** **Thin walls** make noisy neighbors a problem overnight which management cant/won't regulate.

👍 Like    🔗 Share

**Response from the owner** a year ago  
Thank you for taking the time to write this review. We're happy to hear that you like our building and our automated locks. We understand that parking can be a challenge at times As for noise complaints, we take those very seriously and would be happy to speak with you about any specific incidents you may have experienced. Please don't hesitate to reach out to us at **CDSpectator@liverangewater.com** or 404.458.9507. Thank you, Spectator Apartments.





anonymous

Resident • 2021 - 2023

2.5

9/1/2023

### A Nightmare dressed like a day dream.

A Nightmare Dressed like a Day dream. This apartment complex is one of three locate near the scenic Battery and now very famous Truist Park, but Spectator is arguably more known for its infamy in the area. Initially this place was lovely and well maintained but it's been clear after living here for two years they are just another complex trying to earn a quick buck. Within six months the parking privileges were limited and they had the audacity to make some spots pay to park for \$150 a month while only charging Truist Park visitors \$40 to park on the property. They did not give notice of these changes and as a result I got fined a ticket and had to fight it with the parking company. The pool area is always busy with college age people and very loud speakers for hours on end. The mail room is always a mess with packages strewn about without space or care of people's private belongings. Management is very slow to fix or resolve issues if at all as I am lying here at 5:30 in the morning writing this review on the last day of our lease after the fire alarm has been going off for the PAST TWO AND A HALF HOURS. This issue is the icing on the cake for Spectators laundry list of growing problems. In the past two years this alarm has gone off no less than two dozen times. Sometimes it goes off for twenty minutes other times an hour. Management has made excuse after excise for the issue whether it be winter and the pipes freezing setting off the sensors or the building itself settling and setting off the sensors. Regardless it is an ongoing issue that will likely never be fixed. My main problem with the alarm isn't the lack of sleep, it's the fact that now my husband W sound asleep next to me with them still BLARING. What if there was ever an actual fire or issue? What if our lives were in danger and he didn't wake up due to the fire alarms crying wolf for the past two years?! Spectator is now a danger to it's own residents as they cannot be sure whether the alarm is a real alarm or one of many false ones. This is thankfully the last time I will have to hear this ugly symphony of fire alarms written to the tune of management excuses while Spectating the end of my contract with this contract.

# Spectrum on Spring

Overview **Reviews** About

**C** Chandler Blankenship  
3 reviews

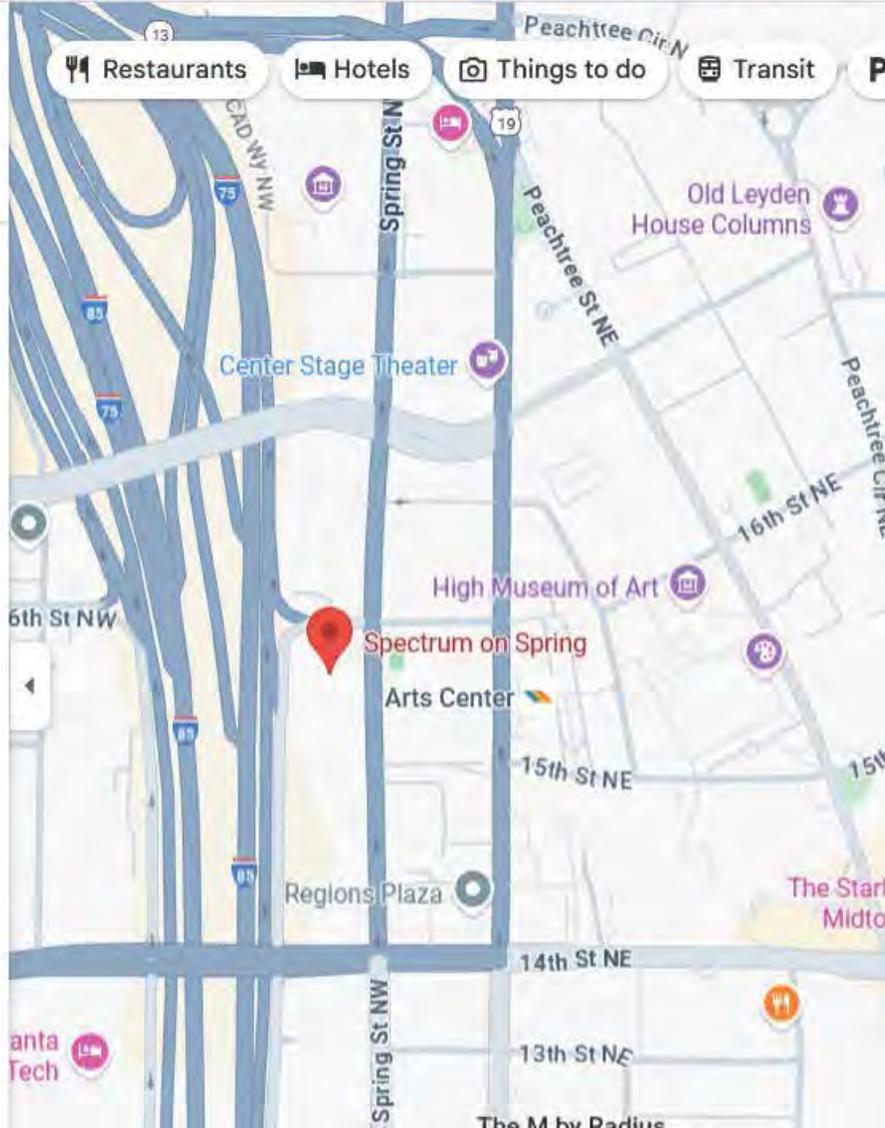
★☆☆☆☆ 4 years ago

They went live with a new Pay to Park system this weekend for their tenants. After 4/1/21, Tenants have to pay for guests to park there. \$10 dollars a day per car! I had to pay \$30 this weekend to cover parking for the person I am dating.

Trash this terrible parking system for a registration to park system.

👍 2    🔄 Share

**Response from the owner** 4 years ago  
Thank you for taking the time to express your reservations, Chandler. We wish we could have earned a higher rating and would like to speak with you about your concerns. Please stop by our office, give us a call at (404) 242-1605, or send me an email at [cgspectrum@liverangewater.com](mailto:cdspectrum@liverangewater.com). Thank you. - Javier Baskin, Community Director



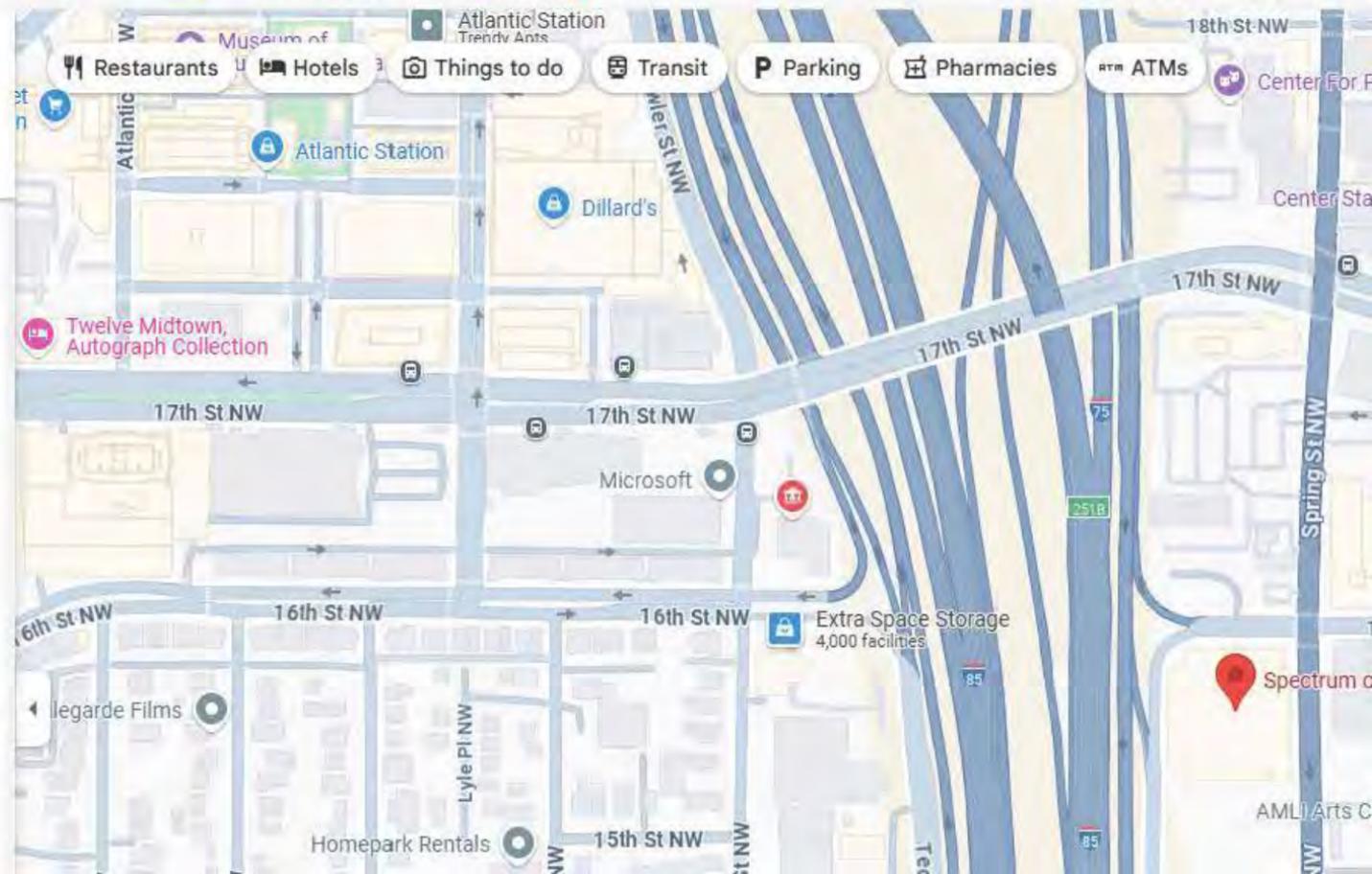
Spectrum on Spring

Overview **Reviews** About

**F** Felicia Vaughn  
Local Guide · 17 reviews

★ ★ ★ ★ ★ a year ago

I've been at Spectrum on Spring for a year and it has been a huge mistake!! The leasing agents are not helpful and don't respond to emails. You also have to call several times to get anyone that will actually help you instead of stating they will call back and they never do. The ac unit is extremely raggedy, I've had to contact maintenance at least 7/8 times in during my lease because it kept running hot in my apartment and driving up my power bill. Another thing the leasing office could care less about. **You also pay for valet trash** that is supposed to run 7 days a week which is a lie. I've had to dump my own trash on several occasions while **the trash fee is an extra \$20/month**. I **WOULD NEVER RECOMMEND THIS PLACE TO ANYONE!!**



Updated Review

 **Resident 1068214** Verified  
Verified Resident • 2022 - 2023

★★★★★ 4.7

3/27/2023

I really like my complex, I just feel as though I was promised amenities would be available by October and now it's March, which I still pay 100\$ a month to. The people at the front office are nice. Community is nice and youthful. Great area.

