

The Exchange

Overview **Reviews** About

**Roger Alexander**  
10 reviews · 6 photos

★☆☆☆☆ a week ago NEW

Unsafe building, multiple car breakins and the front office says that can't do anything about it to help. Consistently dirty hallways on 1st and second floors. Loud truck noises & beeping early in the morning from trucks working at nearby businesses. Poor management that doesn't seem to care about improving anything



Like Share

**Response from the owner** 4 days ago

Roger, we work hard to make our community a peaceful place to live, and we want to talk with you about your concerns in detail and take action to turn your experience around. Please contact me directly at [omeexchange@liverangetwater.com](mailto:omeexchange@liverangetwater.com) at your earliest opportunity.

The Exchange

Roger Alexander

Photo · Jul 2025



The Exchange

Overview **Reviews** About

**P** Paris Konstantinidis  
6 reviews · 4 photos

★☆☆☆☆ Edited a month ago

### A Daily Nightmare: Filth, Danger, and Broken Promises

Entering this building is a daily ordeal. The 16th Street garage entrance is a putrid health hazard, reeking of decay and littered with dead rats left for days.

Inside, the situation is no better. On my floor, trash sits for days, leaking vile liquids and turning the hallway into a dump. The trash valet service is a joke, and the paid parking is regularly blocked by garbage. "Broken chute" is the never-ending excuse for months of neglect.

Even getting mail is a struggle. Packages are left in broken mailboxes. A simple repair took 16 days, and they still didn't even open it for us!

This isn't living; it's enduring. We pay for services we don't get, trapped in a filthy, unsafe environment because management clearly doesn't care.

**The Exchange**  
**P** Paris Konstantinidis  
Photo - May 2025



Share



## Bower Westside

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

### Current Resident 880752

Resident • 2022 - 2025

★☆☆☆☆ 1.5 ▼

1/1/2025

#### Potential residents beware

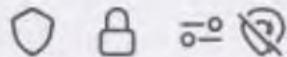
Only good things about Bower is the location and space in the units. Everything else is a joke, including the lackluster property management team. Everything else since the new crew took over, it has been all talk and no action. Water gets shut off for hours and days at a time, to a point where we had to do inhumane things just to prevent using the bathroom on ourselves. Asked the manager what concessions would be given to residents for such and unsafe and unsanitary situation. He said we will see and nothing ever happens, not even an apology. Valet trash is hardly ever picked up and they put the onwess on the residents to either call the company yourself or take your own trash. What are we paying yalt for! The new community manager talks a good game but is rude, condescending and never really puts the customers/ residents first. No incentive to renew, especially for long term residents. No community events to actually show they care about you. Gym is full of old broken equipment, rodents and pests galore. Car breakins and nonchalant attitudes about resident safety. Of the 3 property managers that have been here the past 5 years, -- has been the worst. At least the others actually showed they cared. He could not care less and it shows every day.

 Helpful (1)  Report

#### Property Manager Response

1/3/2025

We're sorry to hear about your dissatisfaction with your experience at Bower Westside. We're committed to providing a comfortable living environment and we regret that we haven't met your expectations. Your feedback is invaluable to us. We strive for continuous improvement and we're sorry to hear that the changes have not been positive in your view. We would like to address your concerns directly, so please feel free to contact us at 770-637-0261 or [cbowerwestside@liverangewater.com](mailto:cbowerwestside@liverangewater.com). Thank you, Bower Westside.



← Verdant Peachtree Creek 🔍 ✕

Overview

**Reviews**

About

5

3

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1

**3.7**

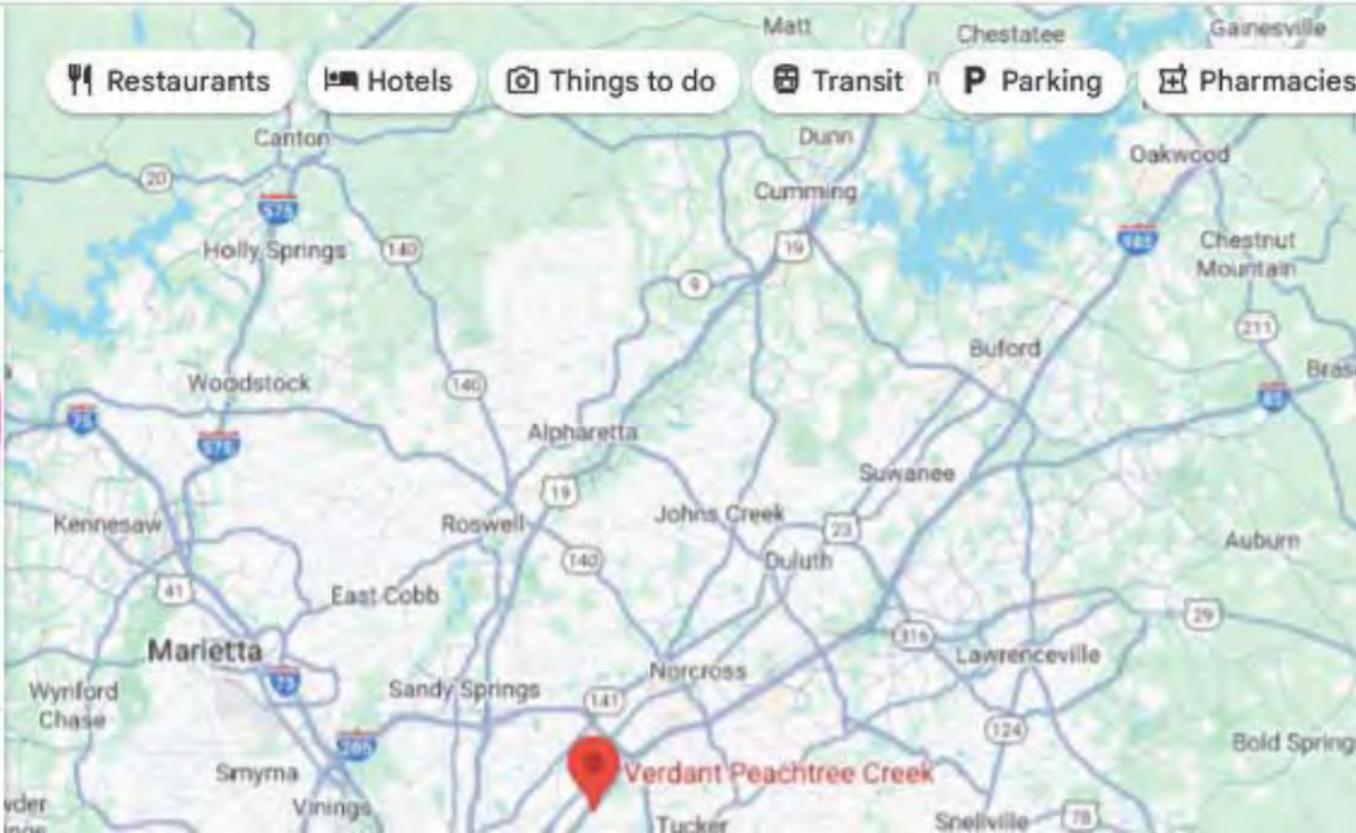


407 reviews

Write a review



Sort



← 1160 Hammond Dr 🔍 ✕

Overview Reviews About

 Jules Parrish  
6 reviews · 3 photos

★★★★☆ 10 months ago

My husband and I have been living at 1160 Hammond for a year now. We recently re newed our lease for another year. We love our apartment unit , but we are not convinced on the building's level of security. For example, when we first moved in a year ago we would have to fob into the parking garage structure to get behind the gate. Now, the gate to the parking deck has been wide open for almost two months now. On March 5th there was a car that was set on fire in the parking deck, and caused serious damage to other vehicles. The owners of the building and management failed to notify all residents of the situation. I had to speak with one of the leasing agents, and ask how this all occurred and if it was safe.

The biggest concern of my spouse and I is that the ground floor doors aren't locked. Anyone walking along Hammond Drive can have easy access. We would like some kind of security officer in the evening to walk the building premises, and to also secure each floor of the parking deck. Another big issue for us is having constant issues with the elevators not working. The elevator that leads to the parking garage is always down, and it takes months to fix.

This brings me to my next point that management doesn't crack down on the tenants for upholding their lease and conditions. Quiet hours for the pool start at 8pm, and I have heard people outside at the pool until after 10pm blasting loud music.



← Verdant Peachtree Creek 🔍 ✕

Overview Reviews About

 **ashley slay**  
6 reviews

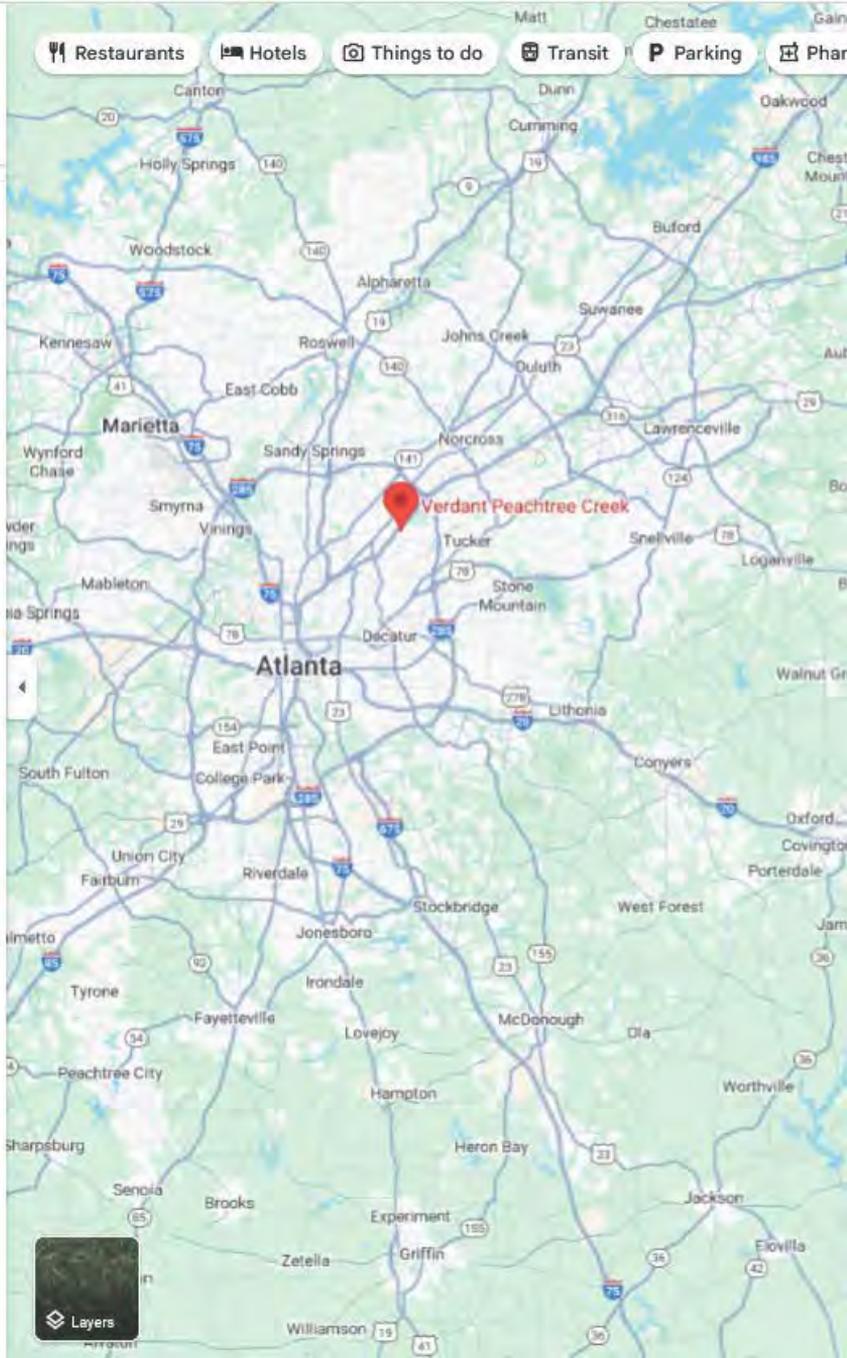
★ ★ ★ ★ ★ 4 months ago

Been at this property for 3 years and watched the value decline, hence why I have decided to move elsewhere.

So first, if you tour the property, look at the consistent gate being open at the visitor's entrance. It has been open for at least 4 months straight so you can count on it being open for nonresidents to roam whenever. With that being said, my car was broken into a few weeks ago as a result. Of course I raised this huge safety hazard to the leasing office, but the messaging is always the same, "We are brand new, and I have no idea what I am doing, I'm sorry!". So here is the next point, management and leasing staff are changing every 20-60 days, and I promise I am not exaggerating. It got to the point where they had to change from Arium to Verdant. I am assuming Arium got bought out because there was a MURDER on the property involving one of their staff members (maintenance manager). A week before moving out of my unit, I believe I heard a person creeping at my door, pulling on my door handle to see if it was unlocked. So I absolutely did not feel safe and was unbelievably happy that I made the decision to not renew my lease. So do what you'd like with that information.

Of course at a property like this, there are rats roaming around, trash rarely being picked up for a service you will be charged for.

I will say the base rent prices are very affordable and the units are nice in my opinion. But weighing the pros against the cons, it behooved me to find somewhere else to stay, therefore, I sent my notice to move out back in December 2024 expressing that my last day of moving out will be on March 1, 2025 per the lease, written binding contract, which was confirmed by the leasing team IN WRITING. I received a phone call today



Verdant Peachtree Creek

Overview Reviews About

Samanta Cruz 2 reviews · 1 photo

4 months ago

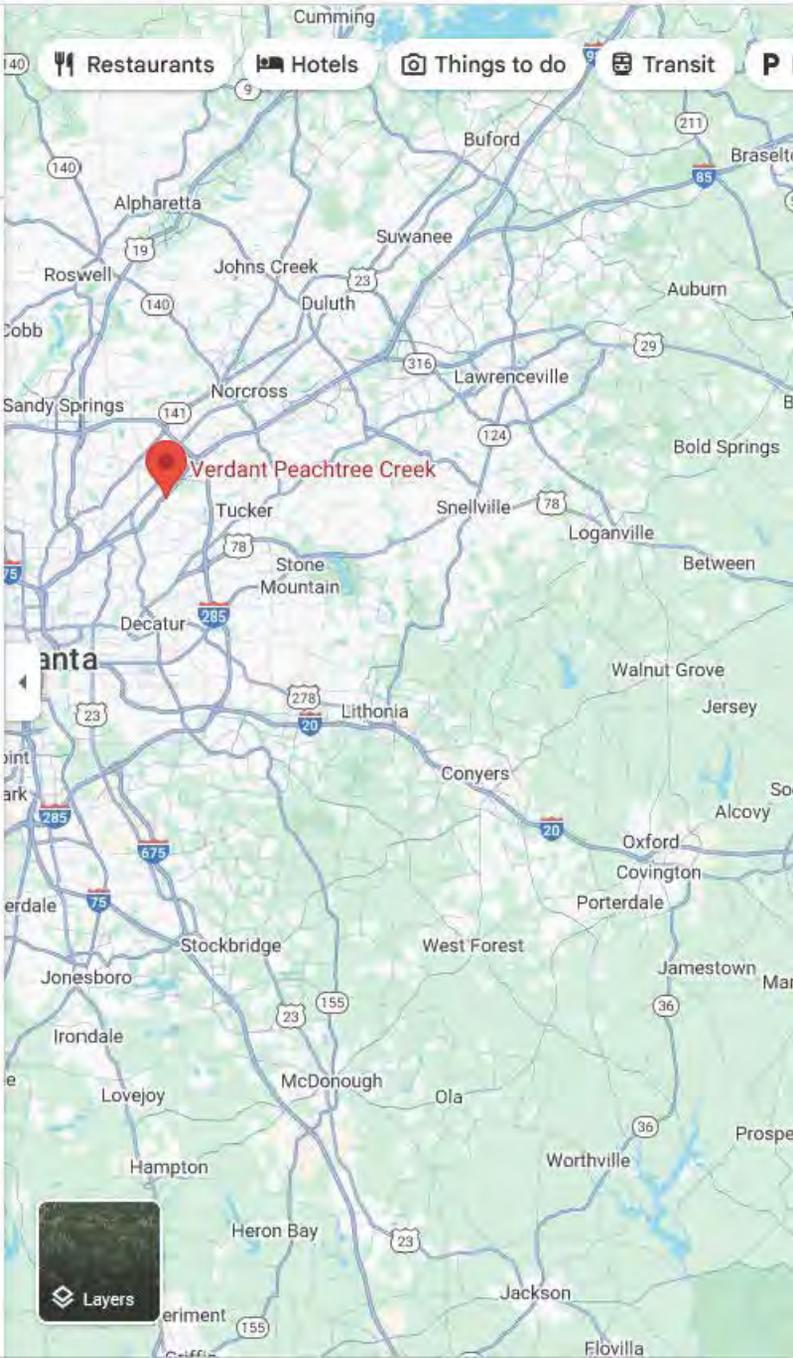
This is my first time leasing an apartment. I had high hopes for Arium at Peachtree Creek, now Verdant. However, management has been a mess since the day I moved in. The leasing agent was new and misinformed me about several aspects of my monthly payments (amenities and such). Every time I have visited the leasing office it is a waste of time. Management lacks accountability and instead makes me feel as if I am the one overreacting. They give false promises and send you roundabouts to attempt to fix the issues in your apartment. I will give credit where credit is due, maintenance is efficient and timely. However, I have issues with just about everything else.

\* You pay \$25 valet monthly which operates Sun-Thurs. And there will be DAYS that the trash goes without being picked up on time.

\* There is a rat infestation after dark all around the trash disposal and resident mailboxes.

\* Security is basically non-existent. The gates have remained open since the day I moved in. What was the point of paying \$100 per gate key when the facilities would be accessible to any person who passes by?? I have lost packages and the office has offered 0 solutions, has taken 0 accountability and given me 0 concern. And most recently my car was STOLEN from the property. What did the office do you ask? Write an incident report and offer condolences as if the reason that my vehicle was able to be stolen wasn't due to their failure to keep a gated community both gated and safe.

I do not recommend moving here.