 Helpful  Report

 **Property Manager Response**

3/27/2023

Thank you for this great review! We are pleased to hear that everything was up to your expectations. Thank you. - The Spoke at Peachtree Corners, Community Director

[Be the First to Rate Response](#)

The Spoke at Peachtree Corners

Overview **Reviews** About

**Quintavia M. Bledson**  
Local Guide · 44 reviews

★ ★ ★ ★ ★ Edited 6 months ago

Property has potential but it is 100% not worth it to move here. It is very expensive to live here, and you're confined to the smallest space possible, giving **JAIL CELL. (300sq)**. It's not fancy or luxurious at all for the price you pay. It's literally just "somewhere to live." **PROPERTY MANAGEMENT is THIRSTY FOR MONEY.** They want to make sure you pay your rent on time, or they will file eviction and/or add late fees, meanwhile, **the property is falling apart.** How does that work? **Paying for valet trash... yet they never come.** Bathroom doesn't have ventilation whatsoever. Maintenance issues. One raggedy elevator. No laundry inside of the units. No parking garage. No security. No real closet/storage areas in the unit. **I really hate when properties are money driven rather than caring about their residents.** The rent amount does NOT directly reflect what you get at all. just save your time and move to the city, it's the same price; better options.

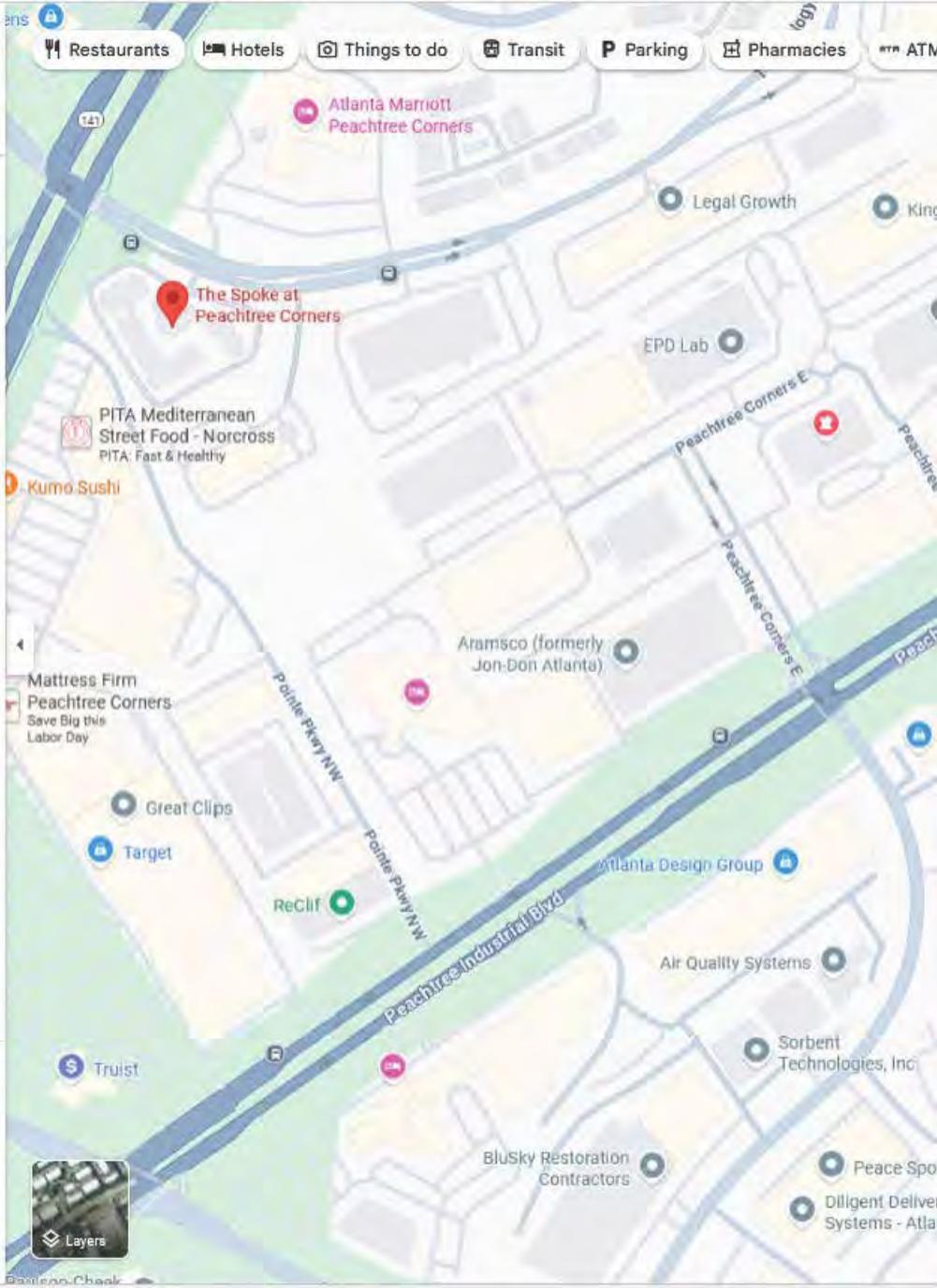
2 likes Share

**Response from the owner** 6 months ago  
Quintavia, we regret to hear that your experience has not met your expectations. Our team works diligently to ensure the comfort of our residents and maintain the quality of The Spoke at Peachtree Corners. We understand your concerns, ... [More](#)

**Ms. Georgia Peach**  
Local Guide · 30 reviews · 2 photos

★ ★ ★ ★ ★ a year ago

**This place is not worth the money they are charging for such tremendously small units.** No ovens. No washer and dryers in units. I spoke with several tenants while I was visiting property and the wanted to me to stay clear. Complaints were about utilities "included" and



← Sugar Mill Apartments 🔍 ✕

Overview **Reviews** About



**Kaniya**  
4 reviews · 1 photo

★☆☆☆☆ 7 months ago

Wouldn't recommend— Maintenance will pop up regardless of your time requests. **Emails every week about a new restriction, rule, or complaint.** Nice until it's time to move out! **Expect hidden fees throughout your stay here and paying 3x more after moving out.** They are not actually pet friendly (expect to pay pet deposit, **hidden fees that will later not cover anything after you leave** so you will pay out of pocket even more \$ to them). Loud neighbors, **gate is always broken**, old fashioned units, overly expensive, packages sit out door anyone to take, built in alarm system doesn't work on any of the units, not luxury despite the name. Hallie is beyond unprofessional and rude. I simply asked for a screenshot from her end to confirm what she said verbally and her response was how she's "not understanding my thought process and here you go"? **THEY LOVE TO CALL AND BUTTER UP CONVERSATIONS** but via email act differently. Always email them for documentation despite them calling. Over the phone they seem kind but email they say something else. My initial leasing agent we assumed



← Tapestry Park Apartment Homes 🔍 ✕

Overview

**Reviews**

About



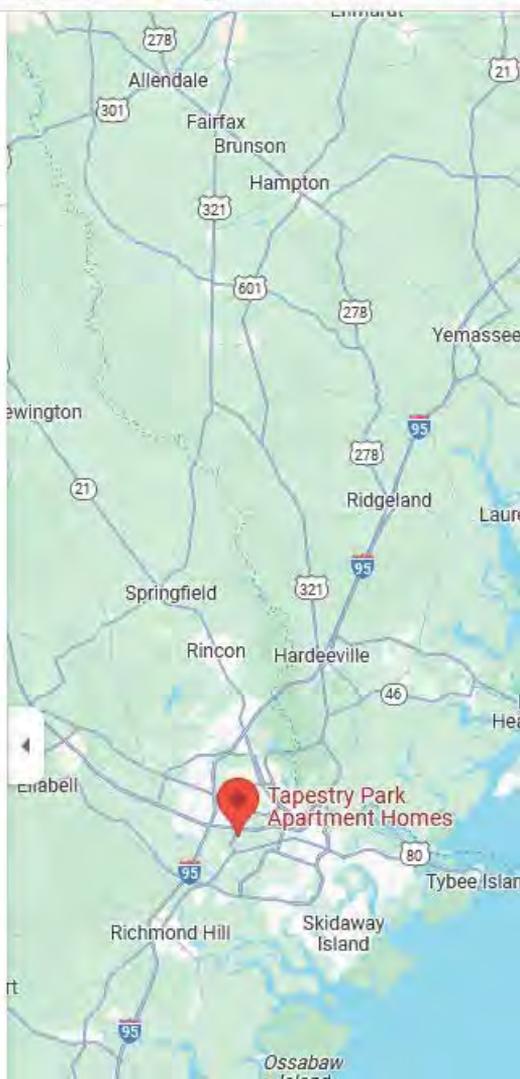
A I (Aipotu)

1 review

★☆☆☆☆ 9 months ago

I really miss the time when I first moved in a year ago. Since the office team changed, the community's management has deteriorated significantly. **Firstly, the main gate has been left open all the time, allowing anyone to enter the community, even though tenants are charged \$25 per month for the smart bundle.** Secondly, the surveillance cameras in the mailroom have been out of service for a long time, so if you can't find your package, there's no way to track it. Finally, the most frustrating experience was during the four days after Hurricane Helen. The entire community lost power, we had no air conditioning, and the food in our refrigerators was spoiling. Residents needed ice, food trucks, and prompt responses from office, but the only thing office did was shut down.

Tapestry Park has great living conditions, with large and spacious homes, and I would love to live here long-term. However, the poor management is unbearable, and I sincerely hope they can improve.



Tapestry Park Apartment Homes

Overview Reviews About

Helena He 2 reviews

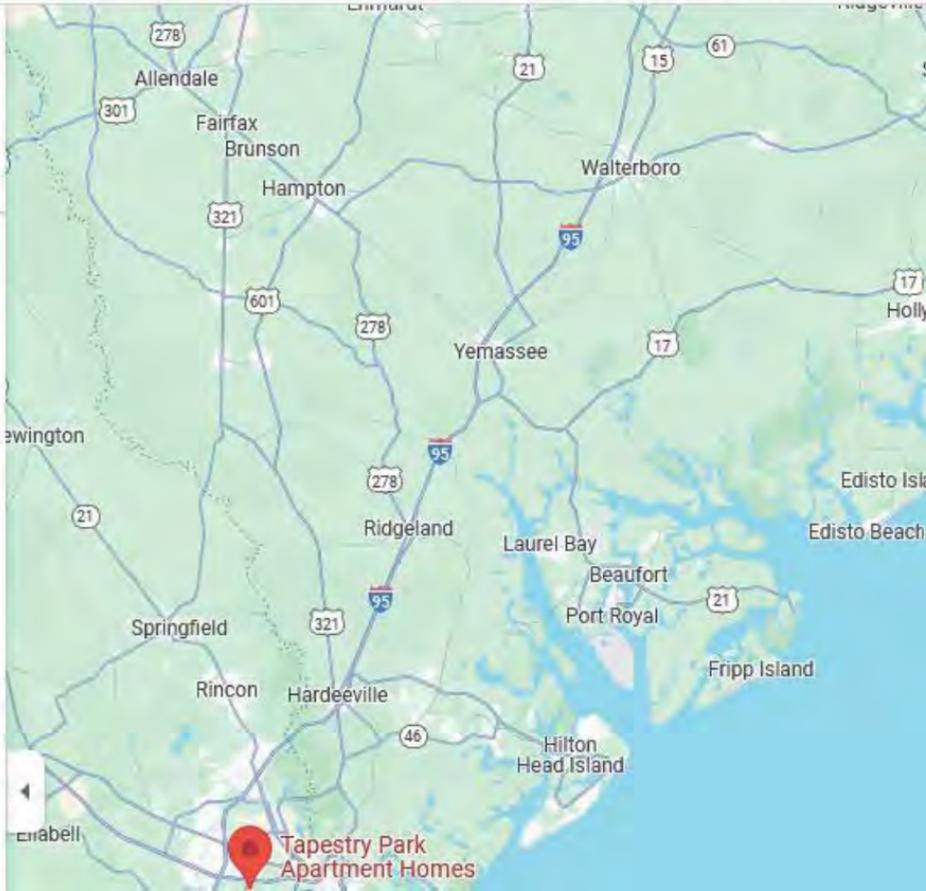
9 months ago

The apartment managers do nothing and close after hurricane, no ice, no any support. And the administrative fee is about \$50/ person yearly. \$25 monthly for trash fairies, but no one take care the trash during the five days after hurricane and the apartment are smelly and worms.