Verdant Peachtree Creek

Overview **Reviews** About

**Tiffany Simone**  
3 reviews · 2 photos

3 months ago

**DO NOT MOVE HERE!**  
I literally have only lived here for almost 4 months and it has been the worst 4 months of my life. This is probably the 5th apartment I have lived in across multiple states and I have never had the issues I have had here. First of all, they try to draw you in with rent deals, but do not fall for it. If I could move out tomorrow I would. They misinform you about so many of these policies, it honestly feels like a scam. First "valet trash." I had me and my neighbors trash sit outside for 2 whole weeks to the point my neighbor moved out and there were maggots falling out of there trash can since it had been so long. They will try and gaslight you about how they don't control it, but still want us to pay for it... Make it make sense.

Rats and roaches get use to them, especially after dark. No security as the gate is always open. When the gate is closed the call box doesn't work, so don't have guests or try and get picked up by an uber.

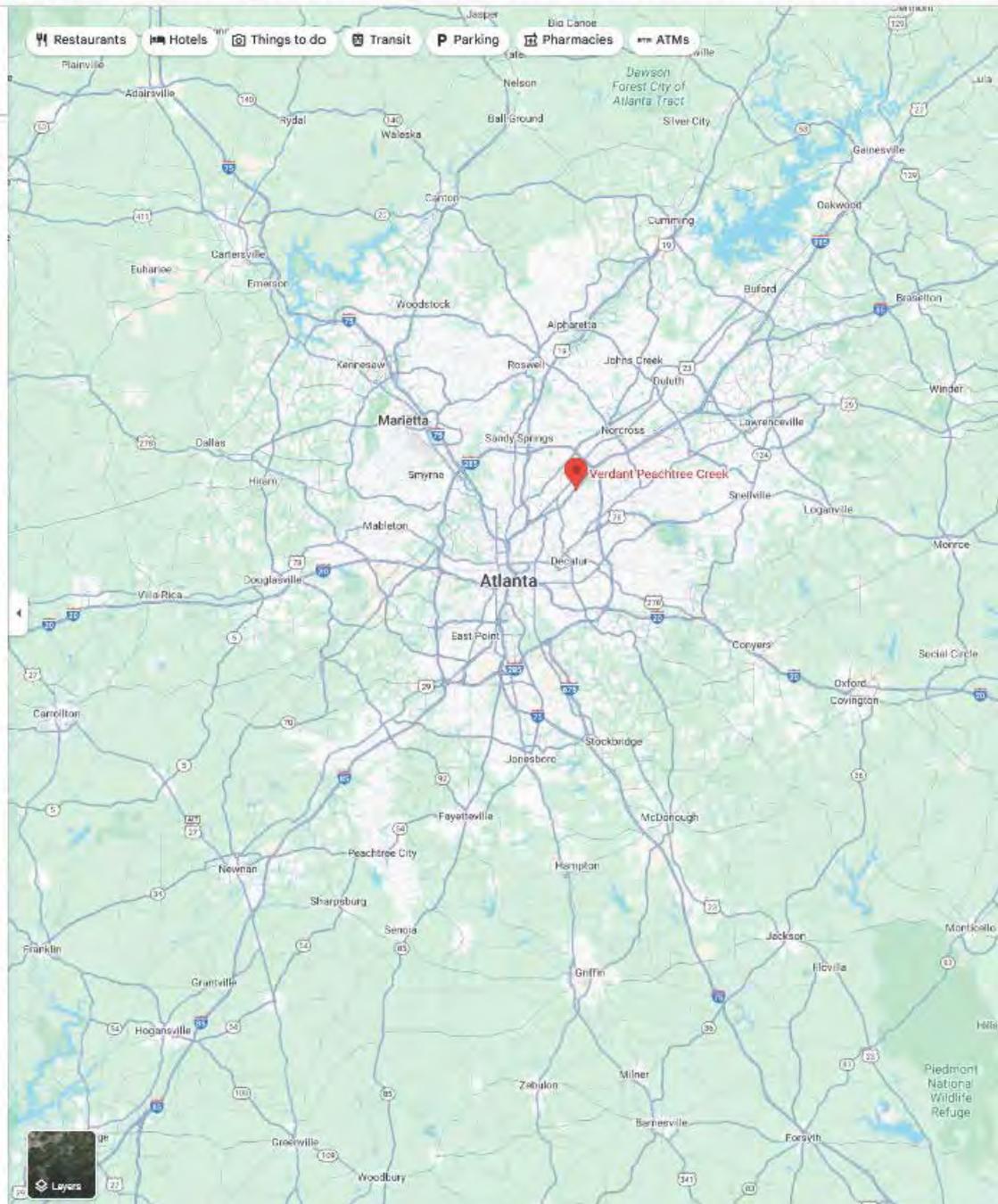
Then, no where upon move in or signing do they ever mention a no smoking policy which applies to apparently candles, incense, and really anything. So if you are a religious person like me just know your values and practices will not be respected. They will try and charge you \$250. I also have a service animal who is a legal service animal and is train to bark when I need to take my medication or I am about to have a seizure.

Just got an email saying I'm going to get a \$100 dollar fine for my dog, even though that is his literal job! How disgusting of them especially because it says in my file that he is a service animal! Again, they will violate your rights again and again! Stay far away!!!

There is so much more I could say, but I'll leave it at that. Please ignore the fake reviews those are incentives based reviews. As you can see all the real reviews are one star and if you could give zero, then they would be all zeros.

2 [Share](#)

**Response from the owner** 2 months ago  
Tiffany, we are genuinely concerned about each and every one of our residents' comfort and well-being and are eager to turn around your opinion as soon as possible. We always appreciate heads up about areas of the community that need improvement and apologize for any dissatisfaction with the valet trash service. In addition, we want to ensure we are following the leasing policy regarding your service dog and can discuss that with you as well as any other concerns. Please reach out to our team at your earliest convenience at [cmpeachtreecreek@verangewater.com](mailto:cmpeachtreecreek@verangewater.com).



Covey Homes Bluffs - Homes

Restaurants Hotels Things to do Transit Parking Pharmacies ATMs

Overview Reviews About

Amin Davis 5 reviews

a month ago

Avoid This Place Unless Management Changes

This place has gone downhill fast. Parking is extremely limited (maybe 10 guest spots total), and management is completely unresponsive unless you show up in person.

They bill you for pest control and other services you don't request — and it's non-negotiable. Whether the service is performed or not, you're stuck paying for it.

On top of that, we were hit with erroneous water and sewer bills, including arrear charges despite paying upfront. How does that even happen?

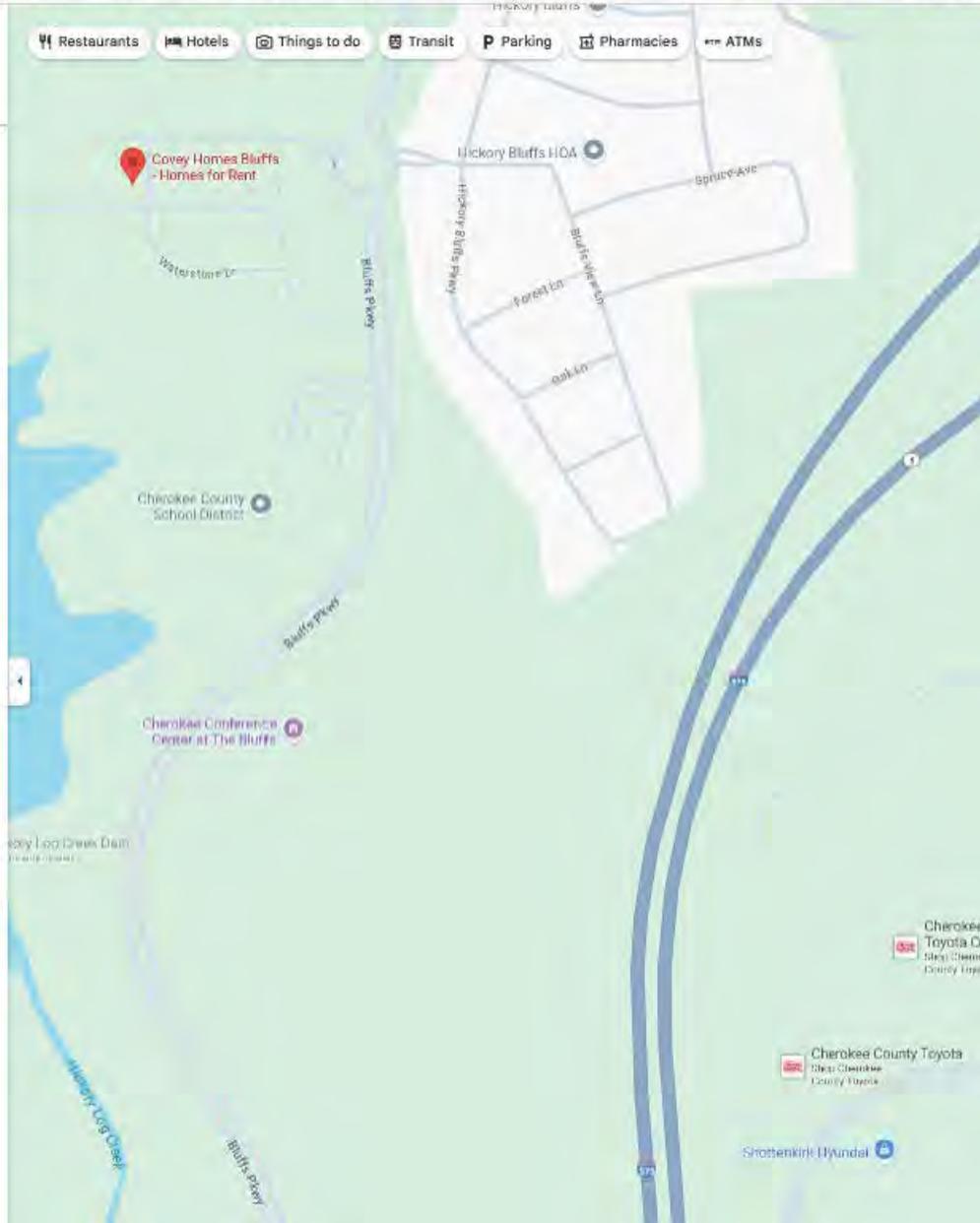
Trash bins must be kept inside your unventilated garage (the smell is awful), windows howl during high winds, and there's zero privacy between units — no fencing, no dividers, nothing.

When we moved out, they removed the carpet, then still charged us for carpet cleaning. A maintenance guy asked to keep some items we left and offered (via text) to take out our trash for a small payment — but we were still billed \$400 for trash removal, plus \$200 in cleaning and painting fees. We paid rent on time and left the unit clean.

This community is full of hidden charges, poor communication, and mismanagement. Unless there's a major change in leadership, avoid this place.

2 Share

Response from the owner a month ago Amin, we are disheartened to read your feedback which doesn't align with our standards for service and upkeep. We apologize for any move-out concerns as well as your disappointment with communication between our team and residents. Still, we appreciate the heads up as it provides us with areas that we can improve as soon as possible for our current and future residents. All move out charges are documented with pictures and we are happy to discuss further with you. If you have anything to add, please reach out to cmlresidencesatthebluffs@liverangewater.com. We wish you well in your new place!



Covey Homes Bluffs - Homes

Overview **Reviews** About

**April Barker**  
2 reviews

8 months ago

This was a temp stop for us while we built our new home, I would definitely recommend looking around for other options before settling for this place. The parking is horrible, there are about 10 extra spaces for guests in the entire community. The management is terrible. They refuse to communicate with you unless you actually go into the office. There is zero pest control, so be prepared to do that yourself. You are required to keep your trash can inside your garage, which has ZERO ventilation. The smell is just wonderful. The windows howl when the wind blows, which I'm sure adds cost to the power bill. There is zero privacy outside your unit, they are so cheap they won't even put up small privacy fences between homes like 99% of other communities.

We fulfilled our lease, paid on time every month, never caused any problems, and they still tried to stick us with \$200 in fees (on top of our \$500 deposit) for things like general cleaning, carpet cleaning and painting. I had to threaten legal action before they agreed to back off. Make sure if you decide to live here that you do a walk thru when you move out or they will try to screw you over.

4 likes Share

**Response from the owner** 8 months ago  
We're sorry to hear about the difficulties you experienced at Covey Homes Bluffs, April. We always strive to provide a comfortable living environment and it's unfortunate that we didn't meet your expectations. Our aim is to provide clear, open communication with all of our residents, so we regret if this was not the case during your time with us. If you have further concerns, please feel free to reach out to us at [cmresidencesatthebluffs@liverangewater.com](mailto:cmresidencesatthebluffs@liverangewater.com) or 678-753-7700. Thank you, Covey Homes Bluffs.

Restaurants Hotels Things to do Transit Parking Pharmacy



Cherokee County Toyota Collision Shop Cherokee County Toyota  
Cherokee County Toyota Shop Cherokee County Toyota

Shottenkirk Hyundai

99 West Paces

Overview Reviews About

Alex Local Guide · 59 reviews · 8 photos

Disappointed in the Decline of a Promised Luxury Experience:

I've lived in this building for a year and a half and have another year left on my lease. From the beginning, I was clear about wanting a luxury living experience—something management promised but has consistently failed to deliver.

A major factor in choosing this building was the year-round heated pool, which I confirmed multiple times before signing. During my first year, I had to follow up several times before it was brought up to a proper 82-84°F. This year, after four separate requests, the pool remains under 80°F as of May 20. I was told 75-80°F is "standard"—a far cry from what was promised and barely warm enough to enjoy.

This pattern of cutting corners continues across other amenities. The coffee machine still sits in the lobby—but without cups, making it pointless. Concierge staff work in the lobby with no AC or fans, creating an uncomfortable environment for both employees and residents.

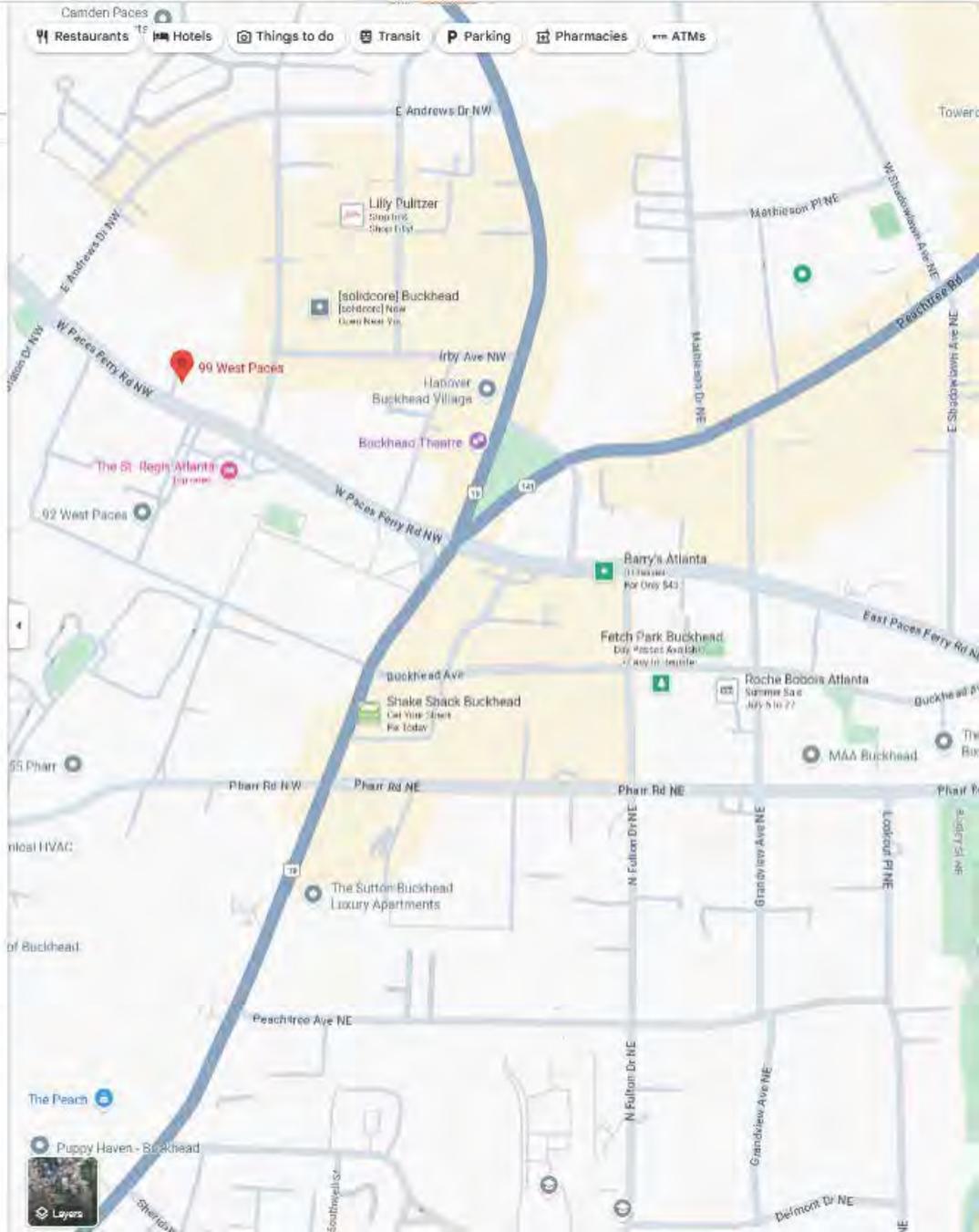
What's more frustrating is that I've upheld my end as a tenant—paying rent on time, following rules, and being a good neighbor. But as the building filled up, service and standards plummeted. The responsive, friendly team that once set this place apart has vanished. The manager is kind and honest but I think this is a much higher up level that needs to allow funds for management to not get overwhelmed:

Security on weekends or night time is nonexistent. The pool area becomes a hangout for disrespectful 20- to 30-year-olds, leaving trash, bringing glass, and even bragging about urinating in the pool. This is a building with families and children, yet there's no control or accountability.

If the higher up management enforces strict leases and background checks, they should be held to equally high standards. If they can't uphold their end, residents should have the option to break their leases without penalty.

If you value customer service, consistency, and receiving what you were promised—look elsewhere.

All of the five stars are from people who are not residents.



← 99 West Paces 🔍 ✕

Overview Reviews About

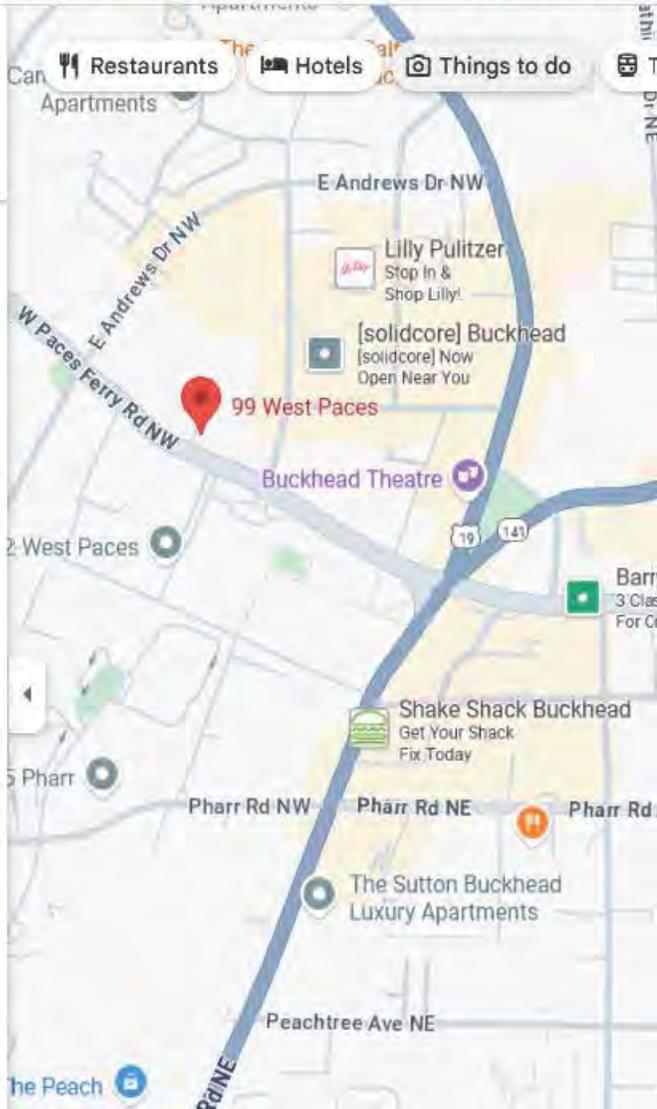
**R** Robert F  
6 reviews · 3 photos

★☆☆☆☆ 11 months ago

Poor management company that does not care about tenants. The elevator has been down three weeks with no resolution in sight. For elderly people like us, it adds stress to leaving the building or walking the dog. There has been no consideration for people that live in the building. 99 West Paces is one of the highest 'luxury apartments' in Buckhead and their customer service is sub-optimal. We are happy to find another building to reside in that cares for its tenants.

👍 6 Share

**Response from the owner** 6 months ago  
We are so sorry to hear of your experience, Robert. We always strive to provide an exceptional living environment for our residents at 99 West Paces, and we regret to hear this has not been your experience. We encourage you to reach out to us at [cm99westpaces@liverangewater.com](mailto:cm99westpaces@liverangewater.com) or 404.618.0570 so we may discuss these concerns with you directly. Thank you, 99 West Paces.



99 West Paces

Overview **Reviews** About

**Smith Family**  
Local Guide · 7 reviews

★★★☆☆ 7 months ago

Lived there for a year. Overall: absolutely not worth the money.

The pros: beautiful building, nice amenities, safe, amazing maintenance staff, location is good

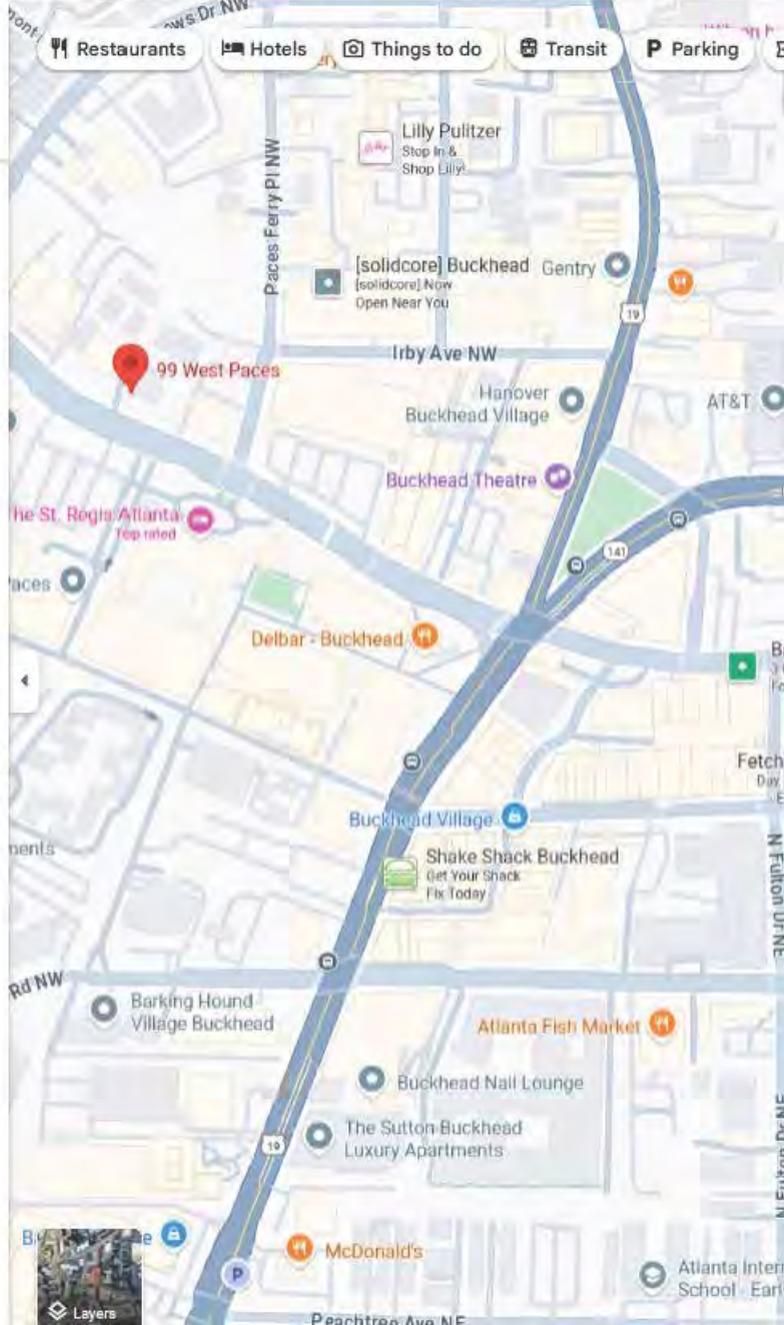
The cons: the pricing is exorbitant for the level of customer service you get here. **Elevators break for weeks at a time** making this place a nightmare for dog owners. **Appliances frequently break.** Granted the maintenance staff is amazing and fixes issues promptly, but in a high end, brand new luxury building, why are appliances breaking so frequently to begin with? The pet run is poorly kept and constantly reeks of urine.

Overall, there are many comparably built, reasonably priced homes in Buckhead, and I would not recommend 99 W Paces.

3 likes Share

**Response from the owner** 7 months ago

Thank you for sharing your feedback, Smith Family. We are pleased to hear your positive comments about our building, amenities, service team and location. However, we regret to hear that you have been dissatisfied with certain aspects of your experience at 99 West Paces. We continually strive to improve our community and services and sincerely appreciate your valuable feedback. Your insight helps us understand areas where we can focus our attention to improve the living experience for all residents. We would love the opportunity to speak about your concerns. Please feel free to reach out to us at [cm99westpaces@liverangewater.com](mailto:cm99westpaces@liverangewater.com) or 404.618.0570 to further discuss. Thank you, 99 West Paces.



← 99 West Paces 🔍 ✕

Overview Reviews About

**S** Stephen Savidge  
16 reviews · 1 photo

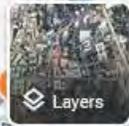
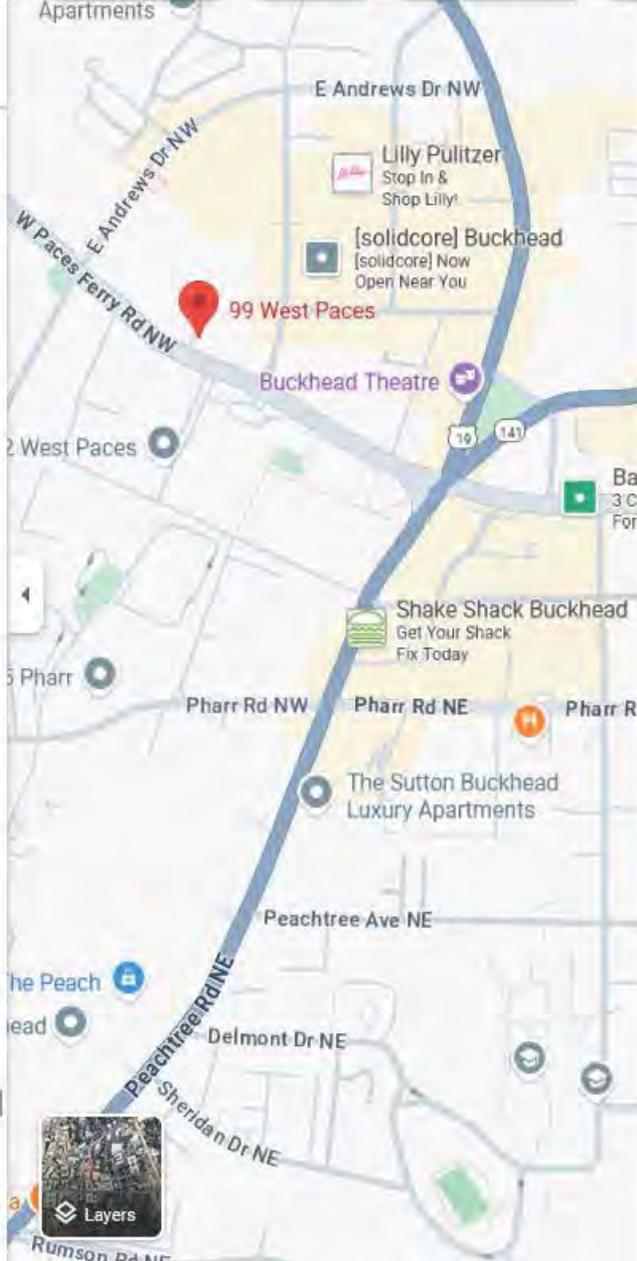
★☆☆☆☆ 10 months ago

I toured and applied to this apartment in early July. 99 west did not accept my income while approving my application, which led me to another apartment building down the street. Since early July I have been going back & forth with William Medina about receiving my deposit back that I put down on my apartment. At first the deposit couldn't be refunded because I disputed it. Then for the last two months I have been told by William on several emails that the check has been processed and is being delivered. He recently stated via email that I would have the check overnighted to me on September 5th. Here we are on September 21st and I STILL have not received the check. This is one of the worst experiences I have ever had with customer service from any company. Consistent lies and complete lack of urgency....

👍 4    🔄 Share

**Response from the owner** 6 months ago  
We are sorry to hear that your experience did not meet your expectations. We strive to provide a seamless application process and clear communication at 99 West Paces. We value your feedback and appreciate the time you took to share your experience. We understand your frustration and would like the opportunity to address your concerns directly. Please reach out to us at [cm99westpaces@liverangewater.com](mailto:cm99westpaces@liverangewater.com) or 404.618.0570. Thank you, 99 West Paces.

Restaurants    Hotels    Things to do



99 West Paces

Overview **Reviews** About

**Anna**  
4 reviews

10 months ago

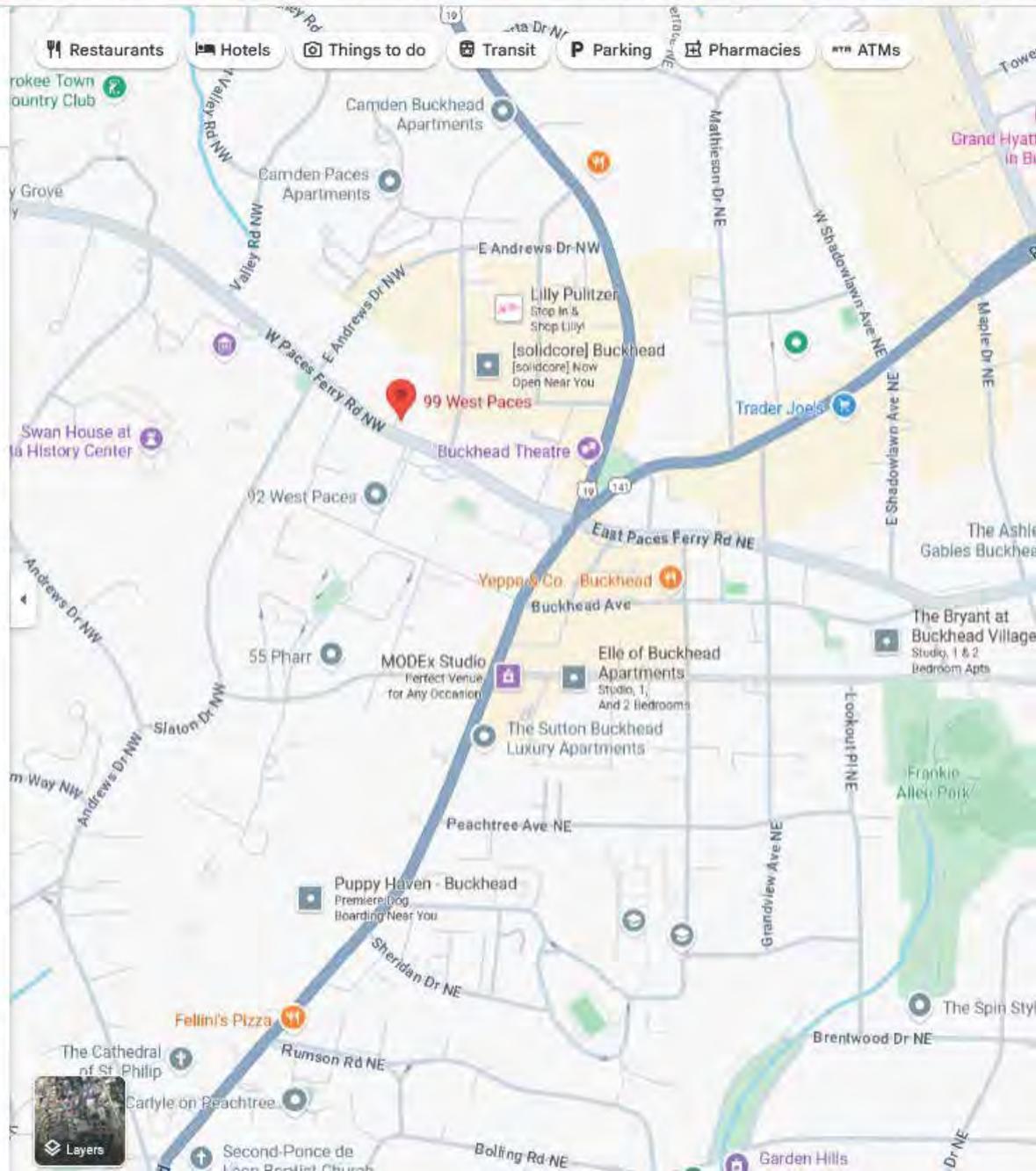
I will say Todd and Elizabeth are truly what kept this community's astronomical rent worth it to me while I lived there. HOWEVER, management sent me **unlawful move out charges** according to the Georgia renters handbook- charging me for an entire apartment repaint and complete carpet replacement without proof of anything needing to be repainted or replaced. I speak for myself as well as several tenants that have moved on from 99. **They will charge you for their flip of the unit for things that fall into the category of normal wear and tear.** I provided proof of my sparkling, professionally cleaned unit post move out, not only to lower management but also to rangewater and the property owner. All was ignored and now I'm left with no choice but to hire a lawyer to fight this battle for me, report the business to bbb, dispute to the credit and collection agencies and report the fraud to the federal trade commission. It is truly saddening that such a beautiful property is running a scam for tenants that decided to move on. **Funny that when they got called out for pulling the same thing with a previous tenant that happens to be a news reporter- they realized they had accidentally sent them an old Leger and it was a "total mistake".**

Renters beware! Do not lease here.

6 likes Share

**Response from the owner** · 6 months ago

Anna, we sincerely appreciate the positive remarks for Todd and Elizabeth. We are so sorry to hear that your move-out experience at 99 West Paces was not as positive as we strive for it to be. We would love the opportunity to speak to further discuss your concerns and encourage you to contact us directly at [cm99westpaces@liverangewater.com](mailto:cm99westpaces@liverangewater.com) or 404.618.0570. Thank you, 99 West Paces.



555 Boulevard NE

Overview **Reviews** About

**Ayomide Okunade**  
3 reviews  
7 months ago

**1. Moved:** Moved into this apartment less than three weeks ago and the number of unresolved issues is staggering. I was promised a modern, functional unit, but instead, I've encountered countless problems — many of which still remain unfixed.

**2. Washer/Dryer Issues:** The two-in-one washer/dryer does not work.

- The drying function is essentially useless. Auto dry runs for over 4 hours, and clothes still come out damp. Timed dry is fixed at 90 minutes with the same results.
- I flagged this to maintenance, and they claimed it works without even timing their test. Meanwhile, I cannot dry a single towel, let alone a load of laundry.
- The "cold" wash setting runs hot, so that's broken too.

**3. Doors:** Every door in my unit has a problem.

- Front door: Misaligned, missing strike plate, and unreliable lock system. Spent a full hour during move-in trying to get the digital key system and physical fob to work. (There was an entire day where I could not lock my door. I had to physically visit the leasing office to ask for maintenance to fix my door. Why wasn't my work order in the app enough for such a serious issue?)
- Back door: Misaligned to the point where I have to slam them shut several times, every single time. One door scratches the floor when opened past 45 degrees.
- Screen door: Not attached properly and the bottom flies off when slid open.
- Interior doors: One of my bedroom door hinges is now broken and gets stuck when opening.