2 likes Share

seward hamilton 1 review

a year ago



Tapestry Park Apartment Homes

Tapestry Park Apartment Hon

Restaurants Hotels Things to do Transit Parking Pharmacies ATMs

Overview **Reviews** About

**dhdha sj**  
1 review

9 months ago

This is definitely a terrible community, especially in terms of property management. What else can I say when a commercial apartment starts demanding that residents treat them with high ethical standards from non-profit organizations to prevent negative evaluations from residents? Much less the staff's attitude was rude and fake. If the staff are friendly, willing to help, and show humanitarian care to the residents, the residents will do the same. Emotions between people are mutual. The reason for the 4-5 day power outage is that the property management did not properly repair their own power gates, and it was not even due to a hurricane. But TP Property only went missing and made false statements in the comments that were not in line with the truth. In fact, the gate has been broken for nearly two years and they still haven't repaired it, and they still charge fees. The garbage collectors often do not come to their homes, and there is often a foul odor in Building 4. It takes a long time to wait for repairs every time. To be honest, every time I buy a package, there is a 40% chance of it disappearing, and the property management is also completely inactive.

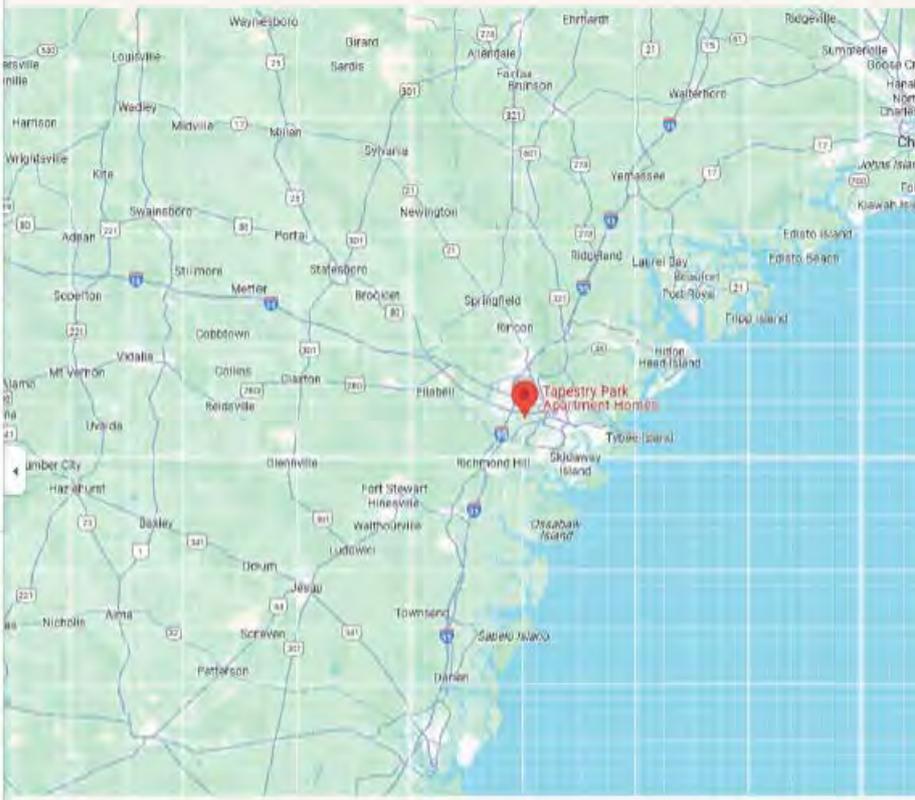
4 Share

**Beltran Gonzalez**  
1 review

9 months ago

These apartments are amazing. My girlfriend and I live here, and everything is wonderful. The apartments are lovely, and our neighbors are wonderful. Our only gripe is that, although we are meant to be a gated community, our gate hasn't been operating for months. Every time we inquire, they always say they are working on it, but at this point, I don't think it's ever going to get fixed.

8 Share



Tapestry Park Apartment Hon

Overview **Reviews** About

**Huang Yujie**  
3 reviews

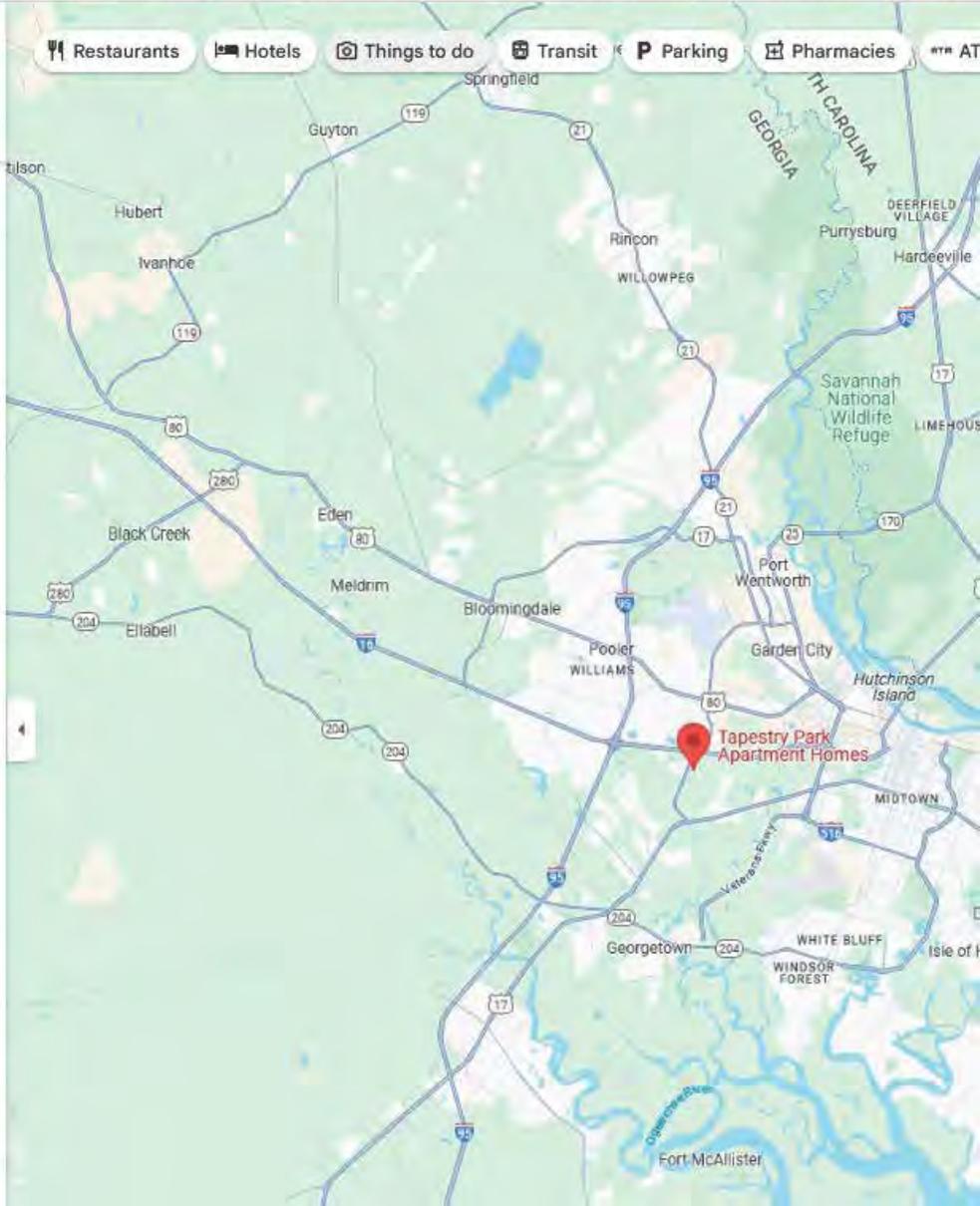
2 months ago

I moved in when this community first opened. The original management team was friendly and genuinely helpful—I always felt supported. But after multiple management changes, things declined significantly. The current team is unresponsive and more focused on charging extra fees than improving residents' living experience. For example, gate access was broken for years despite being part of what we pay for. Water billing became opaque and unexpectedly high after they changed the system. Long-term tenants get no renewal benefits, while new prospects are offered special deals. And when I moved out after five years, they charged me a high carpet replacement fee without proper notice or proof.

I truly liked my apartment, but dealing with the current management became so frustrating and unfriendly. If you're thinking about moving in, I recommend looking beyond the polished five-star reviews and reading what real residents have to say.

Like Share

**Response from the owner** a month ago  
Huang, thank you for reaching out. It was an honor to have you as such a long-term resident, but we regret that you do not think more fondly of your time here. If you are willing, we would like to speak with you about our team's service and your move-out charges, so will you please connect with us directly at [cmtapestrypark@liverangewater.com](mailto:cmtapestrypark@liverangewater.com)? We hope to chat soon, and we wish you all the best.



Search Google Maps



**Tanush Vijaykumar**  
Local Guide Level 3

80 points >

75 250

Reviews Photos

Edited 3 weeks ago

I've been a resident at The Exchange Apartments since 2023, and I'm now preparing to vacate and not renew my lease—mainly because of how drastically the management has deteriorated ever since Jessica and her team left.

UPDATE: As of July 13, 2025 I'm beyond done with The Exchange. Pest control here is an absolute scam, and management doesn't even pretend to care.

I put in a pest control request via mail on May 29 because my apartment was getting infested with cockroaches. But hey, you have to physically walk to the leasing office and file the request in person because they refuse to accept emails or portal submissions. So if you have a job? Too bad — you'll need to leave in the middle of your workday just to report that your apartment is crawling with bugs.

And even after doing all that? No one showed up. When I followed up three weeks later, they casually told me someone came but "couldn't enter because the apartment was locked from inside." That's it. No call. No email. No notice on the door. Just vanished, and they didn't bother telling me — I had to chase them down weeks later to hear that ridiculous excuse.

They then promised to put me back on the schedule "100%" for the next Thursday. It's now mid-July. STILL NOTHING. The cockroaches have only gotten worse — they're in the kitchen, bathroom, and anywhere there's food or water. It's disgusting. It's unhygienic. It's embarrassing.

I even sent a firm email demanding a refund for the \$100 month pest control fee they charge every single resident — whether or not they actually provide the service. I CC'd Rangewater, the management company. And what did I get in return? Silence. Not even the decency of a response.

This place has no respect for residents' health, time, or basic human decency. If you're thinking about moving here — think again. Unless you enjoy paying for services that never happen and living with cockroaches while management gives you the runaround.

This is The Exchange: where you exchange your money, your time, and your sanity for a complete lack of service and a roach-infested apartment.

The Exchange

Tanush Vijaykumar

Photo: Jul 2025



12:48 5G 41

5 Messages

67 Pest control issues

I cam,

I'm writing yet again regarding the pest control request I submitted on May 29—almost three weeks ago, with no resolution or visit to date.

My roommate has been home every Thursday since then, based on your stated pest control schedule, and yet no one has ever shown up. We are now living with cockroaches, and frankly, if this continues, you might as well start charging them rent too—they seem to be the only ones consistently present in this apartment.

What makes this even more frustrating is that we are required to pay a monthly pest control fee, yet we are clearly not receiving the service. Why are we paying for something that isn't being provided?

I'm honestly exhausted from having to follow up on every single basic service. This is not my job. I shouldn't have to repeatedly chase your team for things that should be handled without prompting.

The complete lack of responsiveness and accountability has made one thing clear—I'm glad to be moving out soon. The poor level of service we've experienced has made this decision even easier.

Please address this immediately or escalate it to someone who actually will.

Sincerely,

Navigation icons: trash, folder, back, forward, share, reply

Google

The Exchange

Overview Reviews About

Rishi Dakarapu Local Guide · 23 reviews · 30 photos

It used to be a great place. The maintenance has been slipping. I hope it goes back to being great as location is amazing. The main door has been broken for so long now. Anyone can enter the building and there has been a robbery as well. Leaving this review as I have decided to move elsewhere. The elevator by the dog park has water collected for over 6 months now. You can hear the drip everytime it moves.

Like Share

Response from the owner · a month ago Rishi, our aim is to provide a well-kept community for our residents to enjoy, and we appreciate your thoughts on areas we can improve. We are looking into your feedback about the elevator and the door and would value an opportunity to discuss your observations further. Please contact us at cmexchange@liverangewater.com when you have a moment. Thank you.

Connor Doran 4 reviews

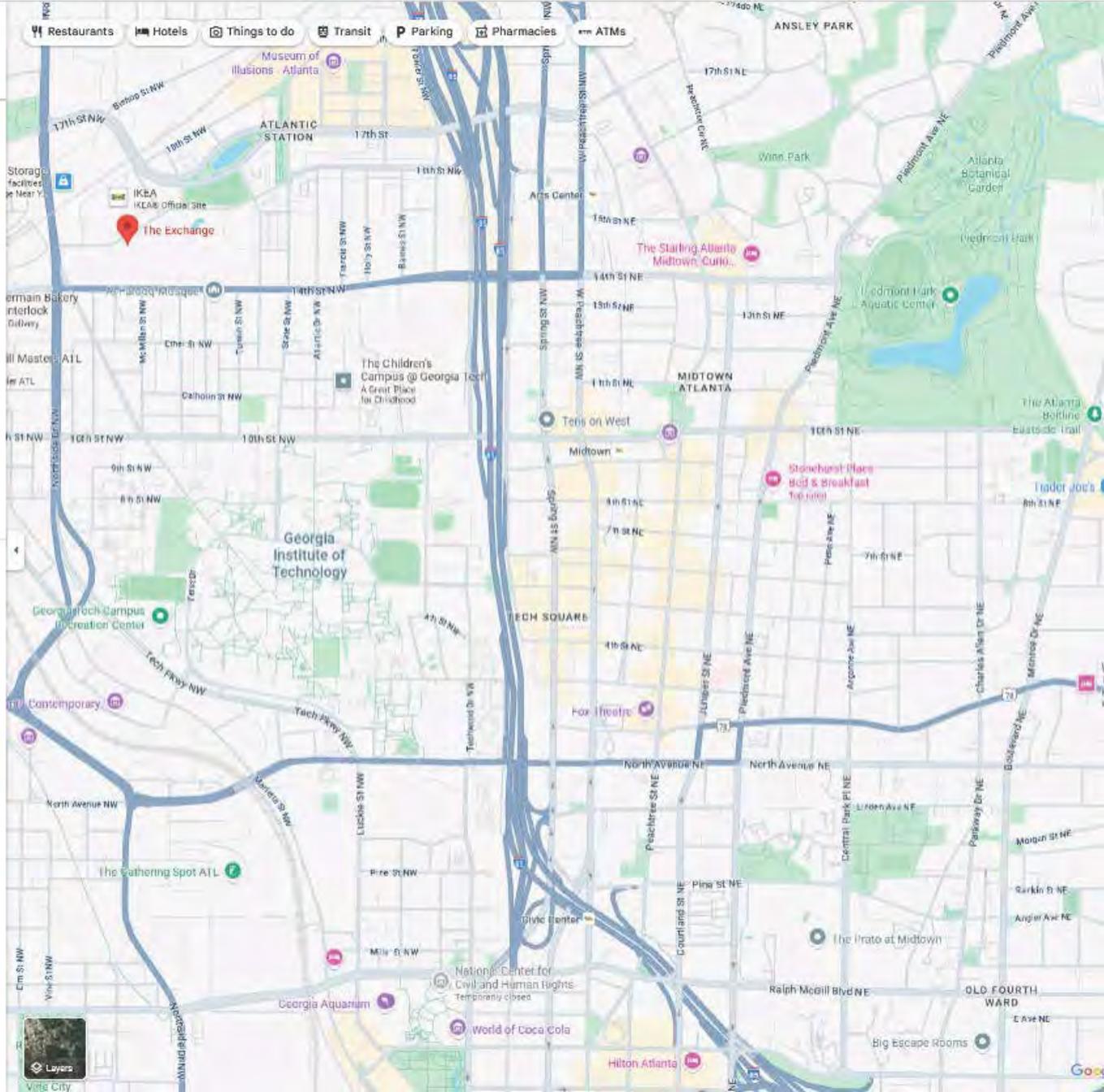
Where to begin - Do you like hallway alarms that blare all weekend long with no way for residents to turn them off? Do you like the smell of garbage in the parking deck due to overflowing trash chutes that nobody ever seems to attend to? Do you like paper thin walls and doors that allow you to hear any and all movement or conversations in the hallways and neighboring units? If so this is the perfect apartment complex for you!

Take a look and notice the good reviews are from people touring the complex that do not live here - this is because they found you on your apartment tour to leave them a nice review. Don't fall for it, this place should be your absolute last resort in Atlanta.

2 Like Share

Response from the owner · a month ago Hi Connor,

Thank you for taking the time to share your candid feedback. We're truly sorry to hear that your experience at our community has been so frustrating, and we sincerely apologize for the issues you've encountered with hallway alarms, trash chutes, pests, odors, and noise. This is certainly not the comfortable living environment we strive to provide.





**Resident 814717**

Verified

Verified Resident • 2020

★★★★☆ 3.8

All said and done not bad, biggest complaint would be dont pick the side that faces the Georgia Tech bus yard or else youll hear backing up at midnight and starting up again in the morning. Also a lot of fees for water/sewer/trash/pest. Maybe Im the new guy charging me just as much for sewer and water feels like Im getting double billed for water, usually water is cheap but maybe Im fancy apartment city living.

anonymous

Resident • 2023

★☆☆☆☆ 1.7

8/14/2023

**Does not Recommend - Caused me more heartache than it was worth.**

I don't recommend - especially to working professionals, those working from home, or anyone who values cleanliness and peace. Very stressful experience. \*I didn't end up staying because the day I moved in, the apartment had ROACHES! Before choosing The Exchange, I was taken on a nice tour and told it was an extremely clean and quiet community. Before applying, I repeatedly stressed the importance of finding a comfortable home and was adamant about not moving into an unacceptable living environment. I moved in on May 19th. Getting keys and gaining access to the community was far from what the move-in experience should be. There was no one in the leasing office (common at The Exchange). I was given the wrong keys and had to return and get the correct ones. As I was moving things into my apartment, within the same hour, I noticed the 1st roach. I called the leasing office and their first solution was to place me on the pest control list. At The Exchange, pest control only comes once a week (Thursday). I moved in on Friday, so I would have to wait nearly a week. It is not okay to lease a unit and expect a tenant to live with roaches. Pest control should have happened before leasing the unit. The roaches, that varied in size, persisted over the next 2 days. I did a treatment myself. I also took photos concerning the valet trash. I lived on the third floor. I never saw anyone use their valet trash bins. Instead, tenants would put their trash bags, often overflowing and full of food, in the hallway. This is something that could contribute to continuous roaches. Not enforcing the correct use of these paid services is unacceptable. On my 3rd night, I endured neighbors having sex for over an hour after 1 AM. There's no carpet at The Exchange, so I heard every word, moan, and physically felt my apartment vibrating. I recorded and sent to the office. The recording was audible and they apologized for me having had to hear this. On my 4th night, I was sitting in bed and a big roach crawled down the wall. That was enough for me. I left. When I spoke with managers, I was offered to transfer to other units (for more \$), but didn't trust this would be a peaceful or clean place. I declined. I was given the option to be let out of my lease, forfeiting the \$500 it took to apply and the \$650 prorated move in price - money I didn't have. I had now moved twice and had to move a 3rd time. Jessica did her best to provide options. I appreciated the kindness in person. However, there were times where I was given misinformation or nice-nasty rudeness from management. I spoke with the other manager (name starts with K) and was gaslit and told things like "they were doing me a favor by letting me out of the lease, not requiring 60 days notice, or charging the move out fee." That truly should be the minimum. Units infested with roaches should not be leased. You're required by law to maintain habitable units. The favor would have been honesty and having roaches rectified prior to moving anyone in and taking their money. Anytime I visited the office, no one was there. This happened when trying to speak with someone in person twice & the day I was leaving my keys. I had no one to leave keys to nor an official move-out process. My package delivery was never accurate while there or after moving. I couldn't get packages and had to wait for them to set up my code. After leaving I still got the messages and codes for the next tenant. \*They also offer to pay you to get people to take over your lease!\* I'll be dealing with this community to pay them off, and it's put strain on medical expenses and all bills. Trying to move there was a bad decision; I'm paying the consequences. It's not okay to lease infested units and threaten to take people to collections. Absolutely anything possible should be done to accommodate those you've leased inhabitable units to. I don't expect the remainder of my time dealing with them to be seamless. I also don't need the dishonest responses to this review. I'll speak with you directly. I truly hope The Exchange does better!