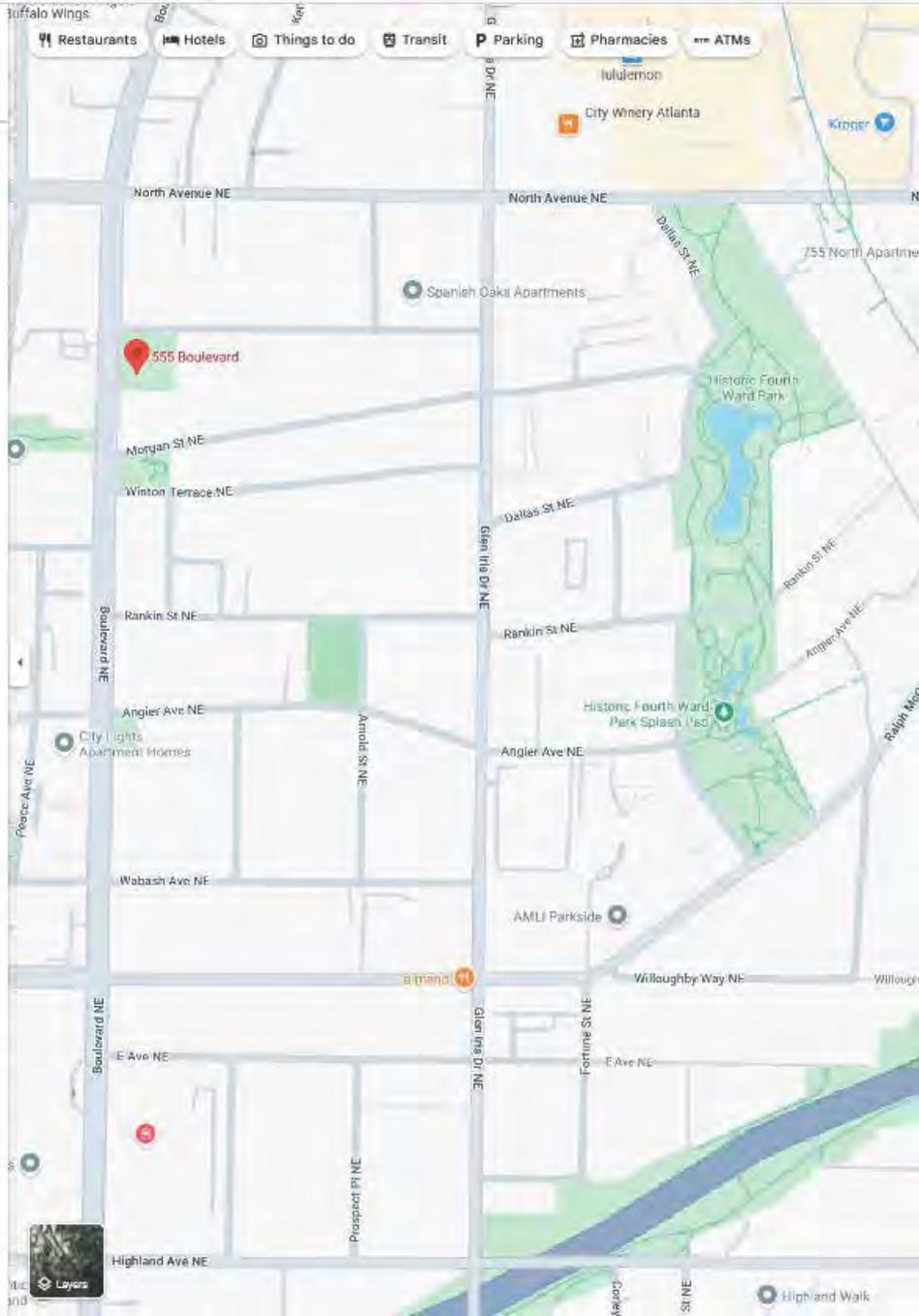
**4. Blinds and Windows:** The wall of east-facing windows has no blinds, forcing me to deal with intense sunlight for hours each morning. For the blinds that are installed:

- One was disabled by maintenance two weeks ago and still hasn't been fixed.
- The blinds are operated by a button mounted 7 feet 9 inches high — completely impractical. I was told remotes would be provided, but maintenance confirmed there are none.

**5. Move-In Condition:**

- I arrived to find paint streaks and smudges on the carpet and hardwood floors.
- My Google Fiber connection was missing entirely. I had to schedule a technician to replace the jack, which was somehow removed, despite the building opening this year.

**6. Garage:** The garage exit door has been broken twice in my first two weeks here, staying stuck open for days



801 N Central Ave

Overview **Reviews** About

Ryan Hyndman  
4 reviews

5 months ago

Let me begin this review by saying I think that 801 North Central is a true gem. The size of the community is perfect. It's conveniently located near the expressway, airport, and the city. Hapeville is also a great area that's continuing to evolve. Did I mention that most of the residents are exceptional?

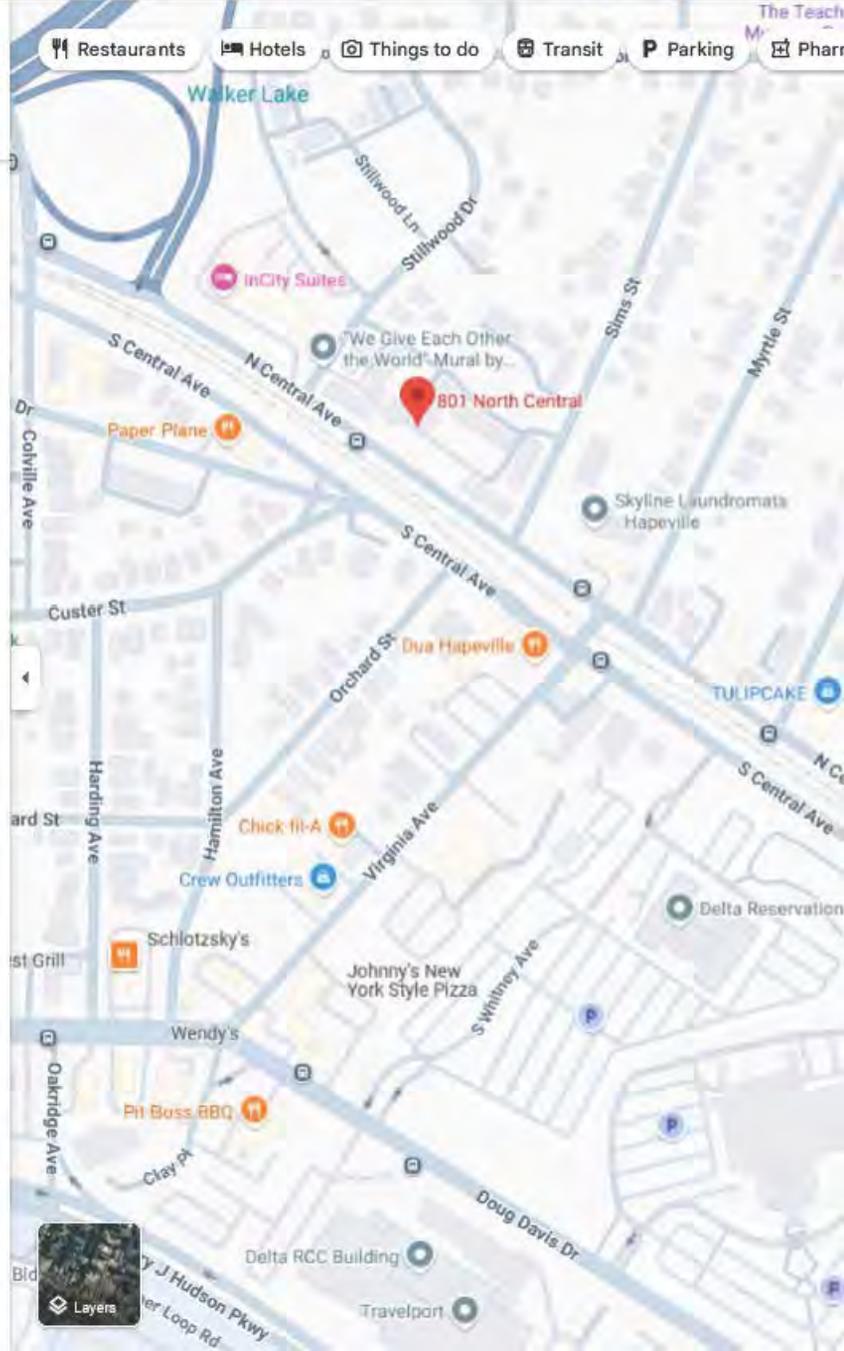
With all of this said, I do have concerns with the management and maintenance of the community that I've shared on multiple occasions both in writing and verbally. There may be action taken after I "make a fuss," but then we fall right back into the same rut. The community is often littered with trash, community standards are not upheld, there's no real presence of community management, the dog park is filled with poop, etc.

I am holding management responsible to take care of these issues. Although this property is on the south side of the city, we should be treated with the same level of excellence as the more northern properties.

I've attached photos for context.

5 Share

**Response from the owner** 5 months ago  
Thank you for taking the time to write this review of 801 North Central. We're happy that you're satisfied with our community; however, we regret that certain aspects of your living experience have prevented you from awarding us with a five-star rating. Your comfort and happiness are very important to us. Kindly contact us at [cm801northcentral@liverangewater.com](mailto:cm801northcentral@liverangewater.com) or (470) 730-4851 to discuss your concerns and what we can do to improve your time in our community. Thank you, 801 North Central.



← 1160 Hammond Dr 🔍 ✕

Overview Reviews About



Lucas Marzullo Mendes

5 reviews · 5 photos

★☆☆☆☆ Edited a year ago

YES, I already send the moveout notice, because this place is the worst place ever. They do not try to accommodate anything, even when they are wrong.

The last news on this nightmare place.

Do not move in!

We have 2 kids (10months and 2 years) and decided to payed extra for assigned parking to have things easier for us. In return, we got booted and could not leave with our car.

And yes, our car license plate is registered to the apartment.

Update as in 06/21/2024.

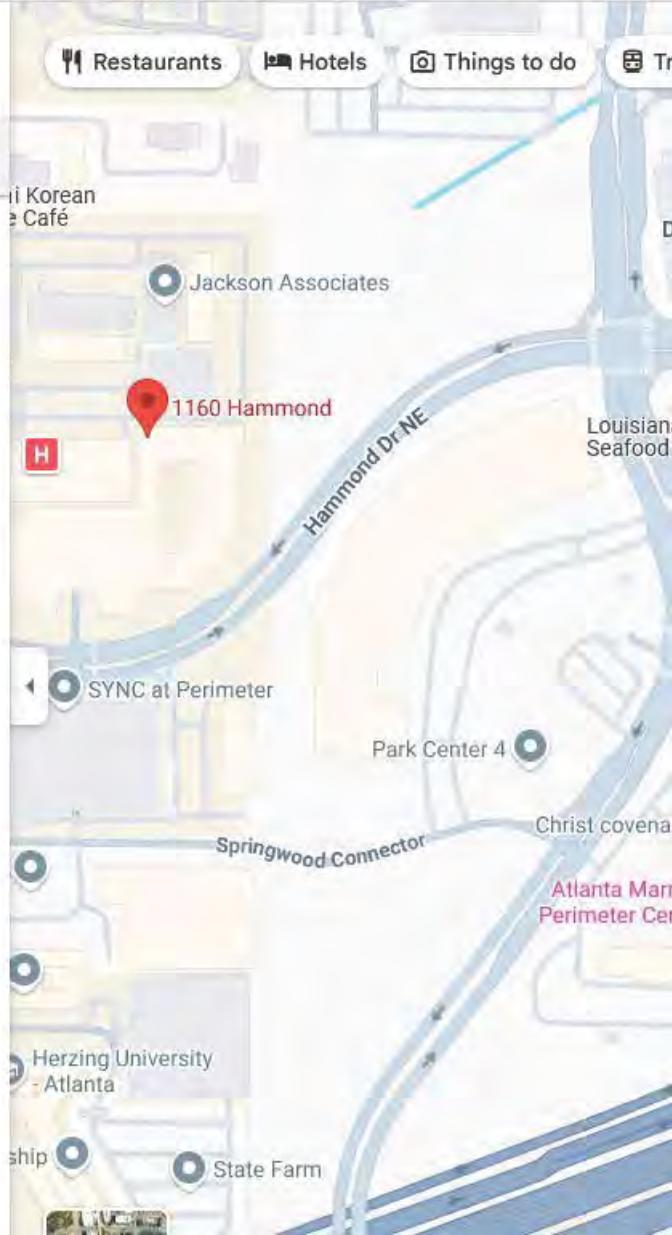
I did call you all. No one answered, your phone system was off, again. I had to call Shawn the manager in LiveRangerWater. Did I get something back from the "inconvenience"? First, that was not inconvenience, that was ILEGAL!!! Second, no!!! Nothing. I barely got a call back saying that you guys were sorry.

You messed up BAD!!!

Did I get my Reserve Parking spot money back? No, even without been able to use it, since you guys were "cleaning the garage" for 2 weeks.

Now, you do charge every time about anything.

Serious, do not move to this place!!!



1760 Apartments

Overview **Reviews** About



Nung-Shun Chou

9 reviews

★☆☆☆☆ 7 months ago

The new management is really terrible. Can't even answer any question related to connected service. Also their attitude is the worst ever.

I don't recommend to move in here. Can't wait to move out when our contract ends.



6



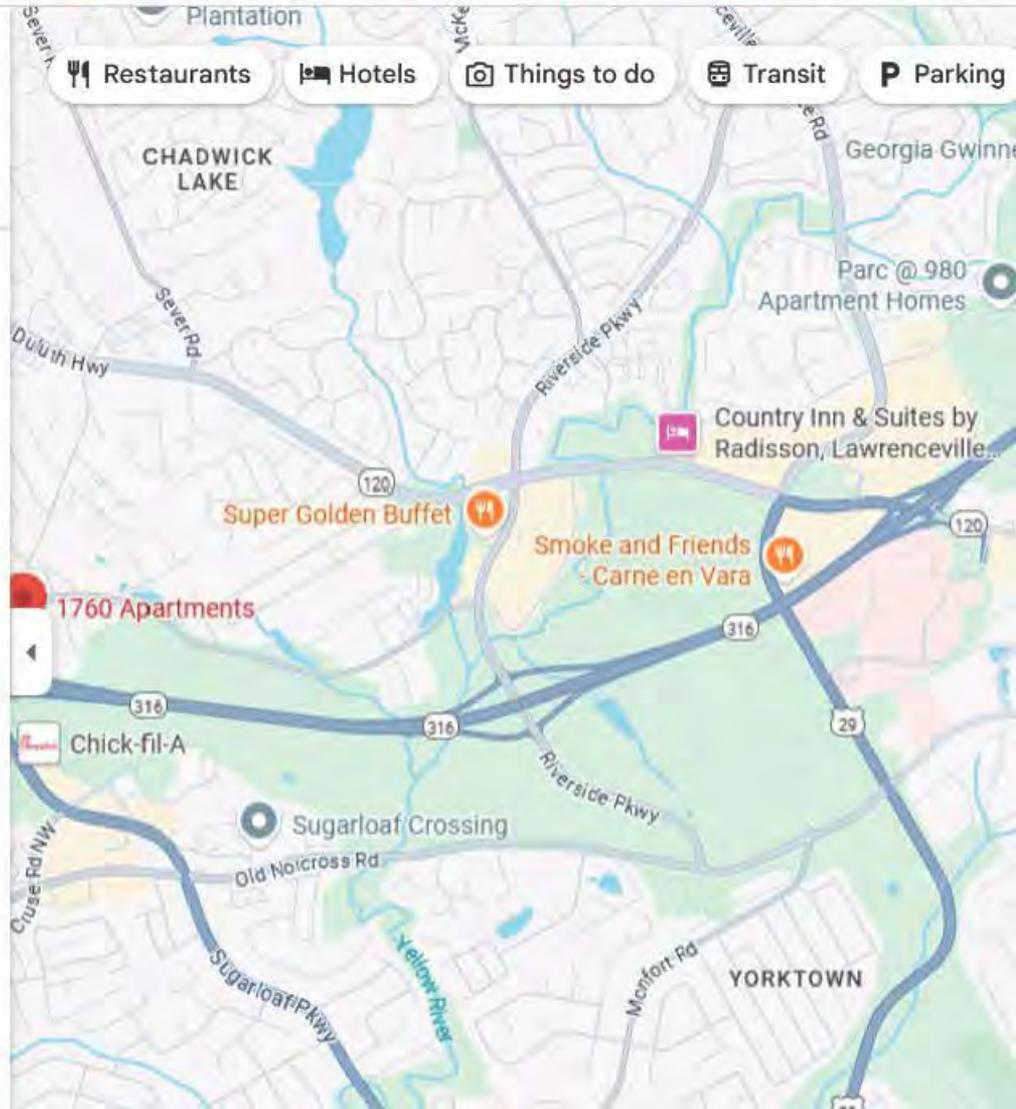
Share

Response from the owner 7 months ago

We're sorry to hear that your experience with our team at 1760 Apartment Homes has not been up to the standard we aim for. We appreciate your feedback, as we continually seek to improve the resident experience. We'd be happy to answer any questions you have regarding our services. Please feel free to reach out to us at

[CD1760@liverangewater.com](mailto:CD1760@liverangewater.com) or (770) 430-1310.

Thank you, 1760 Apartment Homes.



← 1760 Apartments 🔍 ✕

Overview

Reviews

About



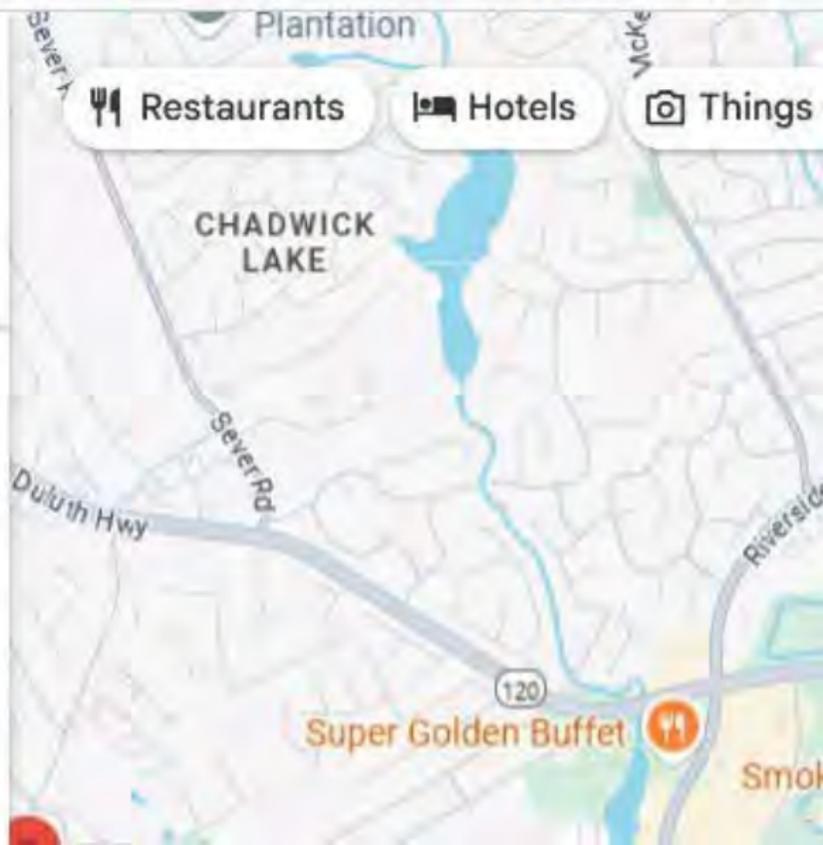
Sophia John

9 reviews · 2 photos



4 months ago

I have lived here for over a year now and now new management has taken over. They are terrible communicators and don't even respond to emails. I can't wait to move out of here - we miss the old management terribly.



← 1760 Apartments



Close

Overview

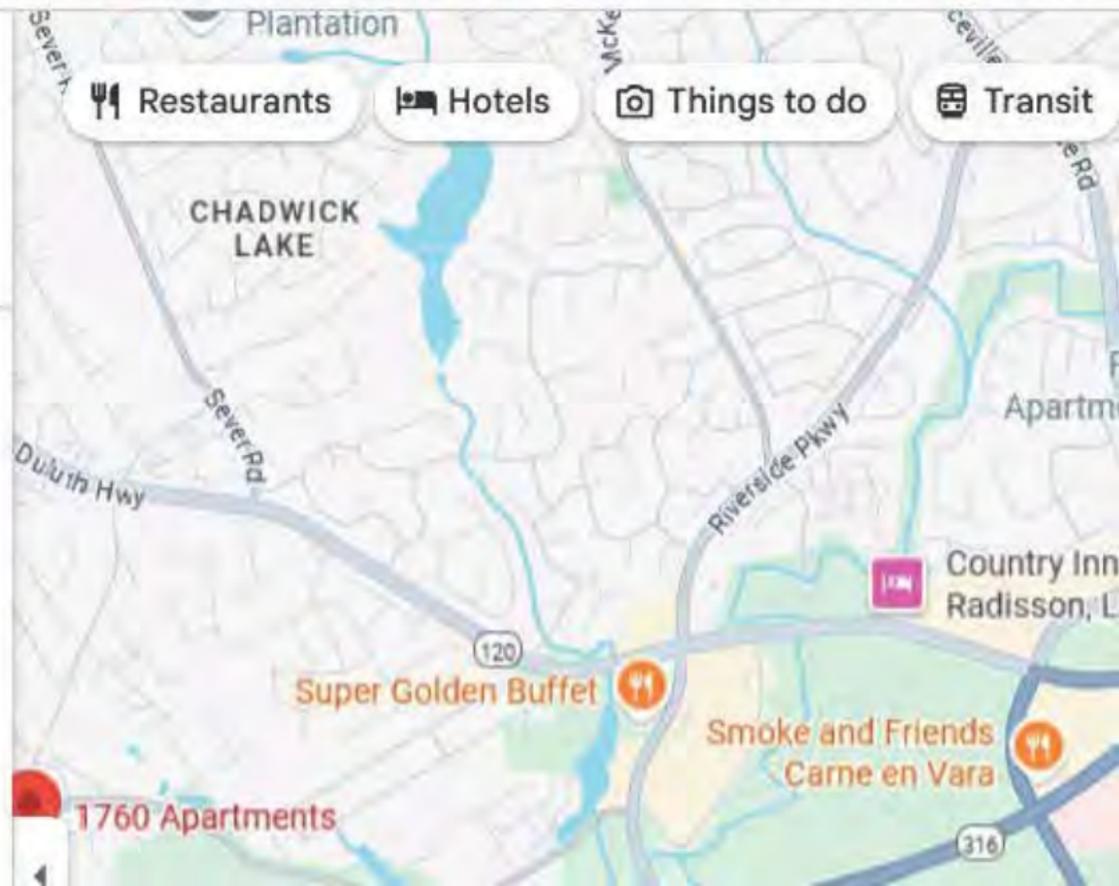
Reviews

About

0 0U  
4 reviews

★☆☆☆☆ 8 months ago

I live here and they never answer the phone when I call. The apartment recently changed MANAGMENT or ownership and it hasn't been the same since. I don't recommend moving here and I can't wait to terminate my lease. I've been here for 4 years and I've never had to deal with this type of discomfort of service.



← 1760 Apartments 🔍 ✕

Overview Reviews About

pass along your kind words to her!



Aisha  
1 review

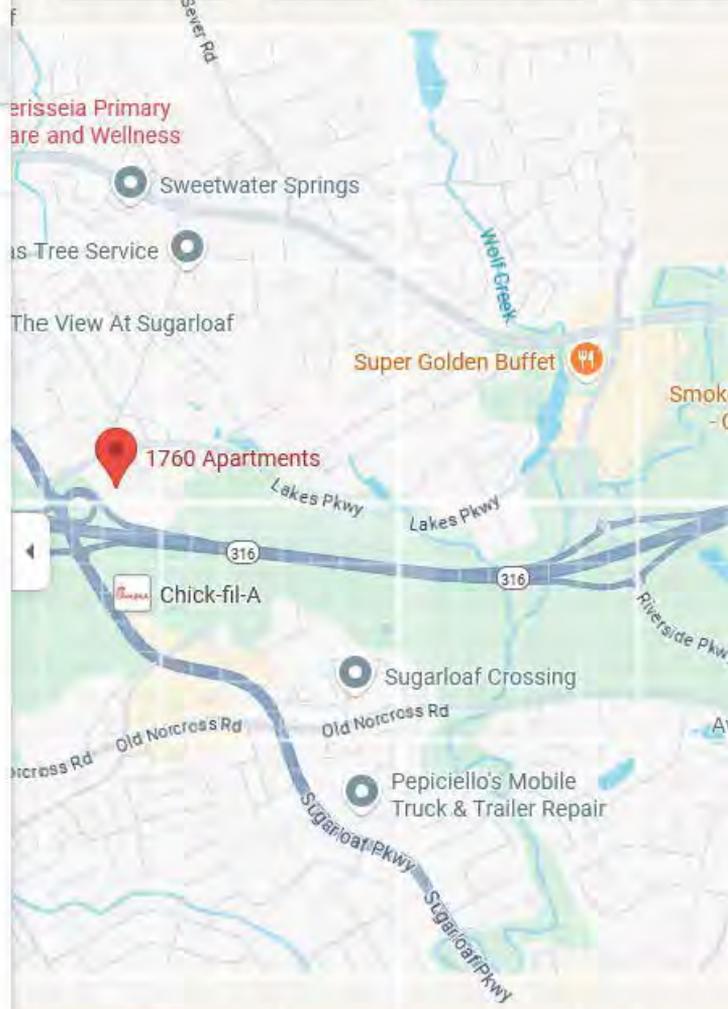
★ ★ ★ ★ ★ 4 months ago

This place has really gone down after 4 years. My water bills have been outrageous you wouldn't believe what I pay for my 1 adult and a child?! And I currently don't have hot water at all! This is ridiculous. 1760 has a great modern look and feel. We are paying for how nice this place looks no maintenance help over the weekend anymore? They would have made a weekend house call for immediate help like my water... so disappointed. There are other things you can ask me about I will share.

👍 Like    🔄 Share

**Response from the owner** 4 months ago  
We're sorry to hear about your dissatisfaction, Aisha. It's unfortunate that your experience at 1760 Apartment Homes has not lived up to your expectations. We would like to understand more about your concerns and work towards improving your experience. Please contact us at 770-430-1310 or via email at [cm1760apartmenthomes@liverangewater.com](mailto:cm1760apartmenthomes@liverangewater.com). Thank you, 1760 Apartment Homes.

🍴 Restaurants    🏨 Hotels    📷 Things to do    🚗 Transi



1760 Apartments

Overview Reviews About

**Laura Ok**  
6 reviews · 1 photo

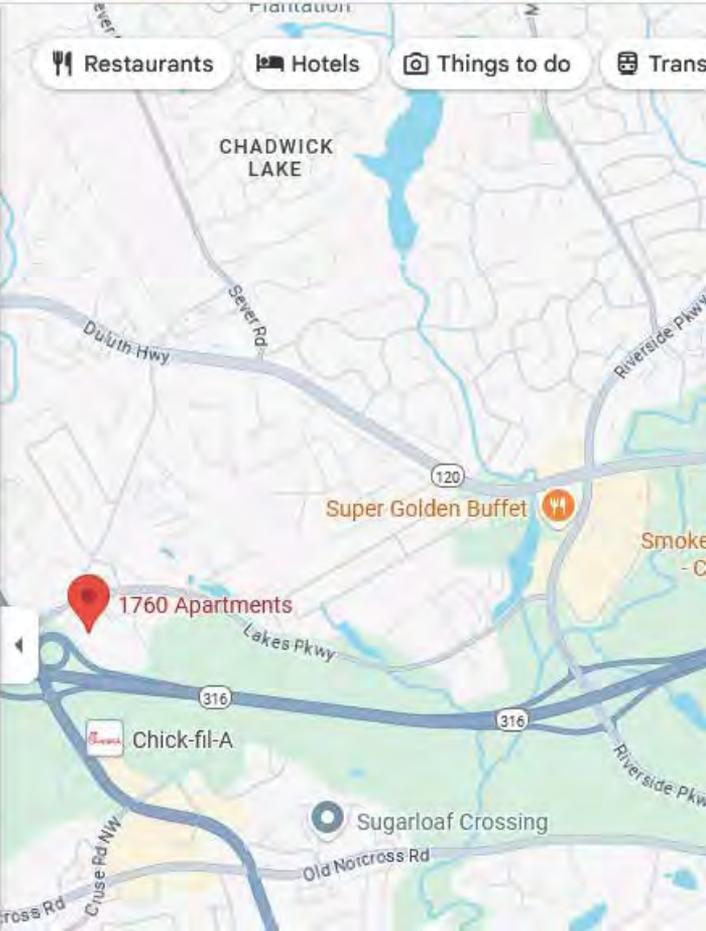
★☆☆☆☆ 2 months ago

This apartment is a scam. You cannot reach them. They will deny your application and take your money and not communicate anything with you. Even if you call or email you will be ignored. Then they will try to send you to collections for reversing charges even though they refuse to communicate at all

Like Share

**Response from the owner** 2 months ago

Thank you, Laura, for sharing your comments and alerting us to your concerns. We're glad to elevate this so we can get this resolved. You may contact us at residentrelations@liverangewater.com at your earliest convenience.



1760 Apartments

Overview **Reviews** About

Arianna Lee  
3 reviews · 2 photos

3 months ago

These recent reviews have to be incentivized. I lived in Apartment 1760 for about 4 years and, initially, it was a wonderful experience. The apartment was clean, the neighbors were courteous, and the leasing office, along with maintenance, was incredibly responsive. However, that all changed after the office manager, Emma, left. The quality of living declined significantly, especially after the property was returned to its original management company, RangeWater.

After the transition, communication with the leasing office became nearly impossible. Emails and phone calls went unanswered, and maintenance requests were often closed without any actual follow-up. The turnaround in the leasing office staff was rapid, and unfortunately, none of the new employees were helpful—they seemed dismissive of our concerns and problems. Even after flooding our kitchen after a simple request was made to take a look at our ice maker. We were left to clean the mess as well as eat the cost of all of the food that was lost in our refrigerator.

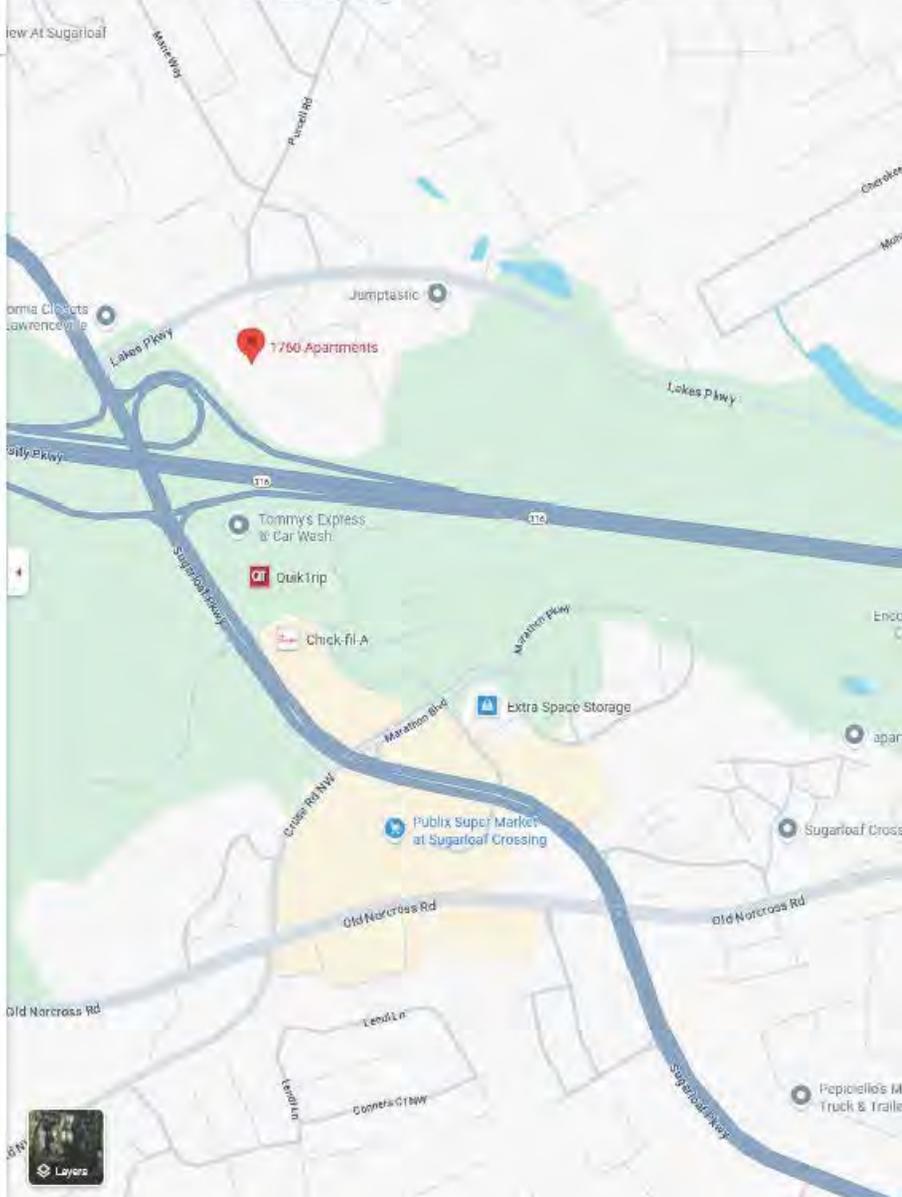
The overall atmosphere of the complex deteriorated as well. The caliber of neighbors changed drastically; courtesy was replaced with indifference. The grounds became increasingly unkempt, with dog owners neglecting to clean up after their pets, and furniture and trash littering the neighborhood. The children living in the complex ran wild, often unsupervised, playing in the parking lot well past 9 PM, contributing to the mess and even throwing rocks and playing chicken with cars.

Due to this downward spiral, we made the difficult decision to break our lease early. This process turned out to be a nightmare in itself, taking over three weeks just to receive confirmation. It felt like we were being held hostage in a situation we wanted to escape. Despite several meetings with the leasing office, we saw little to no progress.

When we finally turned in our keys, we encountered yet another new set of faces in the leasing office. They seemed more helpful than their predecessors, but I fear it will take a significant amount of time to restore the community atmosphere, as many residents have already broken their leases due to dissatisfaction.

In short, what started as a great living experience turned into a frustrating ordeal, and I would caution anyone considering moving into Apartment 1760.

Restaurants Hotels Things to do Transit Parking Pharmacies ATMs



← Allora Eastland 🔍 ✕

Overview Reviews About

**J** Jamilla Harrison  
2 reviews

★☆☆☆☆ 5 months ago

Terrible Parking Policy – Beware!

If I could give zero stars, I would. This apartment complex recently implemented a ridiculous parking rule that is causing major issues for both residents and guests. There is absolutely no grace period. They will boot your car immediately. I arrived at 12:40 AM, and by 12:47 AM, my car was already booted. I didn't even have a chance to settle in or register my vehicle before being slapped with a \$75 fee. Also, they will place a large sticker on your window due to the boot. The sticker last weeks on your window and will leave bad sticky residue

This policy feels like a money grab, and it's completely unfair to residents and their visitors. If you're considering moving here, think twice unless you enjoy surprise fines and unnecessary stress.

👍 2    🔗 Share

**Response from the owner** 4 months ago

We understand your frustration Jamilla. I hope you received the explanation of the changes we sent out before they went into effect, but please let us know if you would like us to send it again. The changes were made to create a more consistent parking system that reduces violations and helps to ensure all residents can find parking when they return home. We apologize for any inconvenience, and please reach out directly if you would like to discuss this matter further in person. Thank you. — Morgan M., Allora Eastland.