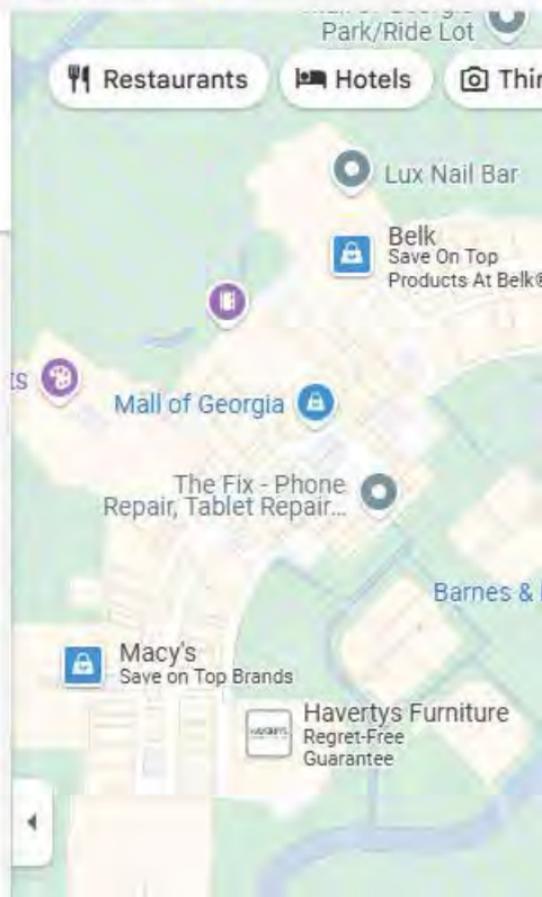
← The Ivy at Ariston 🔍 ✕

Overview Reviews About

 Robert Galloway  
1 review

★☆☆☆☆ 3 years ago

If you don't want to be nicked and dimed to death this is not the place for you. Its bad enough that rent is almost \$2000, by the time they add all the fees in it will be just that. Not to mention that if you want to park by the door be prepared to pay an additional \$50 a month. You pay for trash service at the door but if you have bulk trash there is no where to put it because there is a pad lock on the gate for the dumpster. if you have questions about your lease, don't ask this management team you will find out they don't have a clue and it will cost you money. All you will get is I'm sorry I wasn't in on that conversation. What a joke



Updated Review



**Resident 1163834**

Verified

Verified Resident • 2022 - 2024

★★★★☆ 3.3

7/25/2024

I am abused financially. The water is charged by building not by usage. The supposed convenience fees total \$12/month. I pay 3x the amount of water I use. The management is abusive and money oriented.

Helpful Report

**Property Manager Response**

8/6/2024

We regret to hear that you're not fully satisfied with your living experience at The Lakes Apartments. However, the fees you are referring to are clearly outlined in your lease agreement. Also, water is charged individually, not collectively, as you asserted. Finally, our management team operates with the utmost professionalism and is never abusive toward any resident. Please reach out to our office directly at [cmlakes@liverangewater.com](mailto:cmlakes@liverangewater.com) or (706) 569-6900 so we may discuss your review in more detail. Thank you, The Lakes Apartments.

Be the First to Rate Response

### The Lakes

- Overview
- Reviews**
- Pricing
- eplQ
- Amenities
- Leasing
- Management
- Education
- Q&A

 **Current Resident 1125521** Verified  
 Verified Resident • 2022 - 2023

★ ★ ★ ☆ ☆ 2.5

3/27/2023

The lakes needs some serious tending to as far as staff goes. They are very uncaring and unhelpful. Nobody knows anything ever. I never see ground hands out doing anything. And they lied about services like trash pickup and in-house bug spray. Also when I moved in laundry room shelves were on the ground and a paint can is still in here. They said upon me moving in the painters would come in and touch up. That did not happen. Never lived in an apartment before and I thought it was gonna be nice but this will be the last



 Helpful  Report

 **Property Manager Response**

3/28/2023

Thanks for bringing this concern to our attention. It is our goal to treat everyone, residents and guests with the utmost respect. We

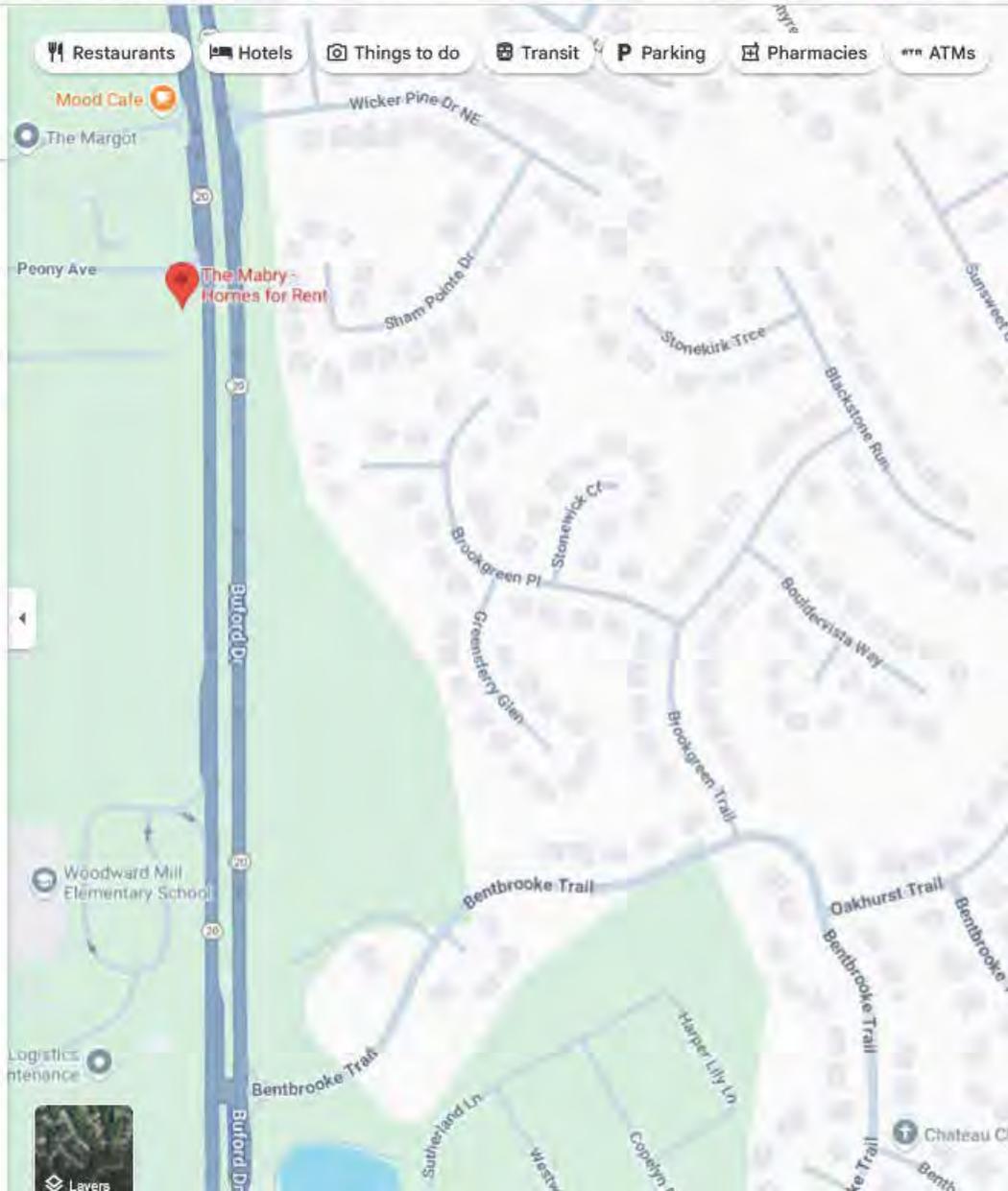
The Mabry - Homes for Rent

Overview **Reviews** About

**p** paul  
8 reviews · 3 photos

a year ago

The model buildings all look great and Dana is very friendly, but that is where the good stops. In order to apply, they require an immense amount of personal information as well as \$470 in application and administration fees which are non refundable. We were not provided with the lease to review until after applying. When reading through the lease (which is 71 pages), we found several rules and prohibitions that any reasonable person would refuse to live under. For example, if they decide that your dog is "disruptive", they will post a three day notice inside your house stating that you must remove the dog or they will come and take it. There is no description as to what entails a disruptive dog. It is completely up to them. They also told us before applying, that we could park on the street and park a work truck in the driveway. Upon reviewing the lease, it specifically states that there is no street parking and no commercial vehicle can be parked overnight. Most of the flooring is vinyl plank which scratches very easily. In the lease it states that any scratch can be determined to be "damage" and that they can, at their own discretion, charge you to replace the entire units flooring so that it matches. This sounds like a great way for them to never have to replace flooring due to wear and tear. If you look up Range Water real estate (the company that manages the Mabry) you will see hundreds of one star reviews from tenants describing how nothing ever gets fixed and how the management is impossible to get a hold of. There are also plenty of five star reviews that are literally written by their employees. These reviewers specifically refer to themselves as employees. I cannot make this stuff up. With all these factors, it was an easy decision not to move here.



← The Margot 🔍 ✕

Overview **Reviews** About

**J** James Kim  
5 reviews

★☆☆☆☆ Edited a day ago **NEW**

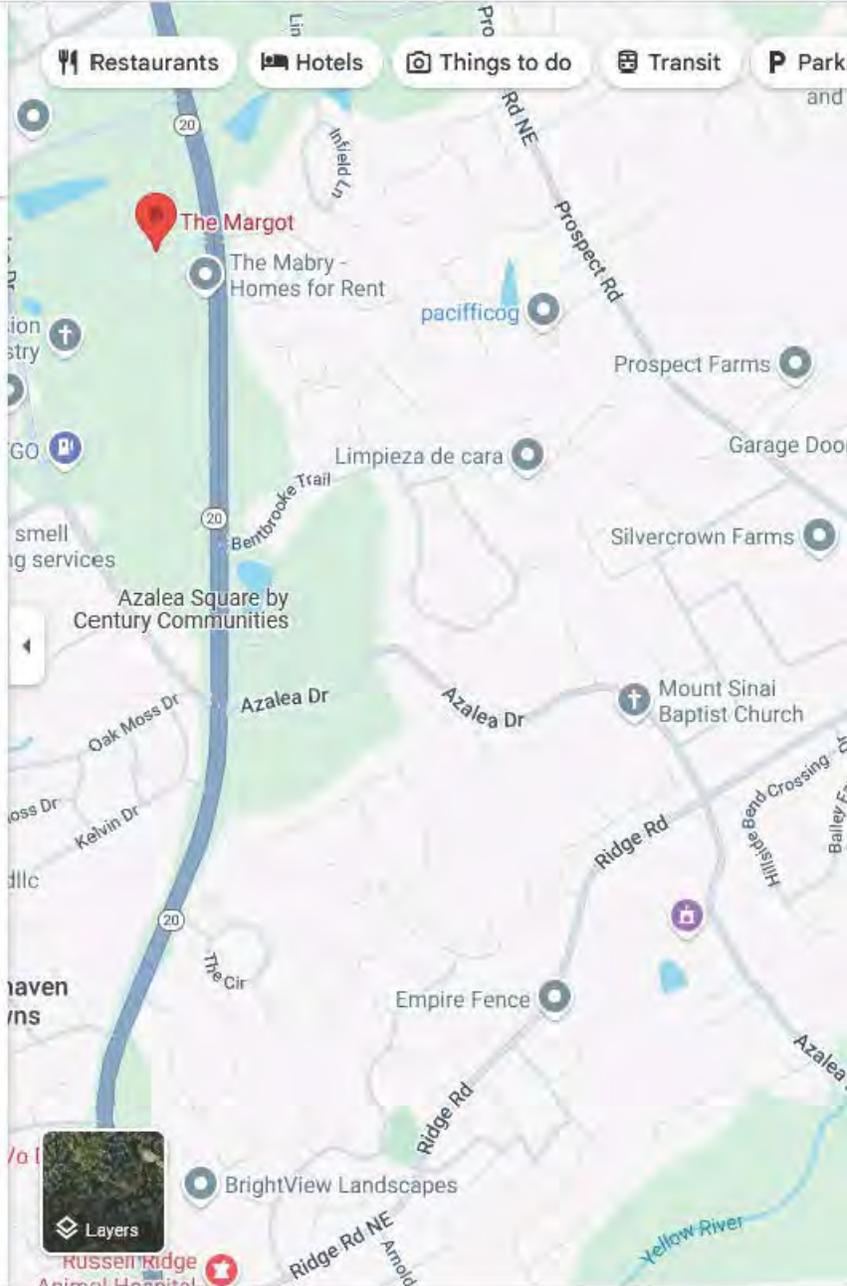
First of all, if you live at the end of the hallway, expect to throw your own trash out like 30 times because Trash Fairies won't pick up your trash. Best resolution I got from the leasing office was "we'll email the trash company" every time.