← Allora Eastland 🔍 ✕

Overview Reviews About

 **Hustle Hawkins**  
6 reviews

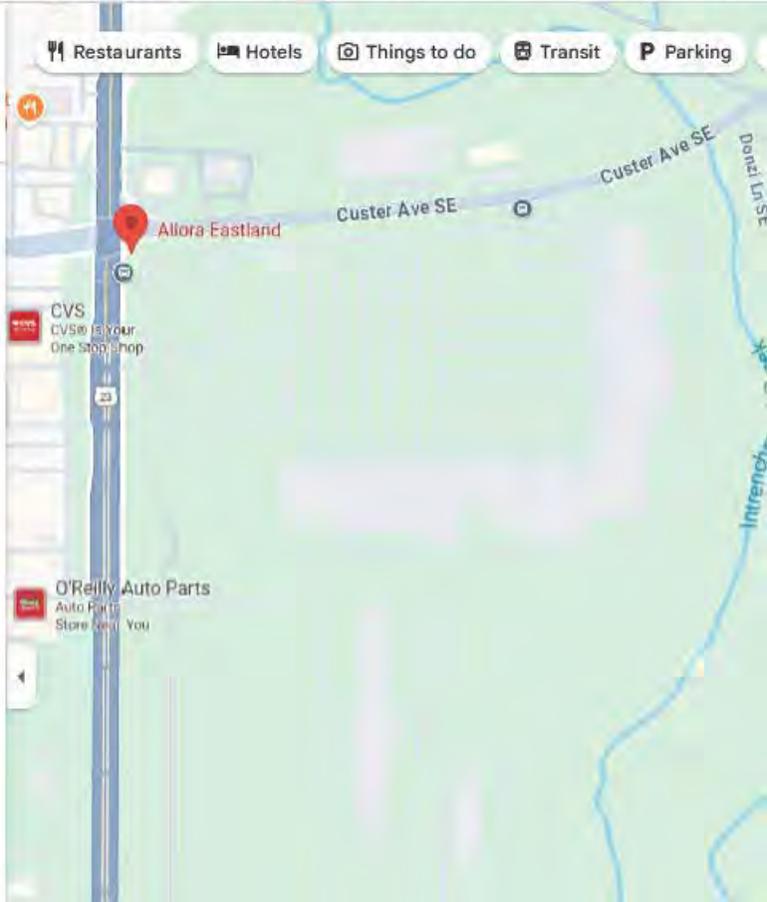
★ ★ ★ ☆ ☆ a month ago

Expect to pay at least \$350 a month in boot fees if you live here. The parking system is glitchy it limits how many hours you can select, so if you need 8 hours and it only lets you choose 6, you're stuck waking up in the middle of the night to renew or risk getting booted. If you have 4 free hours left but need 8 only lets you choose 4 so you have to wake up in the middle of the night system is rigged so you lose.

Today, I was booted while actively charging in an EV space... for not actively charging. Make it make sense. This is currently pushing my day back which is a very busy one. They're quick to boot you but slow to come back to that boot off

It feels like a money grab. I have friends who refuse to visit because of ParkeAV's boot-happy enforcement. Some have been booted within 2 minutes of parking before they even had time to open the app and pay.

Feels more like I live in Midtown with these parking restrictions. It's pushing me to move.



Allora Eastland

Overview **Reviews** About

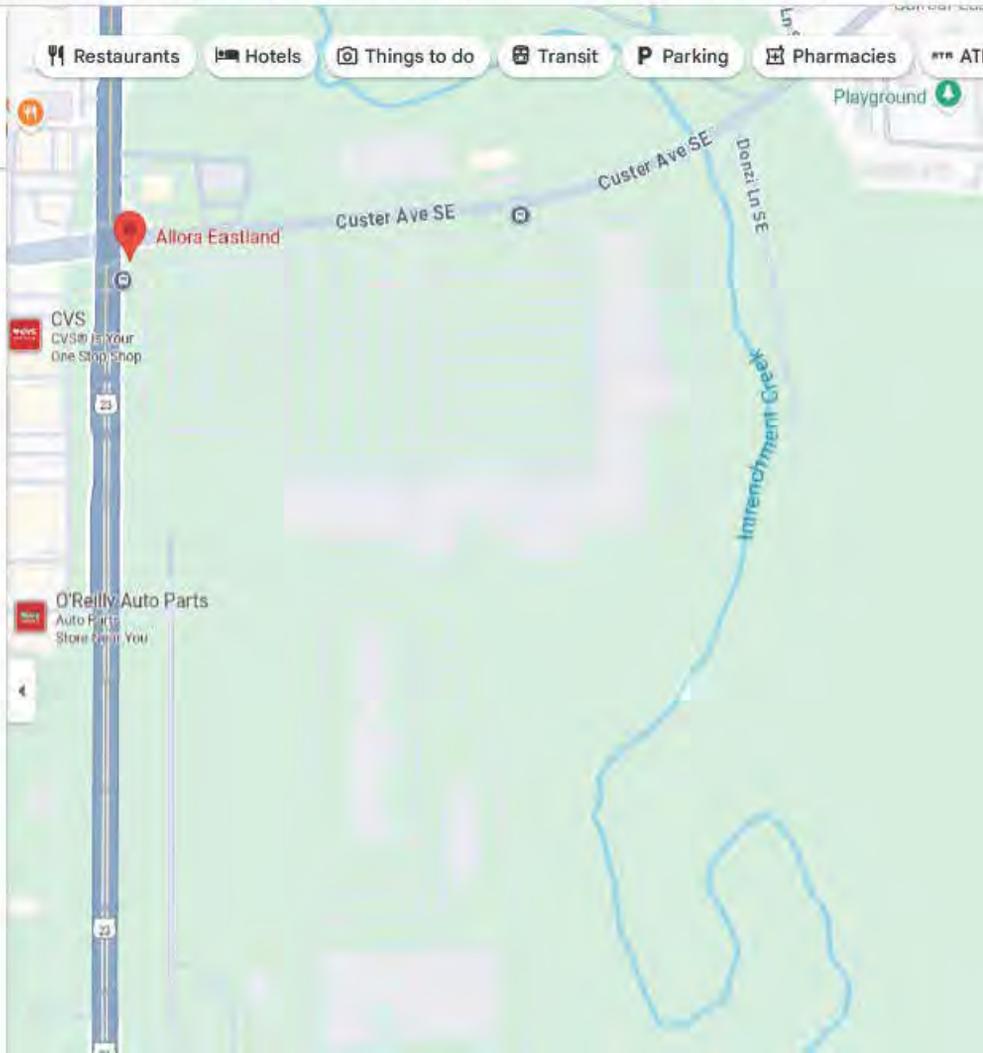
 Sarah Galabanttase  
1 review

★ ★ ★ ☆ ☆ 2 weeks ago **NEW**

While I enjoy living here I have run into one major issues future renters should be aware of. **The WiFi service provider they have a contract with sucks.** I have had constant issues with it. I recommend anyone who has to WFH or has obligations that require WiFi go with another community. **The WiFi outages are constant,** the company fails to communicate when the shortages will happen, and the resolutions can take sometimes up to a day to resolve. Very inconvenient and ultimately frustrating given this is a company the property requires residents to work with. If you are considering the property ask them, **please ask yourself how important WiFi is in your daily life before making any final decisions.**

👍 1    🔗 Share

**Response from the owner** 2 weeks ago  
Thanks for leaving your input, Sarah. The community-wide Wi-Fi was briefly down today due to a power outage in our office, where the router is located. If you are experiencing issues with your personal Wi-Fi, please contact Anywair directly at 855-426-9924. If there's anything you need or would like to discuss with us, we're always happy to help. — Morgan M., Allora Eastland.



## Beacon Lake Lanier

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

 **Current Resident 1246865** Verified  
Verified Resident • 2023 - 2024

★☆☆☆☆ 2.2

4/25/2024

The house has been great and we love it. There are small things we find here and there that prove that these houses were **houses that were just thrown up in the modern way and weren't built very sturdily** (faulty electrical, can lights falling out of the ceiling, terrible laundry room design that causes mold, landscaping that destroys the yards). **The management company has been the most frustrating part about living here. Their responses to issue are not helpful and they always take an air of defensiveness when dealing with issues.** Their responses to issues are always about defending them instead of helping the tenant with the issue. The customer service aspect is completely lacking.

👍 Helpful   🚩 Report

### Property Manager Response

4/29/2024

We're sorry to hear that you're not completely satisfied with your experience at Beacon Lake Lanier. We take all feedback seriously and are always looking for ways to improve. We understand that you've had some concerns and we assure you that our team is committed to **providing the best service possible**. We would appreciate the opportunity to address your concerns further. Please reach out to us at [cdbeacon@liverangewater.com](mailto:cdbeacon@liverangewater.com) or (844) 986-4364. Thank you, Beacon Lake Lanier.

Search Apartments, Cities...

## Beacon Lake Lanier

Overview

Reviews

eIQ

Amenities

Management

Education

Q&A



**Current Resident 1245278**

Verified

Verified Resident • 2022 - 2024

2.3

4/18/2024

Overall-not the best. Houses are poorly built, appliances are cheap. The price is high and they raise rent super high each year. Don't keep promises. Leasing staff are often unavailable and change personnel often. Don't enforce any neighborhood policies: parking in the street, trash cans, pet waste. Really disappointed

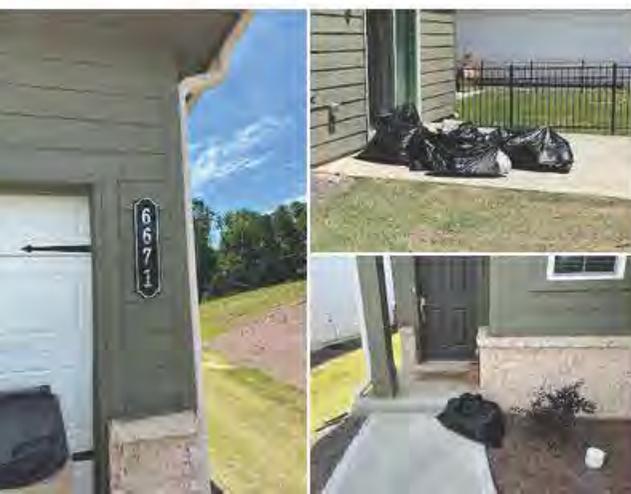
# Beacon Lake Lanier - Homes

Overview **Reviews** About

**J P**  
7 reviews · 3 photos

★☆☆☆☆ Edited 6 months ago

This rating only reflects my review of the beacon ownership and office management. We have been overcharged. I have sent a letter and emails about the contract to no avail with specific detail and what we agreed to and they can't seem to get their act together. Constant turnover so we consistently have to restart every time we try to fix this. NOBODY ever answers the phone. Ever. They came to repair some water damage over a year ago and never came back to finish the job. This is very expensive place to live so beware. I can get past the price gouging but NOT the crappy or non existent service.



Beacon Lake Lanier - Homes for Rent  
JP  
Photo - Jul 2023



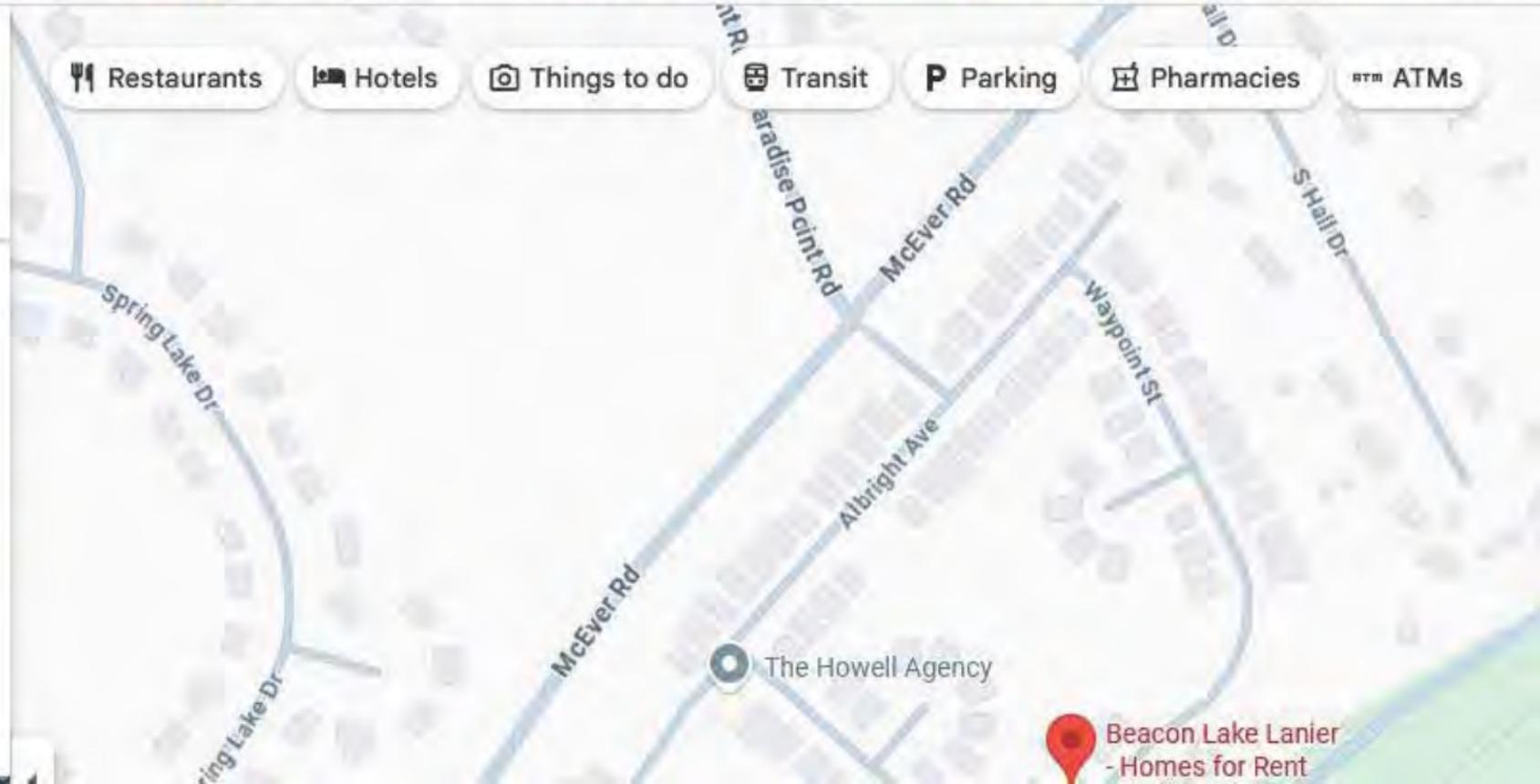
← Beacon Lake Lanier - Homes · 🔍 ✕

Overview Reviews About

 **Denys Demydovych**  
Local Guide · 7 reviews · 10 photos

★☆☆☆☆ a year ago

The service and staff are terrible, everything in the house is too cheap. And after we moved out, they didn't give us our deposit for no reason for 3 months. Although we gave the house in perfect condition and they promised to return 100% of the deposit, this does not happen even after 5 trips to their office. Think several times if you would like to live in such conditions.



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

 Beacon Lake Lanier - Homes for Rent

## Bower Westside

Overview

Reviews

Pricing

epIQ

Amenities

Leasing

Management

Education

Q&A



**Current Resident 1273338**

Verified

Verified Resident • 2024

★★★★☆ 3.3

8/19/2024

Not the best, the fire alarm sounds often, so at this point nobody cares when it sounds, being a risk if the emergency is real. I think is important to regulate how often the alarm sounds, sometimes the alarm sounds for more than 30 min. On the other hand, I think the apt looks cleaner than before, but there are still things to improve, for example the amount of data that are in the first floor.

Helpful Report

### Property Manager Response

8/20/2024

We appreciate your feedback and understand your concern regarding the fire alarm. We also appreciate your comments about the cleanliness of the community and will take note for future improvements. If you have any further concerns, please feel free to reach out to us at [cmbowerwestside@liverangewater.com](mailto:cmbowerwestside@liverangewater.com) or (770) 637-0261. Thank you, Bower Westside.

[\[Show Less\]](#)

[Be the First to Rate Response](#)



**Current Resident 1263526**

Verified

Verified Resident • 2023 - 2024

★★★★☆ 3

7/27/2024

Pros: spacious apartment, timely maintenance, ample parking, good location, renovated kitchen. Cons: unclean move-in condition, pet hair, oil stains, rusty shower head, clogged sink, moldy window seals, faulty elevators, rats in the parking lot, frequent false loud fire alarms for hours, and dirty stairs.

Bryn House

Overview **Reviews** About

Jenny K  
11 reviews

9 months ago

As a resident who has lived here for over six months, here are some of my experiences with this place that I wish someone had told me before I moved in.

**Management:** Management does not return emails. I've sent them two emails about a particular matter and they never responded. They are very prompt in returning emails before you sign your lease, but once you sign your lease, all you will get is radio silence from them. They are undergoing a change in management at the moment so hopefully that will improve.

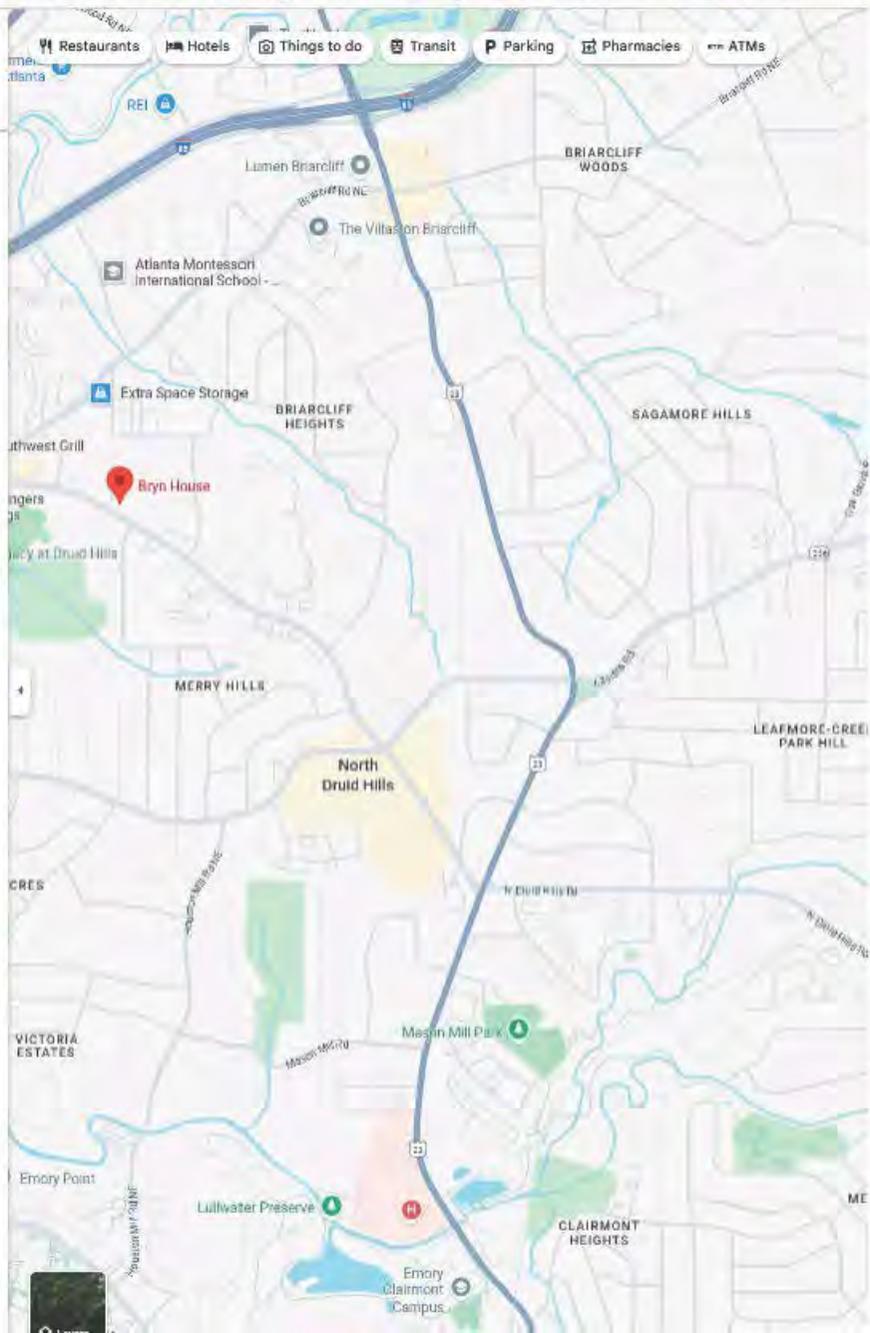
**Front desk:** Michael has been nothing but great and willing to help. He always tries his best to answer all your questions and is just really helpful overall. However, there is a lady that works at the front desk who always gives you a little attitude whenever she speaks to you and is just unprofessional in how she handles things.

**Fetch:** This "package concierge" costs \$35 per month and you will experience lots of package delays. You are not allowed to send packages to the apartment. Instead you have to send them to Fetch and hopefully your package meets the weight and dimension requirement for delivery, if not you have to drive to the warehouse to pick it up yourself. There has been so many instances where they have "package delays" to the point where they get multiple complaints from other residents but all they do is send out an email with excuses, such as "technical delays".

**Latch:** You get into this apartment by using Latch. This sounds good in theory, but whenever there is a fire drill and there is no actual fire, you are locked out until the alarms stop and sometimes that can take hours. Also, if the power goes out, you cannot go back into the apartment, and even after the power goes back on, Latch sometimes does not go back up.

**Trash:** There is no trash valet. You have to bring your trash to the trash room where some people just leave their trash right outside the chute.

**Noise:** As other reviews have mentioned, there is a lot of noise that you will hear. You will hear noise from the high school stadium right across the street. I do hear cars driving by since the walls are thin, but the worst is the music that they blast from the loud speaker after 10-11p from the Target parking lot and goes throughout the night. I guess they do that to deter people from parking overnight at the parking lot.



Bryn House

Overview Reviews About

Ivy Yang  
9 reviews · 1 photo

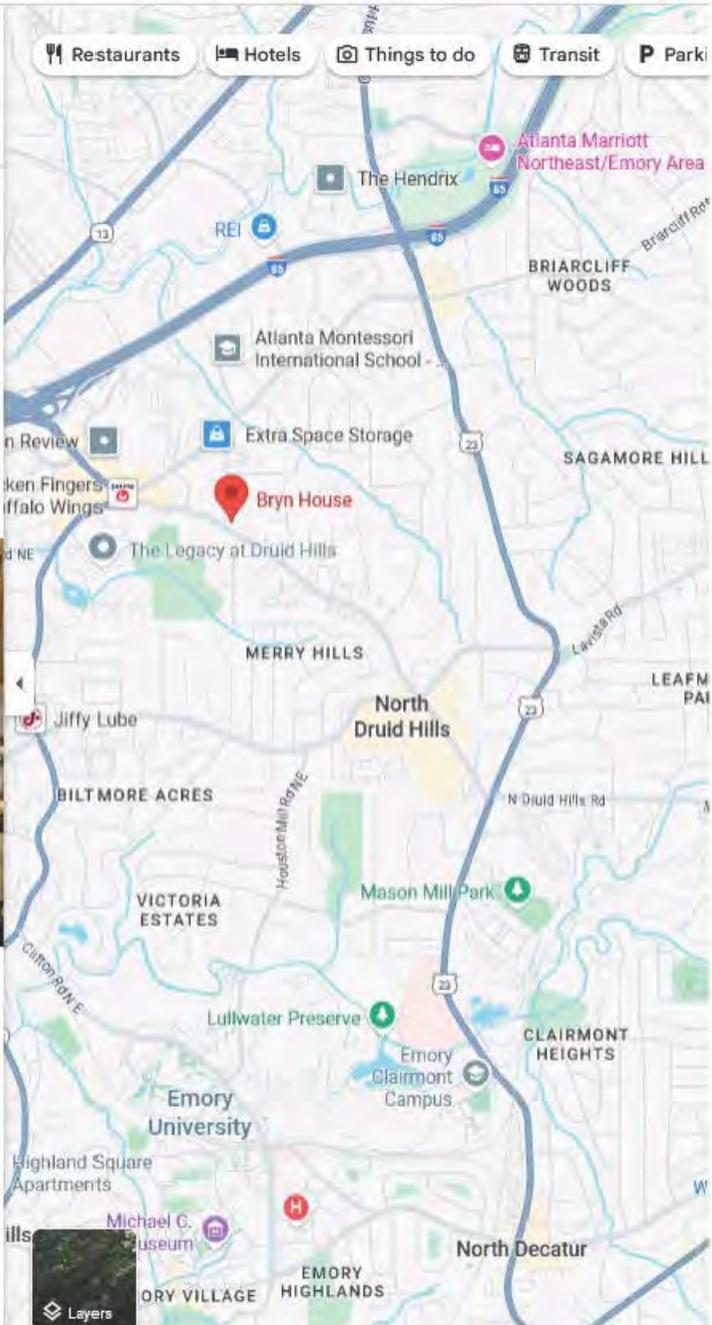
8 months ago

Insulation is not great. Their package delivery is an issue. Maybe cuz they are new. Some dog owners are not great here but most of them are awesome. Too expensive for how much you pay. It's frustrating when you pay almost an extra \$200 every month for their management and convenience, and they can't even get your legit request handled. Some of the staff here are friendly and fantastic. Some are eh. Like their interior design and style tho.



1 Share

**Response from the owner** 8 months ago  
Ivy, we appreciate your feedback and are sorry to hear that you've encountered some concerns. We understand that these issues can be frustrating. Our team is committed to providing a comfortable living experience and addressing resident requests efficiently. We'd like to better understand your concerns and discuss how we can assist you. Please contact us at [cmbrynhouse@liverangewater.com](mailto:cmbrynhouse@liverangewater.com) or (470) 730-4007. Thank you, Bryn House.



Bryn House

Overview Reviews About

Mohsina Yusuf  
3 reviews

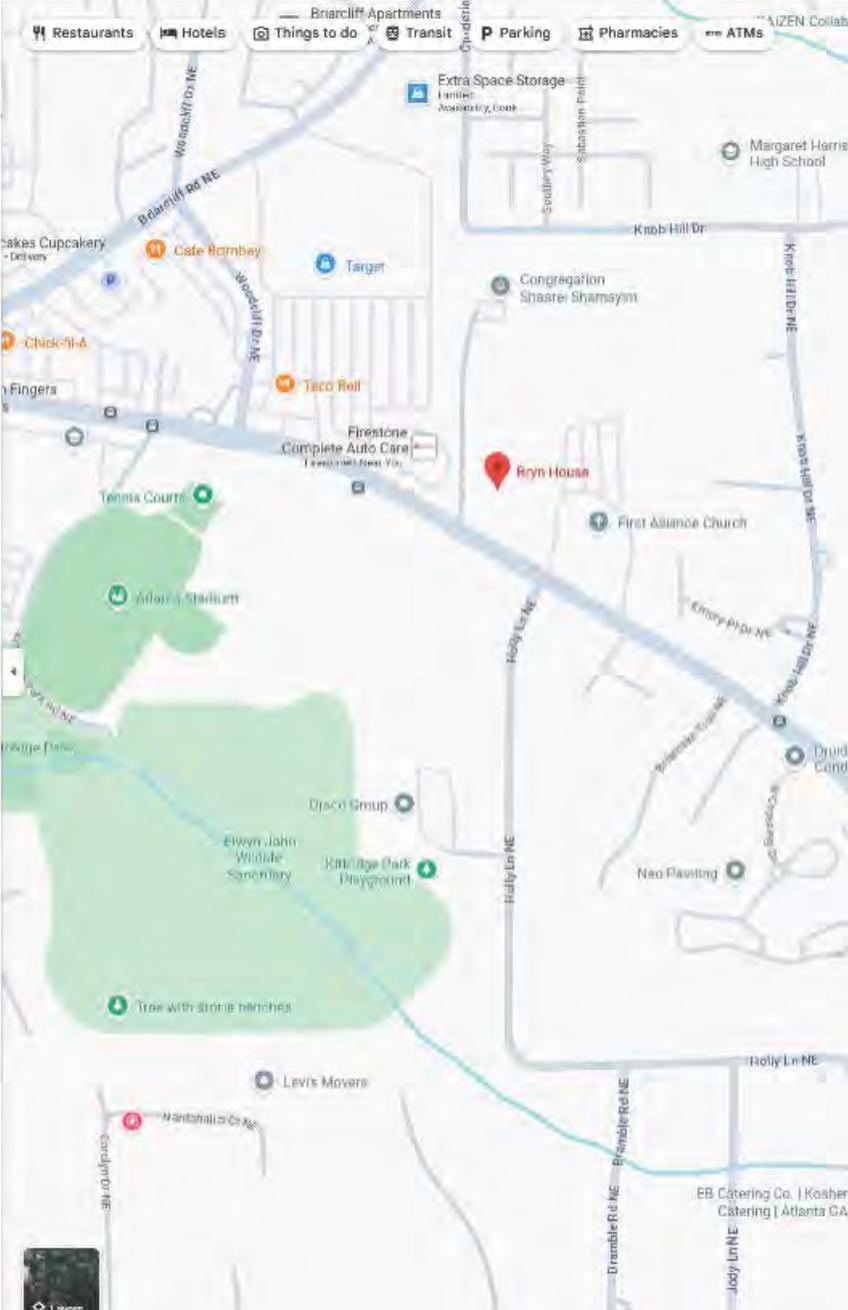
a month ago  
I wanted to like this place more than I did, but unfortunately the cheap construction and management (not the staff themselves, but how they manage the building) deterred my experience. The rent cost did not meet the poor quality of this building.

Cons:

- Paper thin walls, you can hear your neighbors talking, coughing, sneezing, using their blenders. I live on a top floor unit, but I can hear them walking around. The neighbors below me make so much noise it's like they live above me; I'm convinced they have a home gym because it sounds like they're dropping heavy weights all the time. I had to buy two white noise machines and I have them going at all times I'm in the apartment just to block out my neighbors' noises.
- My stove and washing machine have had to be replaced in the first 6 months of living here. To add, my washing machine was installed incorrectly when I first moved in and only used hot water and bleached a lot of my clothing.
- The trash chutes never work. You have to push to open it, but unfortunately doesn't open 9/10 times. I can 100% understand why many residents just leave their trash outside of the chute.
- It's not easy to have guests over. You have to send 3 different individual codes to each of your guests, and each code is a 7 digit code they have to manually type in at the gate, the door, and then again the elevator. They also recently implemented this for guest parking and it makes no sense.
- This is not management nor the management company's fault, but there really should be a traffic light getting out of the building. Making a left turn is dangerous because it's such a busy road, most times you won't be able to make the turn for at least 5-7 minutes. Making a right turn isn't as bad, but in the mornings N Druid Hills backs up so much you really just have to wait until a kind driver lets you through.
- The parking deck set up is bad. They put up garage mirrors, but half of them are broken and the other half are always obstructed because large cars park in front of them.

Pros:

- Location, location, location. There's a Target right next door, a Publix, Kroger, and Ulta just 4 minutes away that are all in the same plaza. Every food chain you could possibly think of are all also within 5 minutes or less of the building, including a Chick-fil-A. The highway is less than a mile. A+ location, truly.
- While it is very cheap lipstick on a pig construction, the units and hallways are very nice aesthetically and



Bryn House

Overview **Reviews** About

**Jan Smith**  
6 reviews · 2 photos

★☆☆☆☆ Edited a week ago

\*\*\*update\*\*\* I can't take living here with these thin walls. EXTREMELY THIN. When I asked about the noise I was told that it's just typical noise but nothing extreme. Lies.

If you have any noise sensitivity you will not only not thrive, this place will increase your health issues. In order to deal with noise, I use an air purifier in my living room. I have a fan and noise machine and I use silicone ear plugs...

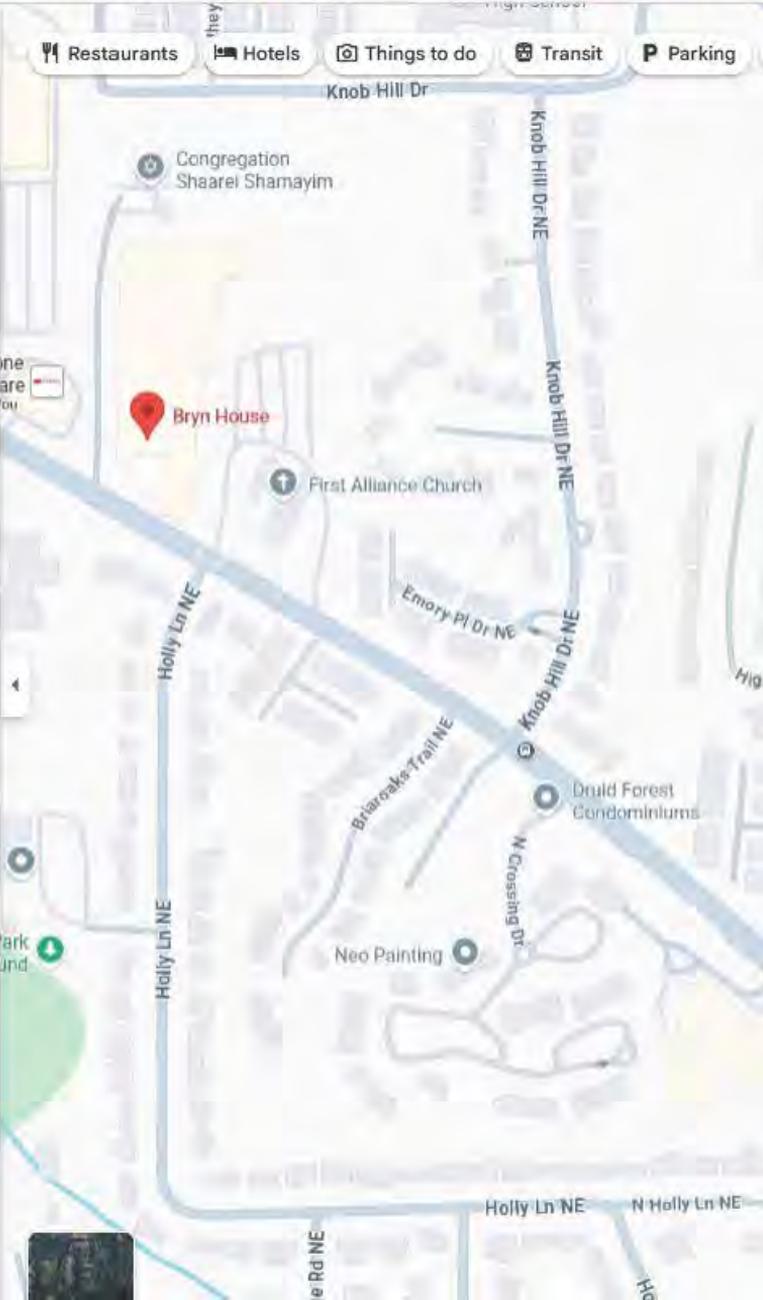
I tried talking to my neighbor and while things have been a little better, it's still pretty bad. Her walking literally rattles my lights.

I can't get sleep unless she's not home or she's quiet. The constantly loud noises leave me startled and shaken for hours. I already have difficult time with regulation. I also have an appointment to up my meds because I can't deal with all the bumps and walking. I tried to ask if I could move but I would have to pay a \$700+ fee.

I have also gained unhealthy habits to try to deal with the high lives of distress I feel everyday. This place is not safe. I CANT WAIT TO LEAVE THIS PLACE

\*\*\*Update\*\*\* More corporate greed. For no reason besides capitalism reserved parking is now \$100. Maybe we are paying for the fancy license plate readers they use to fine the tenants and their guests. Cute.

Welcome to BRYN House! If you like illusions of luxury, this is your new home! Here is a little questionnaire to see if this apartment complex for you.



Bryn House

Overview Reviews About



Angela Mukuhi

4 reviews · 1 photo

★☆☆☆☆ Edited a month ago

Most of the reviews here are from people that are not residents here, they've only done tours. So i would skip over to the ones from the residents with the less stars. Those are the genuine ones. Here is the thing, the apartments look nice from the outside and the inside but as soon as you start living here, you realize things dont work, they break easily, very veryyyyyyy cheaply made. Maintenance is rude especially the management. They never address issues when you create a ticket. Overlook the requests like timing if you have a somewhat busy schedule or odd working hours, they wont work with you. Not considerate about the fact that most people that live here, work in the hospital. They over charge rent. They make promises during lease agreements that never gets fulfilled! They always have an excuse for everything. Near impossible to invite visitors over or get uber eats, you have to literally go get your visitors and the food downstairs all the time, parking for visitors is limited. They use this Latch access thing that never works because wifi sucks. Oh i could go on and on. Most importantly, Management is rude, snobby and could care less about fixing issues presented to them. I cannot wait for my lease to be over!