The building reeks of marijuana half of the time and pet urine because no one even bothers to clean after their own pets. Not to mention all the poop everywhere around the property.

Say goodbye to your sleep because the wall's are super thin and you will be disturbed by the loud trash truck that comes in at 6 in the morning. At night you'll hear people screaming and shouting at the pool past quiet hours. All these 'violations' are just met with a 'notice' email every week giving a friendly reminder to keep the community clean and quiet but no action is ever taken.

It's surprising with the amount of emails they send they don't take the time to respond to your email regarding your own issues and concerns. If you have unresolved fines, you're put in a tough situation because when you try to dispute and talk with the leasing managers they just threaten you with the fine going to collections.

I would expect the leasing office spend more time taking care of the tenants instead making reels and tiktoks for social media but not my problem anymore.



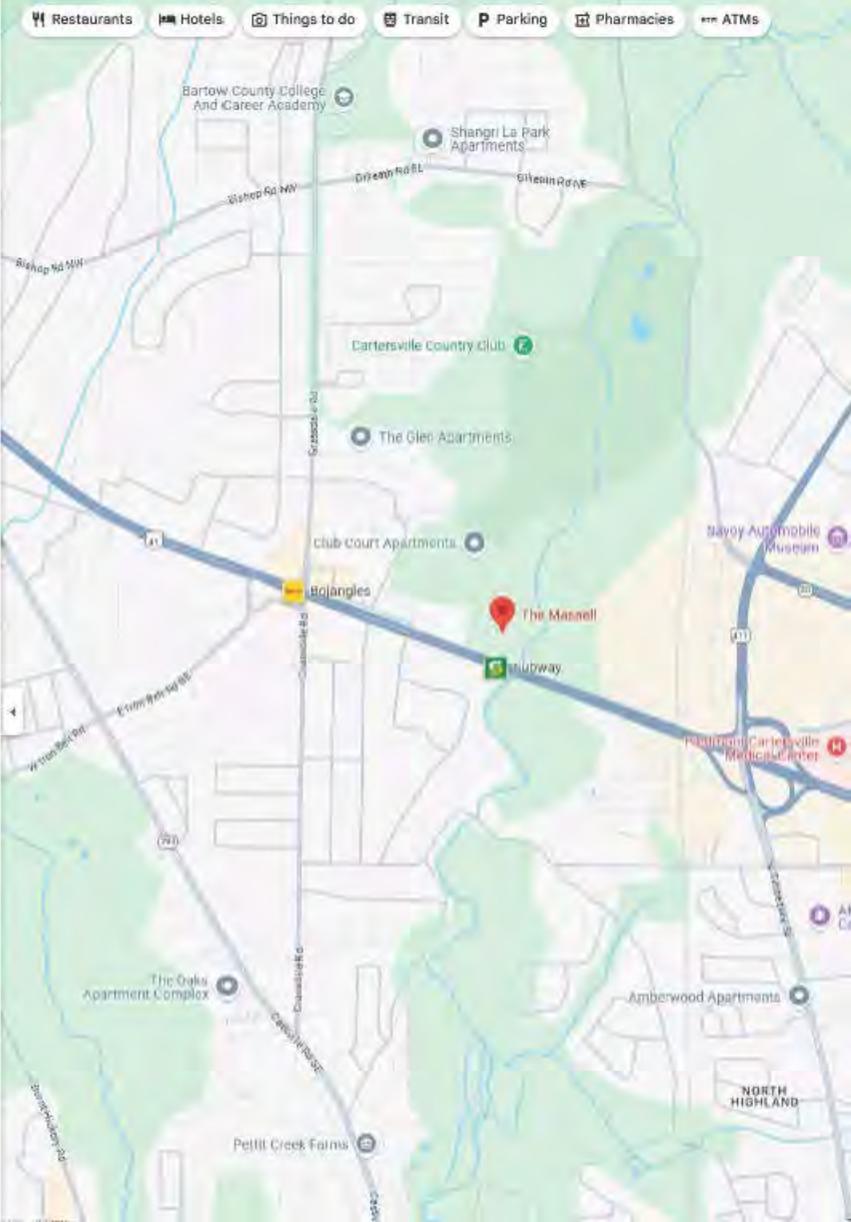
The Massell  
Overview | **Reviews** | About

**Jin Kim**  
1 review · 3 photos  
9 months ago

I chose this apartment because it was close proximity to work and it was newly constructed apartment, just by the looks it's modern and clean. I lived on the first floor (extra fee for 1st floor by the way) and I understood there would be neighbors above us, meaning there would obviously be some noise issues here and there. What we did not expect was every night from the day they moved in until today, we had direct upstairs neighbors dogs barking constantly at random times of the night for 2-3 hours nightly, loud thumps, music, and screams every single night. Also they had poured tons of water on the floor (god know why), seeped through the walls and our power panel was shot with water dripping from the switches. It also flooded our living room. Maintenance team was quick to come and resolved the issues best they could. However our complaint is with lack of recognition and action office took and we had to end up calling the police for noise complaint as our final straw. Going through this every night for almost 5-6 months was torturous when I had get up every morning at 4am to get ready for work. Not until we gave them 60 days notice to move out, did they offer a different unit for us to move into (we had asked for this while back and they said there would be a fee) and told us they took court actions for the neighbors to move out but yet to have had any resolution for us to want to stay. By breaking our lease because of this unbearable night disruption for the past 5 some months, we have to pay back our free month we got as a bonus in moving in.

With all that has happened, we decided to move and pay the 2 months plus the free one month (they said they would prorate the dates) because it was not worth another single sleepless night and the office trying to keep you only after the fact that we put in our notice. There were better ways to handle the situation by letting us know ahead that they were going to take actions of some sort but that never came to be.

Other incidents include fire alarm being pulled at 1am and the whole building had to evacuate until the fire department came out just to find that a neighbors acquaintance pulled it out of spite, no apology on behalf of the neighbors. Also the valet trash service (which you can't opt out) didn't get picked up multiple times without any notice.



The Reid Apartments [Search Icon] [Close Icon]

Overview Reviews About

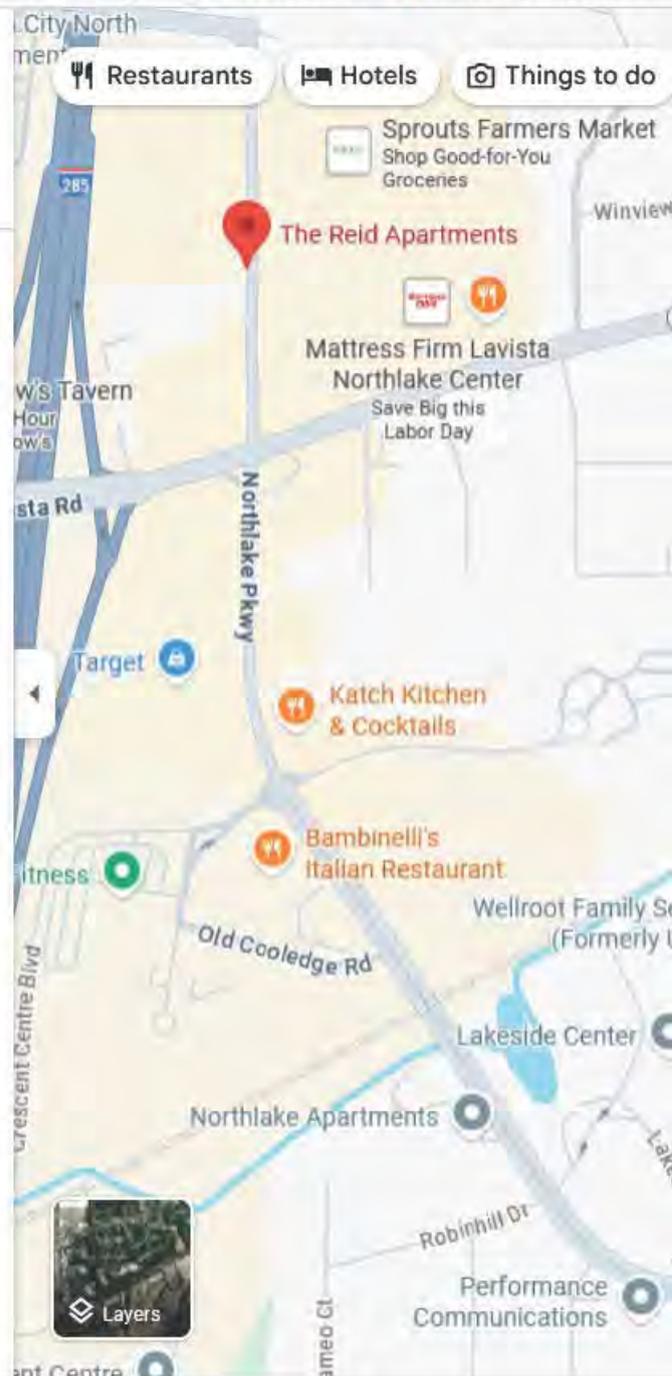
**D** D'almado Gordon  
15 reviews · 4 photos

★☆☆☆☆ 2 years ago

They have no compassion. I paid my rent on the third I notice my check return on my end. I notified the leasing office that my check have returned, and if I can bring them my payment by check or buy money order fine they say buy money order no I understand the check have return, so I am willing to pay the return fee but the fact that I notified them before they've got the message they told me that even though hi tell them about it they still charge me a \$200 late fee on top of the \$70 so in all, I have to pay \$270 plus my rent I ask him if there's nothing I can do they say no they have no compassion at this place and I understand it was a problem on my end I forgot the phone my account because I was out of office but it was only like three days all I'm saying no compassion

👍 6    🔗 Share

**Response from the owner** 2 years ago  
Thank you for taking the time to leave this rating. We would love to hear your perspective and ask that you stop by our office or give us a call at (470) 798-2689 with more information. Our goal is to provide our residents with exceptional service in a timely manner. Thank you. - The Reid Apartments



The Reid Apartments

Overview **Reviews** About



D'almado Gordon  
15 reviews · 4 photos

★☆☆☆☆ 2 years ago

**They have no compassion.** I paid my rent on the third I notice my check return on my end. I notified the leasing office that my check have returned, and if I can bring them my payment by check or buy money order fine they say buy money order no I understand the check have return, so I am willing to pay the return fee but the fact that I notified them before they've got the message they told me that even though hi tell them about it they still charge me a \$200 late fee **on top of the \$70 so in all,** I have to pay \$270 plus my rent I ask him if there's nothing I can do they say no they have no compassion at this place and I understand it was a problem on my end I forgot the phone my account because I was out of office but it was only like three days all I'm saying no compassion

👍 6    🔄 Share

**Response from the owner** 2 years ago  
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**Resident 1232644**

Verified

Verified Resident • 2022 - 2024

★☆☆☆☆ 1.2

3/7/2024

Things started off very smooth but over the last few months things have been.. difficult here. 1.) **Trash service is inconsistent/unreliable and we're often charged for valet trash when more than half of the time our garbage isn't being picked up.** 2.) For the last 6 months my gate code has not been working which means I've had to go downstairs let in all guests and deliveries. I have been calling the leasing office about the issue since summer just to be given an excuse and asked if I'm sure I'm typing in the number correctly. It's been established the code isn't working and there's nothing I've done wrong on my end. Fix the problem and take accountability. 3.) I'm tired of the apathetic attitude from management when presented with a concern. This doesn't apply to everyone in the leasing office, as most of the agents are helpful. But, I'm disappointed in the lack of urgency and respect from ----. He doesn't seem to take anything I say seriously and has a nonchalant and snarky disposition. I'm over it. 4.) Noise complaints and neighbor relations are not taken seriously. There's supposed to be quiet hours residents adhere to but in this complex lately, this isn't happening. Rules are not being followed and complaints about said rules fall on deaf ears with management. On a regular night you can hear parties, loud music, arguing, and endless STOMPING and horseplay all night inside your unit and the hallways. It's absolutely insane. I'm not sure if the building used the best acoustical products because the walls and ceilings seem to be paper thin on top of inconsiderate neighbors. I've had enough.



**Resident 1252375**

Verified

Verified Resident • 2023 - 2024

★★★★☆ 4.2

5/20/2024

I have lived in The Vivian community for nearly 10 months. The space is kept very clean and all the staff are professional and kind. My biggest concern for the apartment includes problems with the wi-fi, security, and electricity. Electricity: The power goes out in the complex at least 1-2xs per month. Sometimes it is during major storms and sometimes just something random. For a brand new apartment complex, I was hoping to dodge electrical issues but it seems they did a poor job and did not invest in a backup generator for power in the case of storms. Security: The security was great when I first moved in back in August and September 2023. Before signing the lease, management stated each building would have its security guard, but I have only seen one security guard. Management is slow to communicate car break-ins or when someone's tires are stolen. There was once a car that had its tires stolen that sat in the parking lot for 3 weeks before a message was sent to residents. And staff said the resident was changing their tires after I asked the office about the incident after the first week. If they invest in 1 security guard per building, there would be far fewer break-ins. And with the luxury prices for rent, they can afford to provide better security. Wifi: The wifi is a mandatory component of your rent. The wifi goes out every other week and is provided by a cheap company instead of the major cellular providers. Sometimes the wifi is out for days with no update for when it will turn back on. If you work from home or are a student, be prepared to pay for an additional router for reliable wi-fi. Lastly this complex charges the same prices as luxury apartments near the beltline with 3 amenities. A tiny gym, a nice pool, and a tiny workroom. There is a small gym for all three buildings. There is 1 designated workspace for the entire complex which is the size of a bedroom with zero windows. There was supposed to be a coffee shop but it's been nearly a year and no update on if or when the shop will open. I hope management considers using the space to provide a lounge or workspace for residents if the coffee shop is not happening.

Helpful Report

**Property Manager Response**

5/21/2024

We're sorry to hear that your experience at The Vivian has not met your expectations. We understand your concerns. Our team is dedicated to maintaining a comfortable living environment for all our residents, and we take your feedback seriously. We would like to discuss your concerns further and see how we can improve your experience. Please reach out to us at 470-761-3890 or [cdvivan@liverangewater.com](mailto:cdvivan@liverangewater.com). Thank you, The Vivian.

Be the First to Rate Response

# The Vivian Apartments

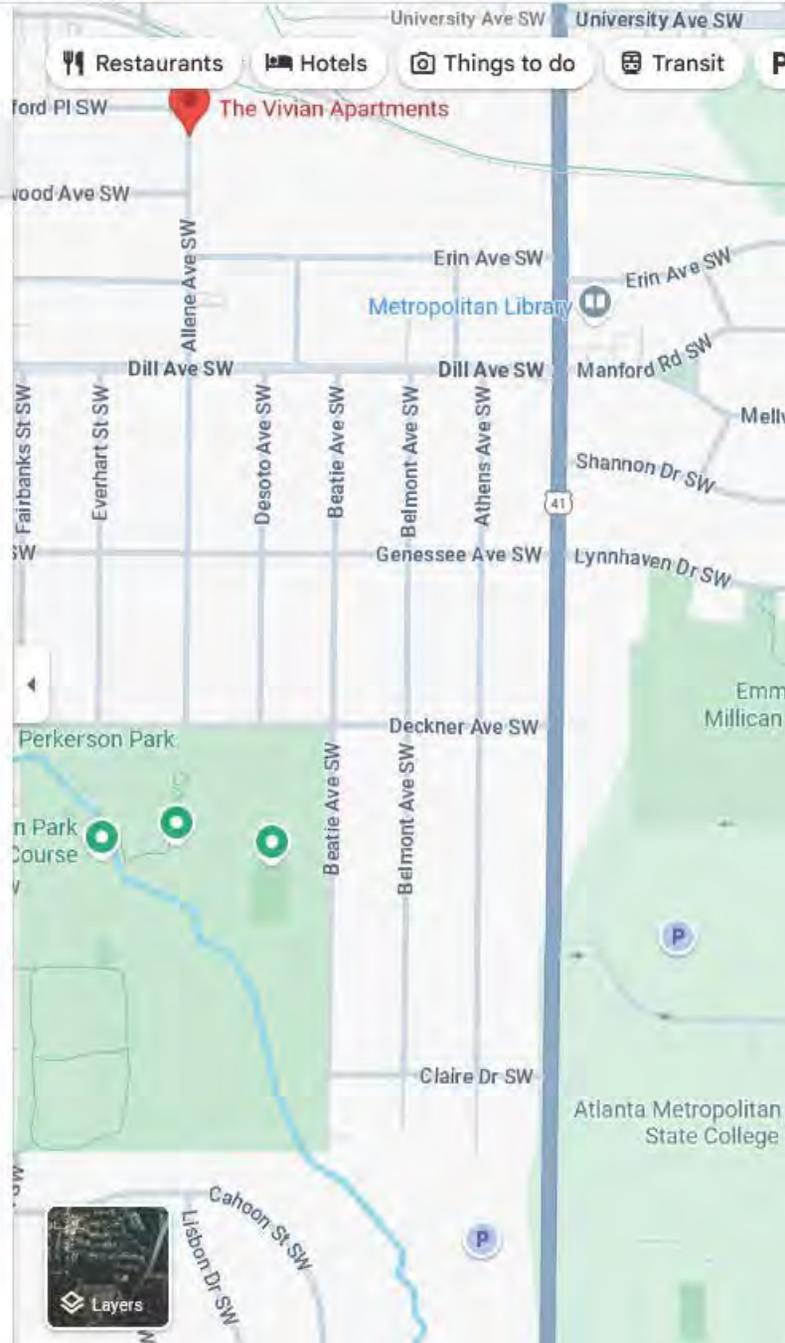
- Overview
- Reviews**
- About

 **Mira M**  
7 reviews

★★★★☆ Edited a year ago

It's been over 6 months. The Vivian in my opinion went from 5 stars to 2.5/3. I'm starting to be disappointed in the Vivian. Starting with the fact the walls/ceilings are so thin you can literally hear everything going on in the hallways and especially the people that live over you. I've been asking for months why do I constantly know my upstairs neighbor is home, cooking, cleaning, and wakes up at 5am often. When I first brought it to the Vivian's attention I was told we asked her to purchase rugs. It's ridiculous but I've adjusted and just deal with it. My friends started referring to it as a high price dorm room due to the noise.

They use a service called Conservice to draft monthly bills. A \$6.95 fee to draft the bill included. Every month the bills are completely different. I went from a \$2 sewage bill, \$12 sewage bill, and now a \$40 sewage bill. On top of the sewage base fee we are also made to pay. This also includes our water bill which also includes a water base and water bill fee. No one can explain the bill or why sewage is increasing every other month or why sewage is higher than the water bill. Instead of the leasing office providing info I was told for the questions you have you need to reach out to Conservice. They only have limited info. SMH it's your property. You should at least be able to answer basic questions. Why am I paying a base fee and another actual fee. How don't you know what's going on? Why would I be calling anyone? "I'm not a water specialist" well neither am I.





**Ty S.**

Tucker, GA

@ 0 1 0



Jun 15, 2025

Honestly, this is by far the worst apartment I've ever lived in--100%! I believe They change managers frequently due to how unprofessional the previous ones were. I pay for valet trash service, yet no one ever picks up the trash. Your best bet is to take it out yourself, because if you don't, it will just sit there--leading to maggots, rats, and roaches right outside your door. It's absolutely disgusting!

There's a Hispanic lady in the new management office, and she is extremely rude and not understanding at all--especially for someone who pays rent here. She will even try to flip the script and make you seem like the rude one just to make herself look good. DO NOT MOVE HERE!

Unfortunately, I lost my key fob, and she told me I'd have to pay \$100 to replace it--even though they can't do something as basic as getting someone to take out the trash. The hallways are always filthy, and I've been trying to get them to spray or clean them, but nothing ever gets done.

The gate is always broken. Just the other day on my way to work, the gate arm wouldn't go up. I had to get out of my car, lift it manually, and drive through quickly--hoping it wouldn't damage my car. On top of that, my gate code doesn't even work, so getting back into the complex is a hassle every single time.

I could go on and on about how terrible the service is. It's incredibly frustrating--especially for someone who pays rent every month. Some of the women working in the office could not care less.

If you care at all about cleanliness or professionalism, DO NOT MOVE HERE. AT ALL



Helpful 0



Thanks 0



Love this 0



Oh no 0



**J D.**

Chamblee, GA

@ 0 1 0



Feb 2, 2025

🕒 First to Review

Tired of the dumpster bullshit. 91 pay 1600.00 a month plus 25.00 for trash removal. I pay that w5.00 for someone to dump p it in front of the visitor entrance

 **Resident 958776** Verified  
Verified Resident • 2020 - 2021

★★★★☆ 3.8

10/8/2021

The maintenance team is incredible and I love them. The location is fantastic and this complex used to be quite affordable (which is logical, as it is a very bare bones/stripped down complex, which I like). The community management is my least favorite part about living in this complex and will probably be the reason I ultimately leave. I am still so irritated about the \$30/month valet trash service that I have never/will never use that cannot be waived and the community management's inability to offer solutions for this undesirable, incredibly expensive service.

 Helpful  Report

← Waterstone



Overview

Reviews

About



Charise Castelow

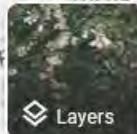
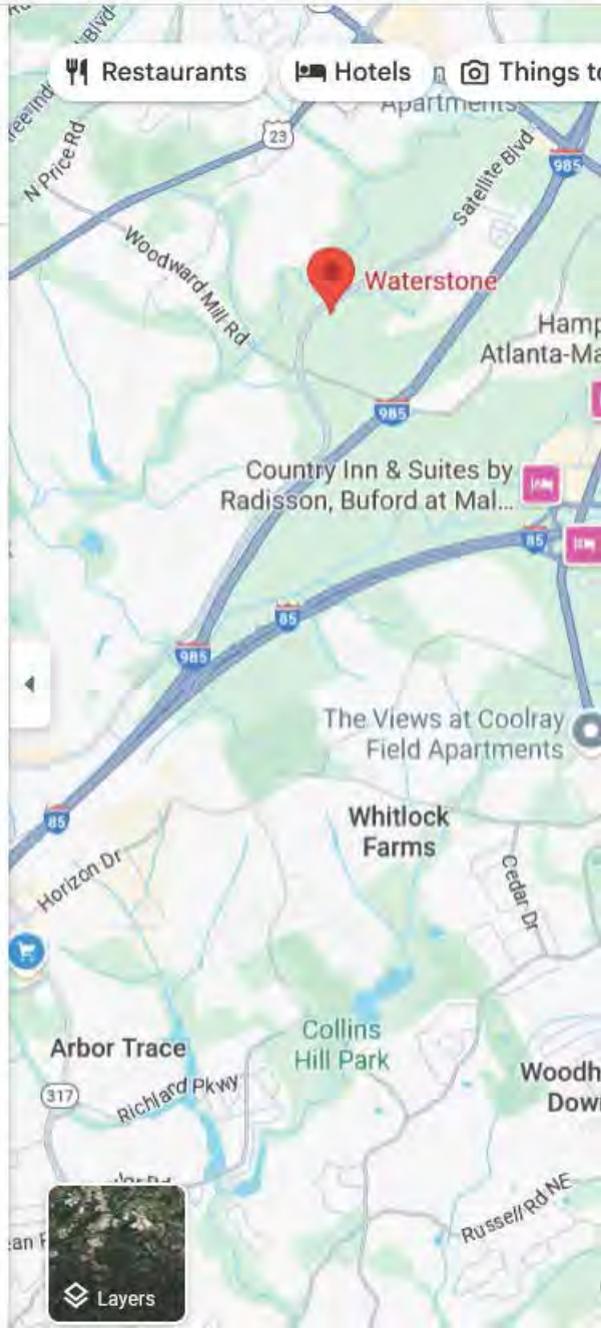
Local Guide · 77 reviews · 8 photos

★★★☆☆ 4 months ago

This is not a place I would recommend. I have been staying here since October 2024, and I can't wait to move out. The rent is never what they said it would be it changes every month because you are responsible for the water in the entire building that you live in.

Everyone splits the bill, so even if you're not home for 3 weeks, you're still paying. My water bill has been \$150+ every single month, and this is an apartment. I have lived in a 2300 sqft home, and my water bill was never that much in 1 month. You have to get your own electric account and pay the bill, and then the complex also charges you an electric bill for the street lights and electricity that is used in the complex!!!!!!

Yes, It blew my mind also when I found out<sup>s</sup> because these things were not mentioned when I was inquiring. The ants are insane, all over your kitchen, bathrooms, and even in your bed!!! They're the real reason im moving they have sent an exterminator 3 times, and I have only been here 5 months, and they are still walking around like they live here and pay rent. Also, they keep having mandatory sprinkler inspections by the fire department, and I understand annually, but like I said, I have been here 5 months, and we're on our 2nd inspection. It's an invasion of privacy!! They come in your home when you're not there even if you ask them not to. The



Nov 21, 2024

Moved into this apartment complex and they literally will jack up the trash fee. And anything else they can get by with. They seem to think that it is the tenants financial obligation to have to pay for the stuff like furniture and mattresses that they put at the dump that people leave when they move out... they also will approve your application despite hurdles and then turn around and tell you that you are in violation and lock you out of your account so that you're unable to pay your bill and then turn around and refuse to allow you to pay your bill or return your phone calls while adding late fees on there, even though they're tying your hands.. you also will tell you that there is a pet restriction nothing over 100 pounds and no pitbull's Rottweilers German shepherd huskies, etc. but yet I've been nearly bitten twice coming out of my apartment, but they will continue to allow that kind of lease violation. As well as all the pot and drug usage in this apartment complex.... nothings ever been done about it. The managers refused to communicate with you when you have a question or a need this is the most horrible place as well as management I have ever dealt with in my life. People should run from this dump and let's not forget about the roaches, but yet we pay for PestControl..... Expect your water bill and your trash to be as much as your power bill because they like for you to pay for theirs too there at the office even when it's just 2 people in the apartment and water and sewer to be well over \$100 every month..



**Diana L.**  
SoMa, San Francisco, CA  
📷 📍 1 🗣️ 0



Nov 2023

**NOISE** - My upstairs neighbors are so loud it literally sounds like they're about to fall through the ceiling and the apartment complex refuses to do anything about it if its not "quiet hours" like people don't take naps or just simply want to relax during the day!!! Then when it is "quiet hours" they tell you to call the courtesy officer who never shows up & never does anything. Their lease says "You and your occupants or guests may NOT engage in the following activities: behaving in a LOUD OR OBNOXIOUS MANNER; disturbing or threatening the rights & COMFORT of others in or near the apartment community" which is what my neighbors are doing so technically they are not following the rules of their own contract. Also In Georgia, a legal covenant called the right to quiet enjoyment applies to most rental properties. Typically included in the lease, it entitles you as a tenant to enjoy private and peaceful living conditions as well as exclusive possession and reasonable use of common areas without interference.

**BUGS** - Scorpions, Spiders, Roaches, HUGE Centipedes, Millipedes, etc. There was a snake coming out of their walking trails one day when I was leaving the pool.

**MANAGEMENT** - Ken ONE of the maintenance men is very polite, love him! Mainly everyone else is rude and nobody cares about any concerns you have. Of course they're (the front office) nice at first to get you to sign the lease then after that their true colors show. One of the maintenance men has walked into my apartment while I was sleeping and I heard a loud noise so out of fear I jumped up to see who it was/what was going on & found him standing in my apartment while I was TOPLESS... & if any other women who currently live here or previously lived here have experienced the same thing please email me dianalove1119@gmail.com My family/lawyers have previously won a Multimillion Dollar lawsuit against another apartment complex.

**ALTERCATIONS** - (1) Recently my boyfriend spent the night & 4 maintenance men were knocking on the door so he got up to see who it was (not knowing it was maintenance) & when he was walking up to the door they were already opening it. So he simply asked "hey, what's going on" & one of the men proceeded to aggressively and rudely ask "you didn't hear us knocking?" And also called my boyfriend a "dumbass" so they got into an argument & management decides to trespass my boyfriend because their employees were being rude. The police even advised us to sue them and agreed that there shouldn't even be 4 maintenance men coming into 1 apartment & that the situation was BS. I thought in customer service "the customer is always right" YIKES!

(2) Like I stated in the beginning my neighbors are SUPER LOUD. They've woken me & my toddler up out of our sleep SEVERAL times. I've tried asking them NICELY to quiet down before & they were rude & slammed the door in my face. I also talked to the front office women & they were helpful at the beginning but eventually they stopped caring because its "not their problem." So one night the neighbors sounded like they were about to cave through the ceiling (per usual) so my guest got upset as anyone would that can't sit in their OWN home in peace. So my guest went & knocked on the neighbors door & yelled to them that their too loud & my baby is sleeping. So the front office lies & says we "threatened" them, they call me, they're rude, & picking sides... seemingly because she's a white woman & I'm not.

**CONCLUSION** - As you can see from other reviews when you first move here it SEEMS great, after a while its not worth the amount of money you pay to live here AT ALL! They have a history of maintenance walking into people's apartments and management being racist. Take your money & go somewhere else!! Also, READ THE LEASE (& all the fees they add in that makes your rent \$100+ extra!!) I'm sure you'll change your mind!!!

The Willows Ashley Park

Overview Reviews About

 **Tomika Dix (Brownqueen)**  
Local Guide · 125 reviews · 26 photos

★ ★ ★ ★ ★ Edited 2 months ago

DO NOT MOVE HERE!!!! Let me start with my 2021 move in. They tried to move me in roach infested apartment and said that it's normal in Georgia to have roaches on my move in day. A leasing agent then made it right by finding me another apartment however they would not replace the carpet which has been there since the apartments been built. The next experience was noisy neighbors and the walls are paper thin you can hear everything and smell everything from talking, shower, walking, arguments, tenants smoking weed, smoking cigarettes etc. Another experience is renewing my lease the leasing options are extremely overpriced, you only can do 1 year lease and they add extra fees on top of paying the signed contract lease agreement. These fees were third party fees from Conserve. They charge on top of paying rent a second water fee, pest control, valet trash, compactor trash, common areas (pool, car wash, etc which should be included in our rent) billing fee and service fee. My next experience was being treated unfairly because of my race in the office everytime I came by to discuss any issues I was treated different but if a Caucasian come in office they get the red carpet. No one in the office answers there phone or respond to emails you have to always go in the office. Moreover, my next experience I had roaches, water bugs, spiders, silver fish I paid for pest control every month but was told I couldn't get it every week. Due to issues I put in my 60 day notice in March 2025. In the midst of packing I discovered I had mold damage to my clothes, shoes and furniture which I reported by

Restaurants Hotels Things to do Transit

The Willows Ashley Park

Onelife Fitness - Newnan Sports Club  
Claim Your Free Gym Pass.

Art and Jakes Bar Newnan GA

Mark Ling, MD, PhD

Ansley Park Health & Rehabilitation

The Claiborne at Newnan Lakes

The Vinings at Newnan

Layers



**Jennifer S.**

SoMa, San Francisco, CA

@ 0 📷 1 📧 0



Apr 24, 2023

If you are thinking of leasing here, think hard and do not do it. I lived at The Willows for almost 3 years. I leased originally because the price was good, the location was where I wanted and it was a nice looking apartment. However, the first year living there, we found mold all in my daughter's bedroom. When I showed them, they did at least give me the option to move to a different unit. Although, they did admit there was mold, they blamed me for causing it, they said I should have run the air conditioner in the Winter time to keep the air flowing. It was not just a small amount of mold, it was all over the walls in my daughter's room. They also charged me extra to move. Every year that I lived here, the rent went way up. They do not return phone calls either. It is impossible to get anyone to answer the phones.

The payment portal does not work either. I had renter's insurance through my outside insurance agent the entire time I lived there and the portal always charged me extra on my rent stating that I did not have renter's insurance. This extra charge caused my automatic payment through the portal to be declined. Then they would not accept my auto pay. They would then only accept a cashier's check which is an extra charge to get through the bank. Also, the time that I had to take out of my schedule to go to the bank to get the cashier's check. When I spoke with them about this issue on the portal, the manager stated that she would fix it and follow up with me. It was never fixed and she never followed up. The first month that this happened, I was told I had to get another copy of the renter's insurance declaration page for them or they would charge me a late fee.

When I moved out recently, I received a \$150 fee for the cheap laminate floor that they call hardwood floors. They stated there were scratches on the floor caused by my dog. So, I asked if that is what the monthly pet fee covered, although I did not see any scratches. They said the monthly pet fee does not cover damages, the fee is only so your pet can live with you. And they tried to make normal wear and tear on the floors my fault and to make me feel guilty about it. They didn't worry about the fact that when I moved into this same unit, there were paint stains all over the back deck and paint splatters all over the back window and screen.

The Willows at Ashley Park is a company who cares only about money, not at all about the residents who live there. They do not follow up with what they say they will do if they even answer. They do not answer their phones in a timely manner and the manager never calls back. They brush concerns off. Also, I want it to be known that the landscape is not kept up. They sent out emails all the time stating they would update it and make it look better and I never saw it. The security gate is broken more than it works.

Also, they ask people to write good reviews on Google for them.

Again, please look for other locations to rent before renting from The Willows at Ashley Park. I have never been treated as poorly as they treated me. It is very poor customer service.

I will also write a letter to the Better Business Bureau about The Willows at Ashley Park.