← Cadia Warner Robins 🔍 ✕

Overview

Reviews

About



Erica Simmons

10 reviews · 1 photo



★☆☆☆☆ a year ago

What is the 400.00 admin fee for. If I pay 65.00 for app fee why would I have to pay 400.00 for a credit and background check. Doesn't make sense



4



Share



← Cadia Warner Robins 🔍 ✕

Overview Reviews About

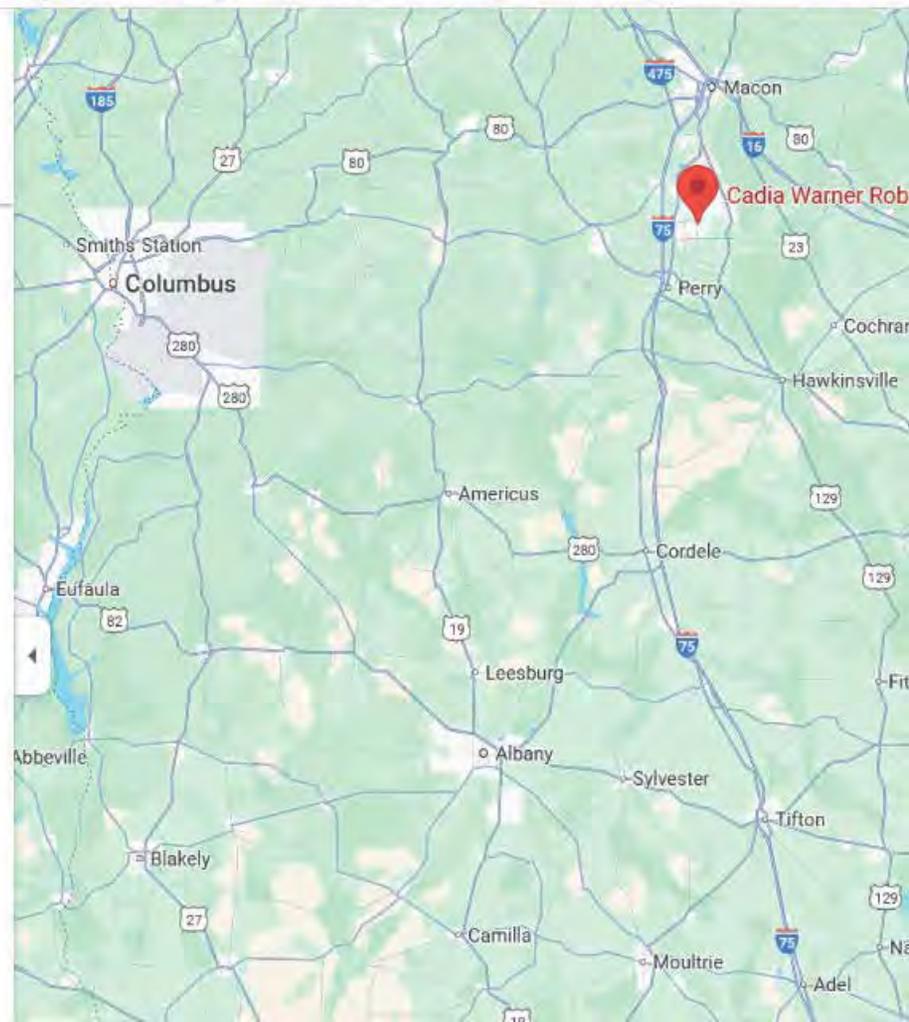
**L** Latory Ruffin  
7 reviews

★☆☆☆☆ a year ago

I spoke to this apartment complex they told me "credit doesn't matter" I paid 465 dollars for an application fee and an admin fee. They dingd my credit and denied me. I've called they want answer the phone. I need kno why was I denied and when will I receive my money back.

👍 1    🔗 Share

**Response from the owner** a year ago  
We're sorry to hear about your experience with the application process and any misunderstandings that may have occurred. We are committed to clear and open communication with all potential residents. We understand your concerns. We encourage you to contact us again at [cmcottageswarnerrobins@liverangewater.com](mailto:cmcottageswarnerrobins@liverangewater.com) so we can provide further clarification on these matters. Thank you, The Cottages at Warner Robins.



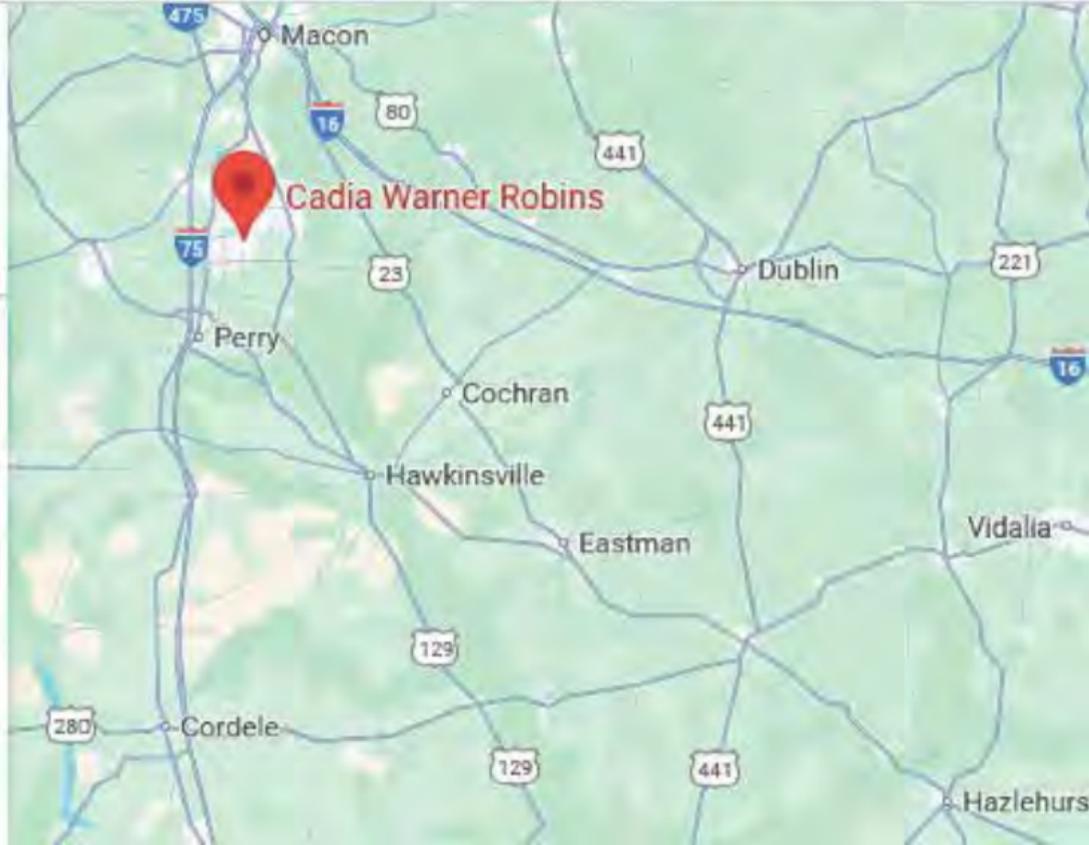
← Cadia Warner Robins 🔍 ✕

Overview Reviews About

● Sincear Jones  
4 reviews

★☆☆☆☆ a year ago

The lady told me credit don't matter. Payed 465 denied me for credit even though I make 5x the rent a month. Want answer the phone terrible customer service they lied to put an hard inquiry on my credit. When will you all be sending me my money back and will it be coming on my original payment method



← Back to Search



**Ad E.**

Key Largo, FL

📷 0 ⭐ 5 📝 3



Jun 20, 2025



3 photos



First to Review

I've been living at Cardinal East Village without working AC for almost a month, and management has done nothing to permanently fix it. They've left me and my family in an unlivable, dangerously hot apartment, sometimes over 81°F inside, while claiming "repairs are underway."

They've refused to provide hotel accommodations beyond 2 days and won't cover any moving costs -- even though they've admitted the unit has HVAC and electrical issues. We've missed appointments, lost food, and been forced to suffer through unsafe, suffocating conditions.

The property manager keeps making excuses and offers temporary patches while ignoring our health, comfort, and basic tenant rights. This has been one of the worst rental experiences I've ever had. If you care about your safety and well-being, do NOT rent here.



## Castleberry Park

- Overview
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- eIQ
- Amenities
- Management
- Education
- Q&A

 **Current Resident 1261556** Verified

Verified Resident • 2023 - 2024

★★★★☆ 3

7/15/2024

My experience living at this community is terrible. From day one, all the way to present day. Parking, Storage, package delivery, elevator always out, and apartment water leakage, and more. I would not recommend this community for your home.

 Helpful  Report

### Property Manager Response

7/16/2024

We're sorry to hear that your experience at Castleberry Park has not been up to par. We understand your concerns. Your feedback is crucial in helping us improve our service. We would appreciate the opportunity to discuss your concerns in more detail. Please feel free to contact us at 404-551-4547 or [cmcastleberrypark@liverangewater.com](mailto:cmcastleberrypark@liverangewater.com). Thank you, Castleberry Park.

[\[Show Less\]](#)

[Be the First to Rate Response](#)

 **Current Resident 1260978** Verified

Verified Resident • 2023 - 2024

★★★★☆ 22

7/11/2024

My experience has not been great, unprofessional staff, poor construction, parking restrictions and lack of community feel. Broken promises of storage and parking. Like many others we are breaking our lease. Renters beware!!

 Helpful  Report

### Property Manager Response

7/12/2024

We regret to hear that your experience at Castleberry Park didn't meet your expectations. We take your concerns seriously and strive to create a welcoming environment for all of our residents. We are committed to providing professional service and quality homes.

Please feel free to reach out to us directly at [cmcastleberrypark@liverangewater.com](mailto:cmcastleberrypark@liverangewater.com) or 404-551-4547 so we can better understand your concerns and work towards a resolution. Thank you, Castleberry Park.

Back to Search



**Terry W.**  
Covington, GA  
@ 0 7 1



Jan 12, 2025 · Updated review

They are still giving me the run around about my refund , it's over the 45 day mark I'm going to file charges I'd been patient I knew he was lying after he threw the back ground 3 rd party company under the bus instead of telling the truth . He told me two weeks my check was going to be here no phone call or emails for an update but I will be getting back with the consumer protection agency about this matter it's very unprofessional of them to lie and steal because this is what u trying to get away with I want my money back for that apartment that I didn't get

Helpful 0 Thanks 0 Love this 0 Oh no 0



**Willow Bridge Manager**  
Business Owner



Dec 4, 2024

We truly value your feedback and we're sorry to hear about your experience. We strive to maintain transparency and professionalism in all our interactions. We encourage you to reach out to us directly at +1...

[Read more](#)

Dec 2, 2024 · Previous review



Just to let you all know do not apply or give money to this apartment complex this company practice theft by deception, by stealing the 250 that was put down to hold the apartment . Knowing that they wasn't going to approve you anyway I will be filling charges with the local authorities I suggest others that has been preyed on to do the same always talking to (an it ). Being discriminatory to those that don't live an altered lifestyle what you could do to approve get rid of those unprofessional dummies that you have representing your company they never answer the phone and then it lied on the third party company stating that they took my money in which was a lie they have stolen from others but not from me I'm getting what the devil trying to steal back by using it and then tried to steal 99 dollars away from besides the 100 plus the 250'

## CORE at Lindbergh

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

 **Current Resident 1275799** ✔ Verified  
 Verified Resident • 2021 - 2024

★★☆☆☆ 2 ▾

8/29/2024

- There are unhoused people often sleeping with in the stairway - one of the 2 main gates has been broken for at least 24 of the 36 months I've been here - we are required to pay for a valet trash many don't use - people still leave their trash out not in a container - the stairwells are often unclean, either with feces or other people's belongings - security is concerning since many hallway door locks don't actually work - they people who work the front desk are actually very nice and helpful though

 Helpful  Report

 **Property Manager Response** 11/19/2024

We value your feedback and are sorry to hear that your experience has not been up to par. We understand your concerns and we'll definitely look into them. We're pleased to hear positive words about our front desk staff. For any immediate concerns, don't hesitate to reach out to us at [cmcore@liverangewater.com](mailto:cmcore@liverangewater.com) or (404) 410-4495. Thank you, Core At Lindbergh Station.

[\[Show Less\]](#)

[Be the First to Rate Response](#)

## Covey Homes Bluffs

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



**Current Resident 1175591**



Verified Resident • 2023



8/31/2023

None of the rules specified in the lease are enforced. Messages have been sent out to the community, but since there was no follow through residents continue to do whatever they want. 1) Parking - You're not supposed to park in the street. It's very narrow, so parking in the street makes it hard to drive down, and hard to get in/out of your driveway. People do it all the time. Community threatened to tow, but doesn't. 2) Trash - Originally had valet trash. You would leave your can outside and it would only actually get picked up 50% of the time. Now they've switched to city trash, a large can picked up once a week. We were told the can needs to be stored in the garage, not on the front, side, or back of building. Several people ignore this rule, seemingly with no repercussions. 3) Open garage doors - It says in the lease to not leave your garage door open 24/7, so that you don't make the community an attractive target for burglary. Several people do anyways, seemingly with no repercussions. 4) Maintenance - I was the first person to live in my unit. Within the first 2 months of living here I had to request maintenance several times. Including 4+ times for my AC cutting off because the drainage pipe on all of the Phase 2 units was installed backwards. It took them about 2 months to figure out the problem and get it fixed because they didn't have maintenance staff at the time, and during that time the AC would stop working every 1.5 - 2 days.

Name

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Phone

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← Covey Homes Paper Mill - Hor 🔍 ✕

Overview Reviews About

**M** Madeline Lombard  
10 reviews

★☆☆☆☆ a year ago

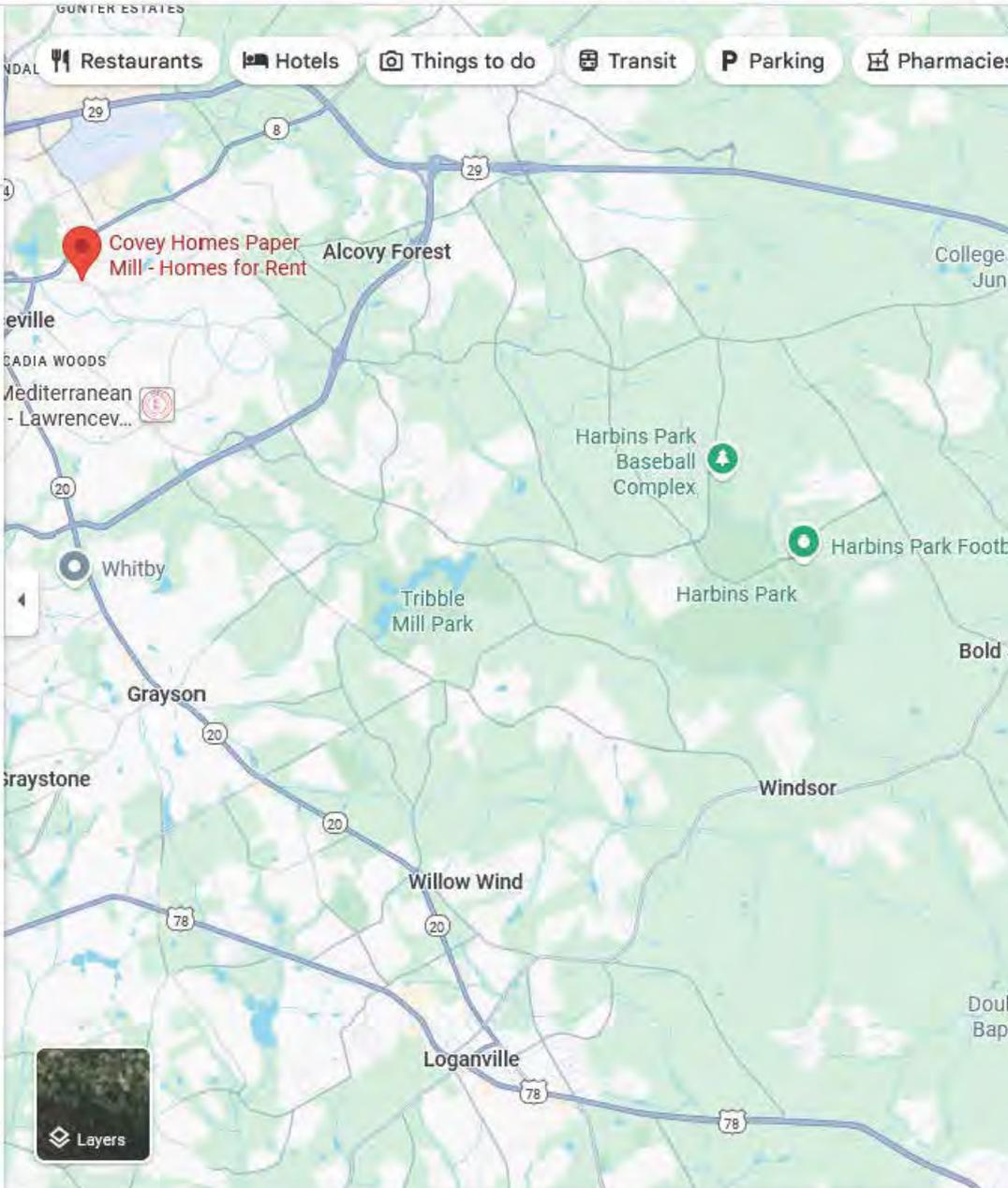
The leasing and management are extremely unprofessional. My spouse and I were strung along for over 3 weeks on a unit. In the meantime, they rented the unit right out from under us. They approved our application and sent us a lease with an entirely different unit number. We were never informed our original unit was gone in the first place.

Additionally, the "free month" of rent is applied half off to the 2nd and 3rd months of rent. Expect to pay full price for first month plus the deposit. It is also extremely hard to reach anyone over the phone or email. Overall, this was a bad experience and they wasted our time.

👍 9    🔄 Share

**Response from the owner** a year ago

We're sorry to hear about your experience, Madeline. We understand how frustrating it can be when things don't go as expected. We strive to provide clear communication and an efficient leasing process, and it's disappointing to hear that we fell short. We'd appreciate the opportunity to discuss your concerns further. Please reach out to us at 470-625-2475 or [cdpapermill@liverangewater.com](mailto:cdpapermill@liverangewater.com). Thank you, Residences on Paper Mill.



← Covey Homes Paper Mill - Home for Rent 🔍 ✕

Overview **Reviews** About

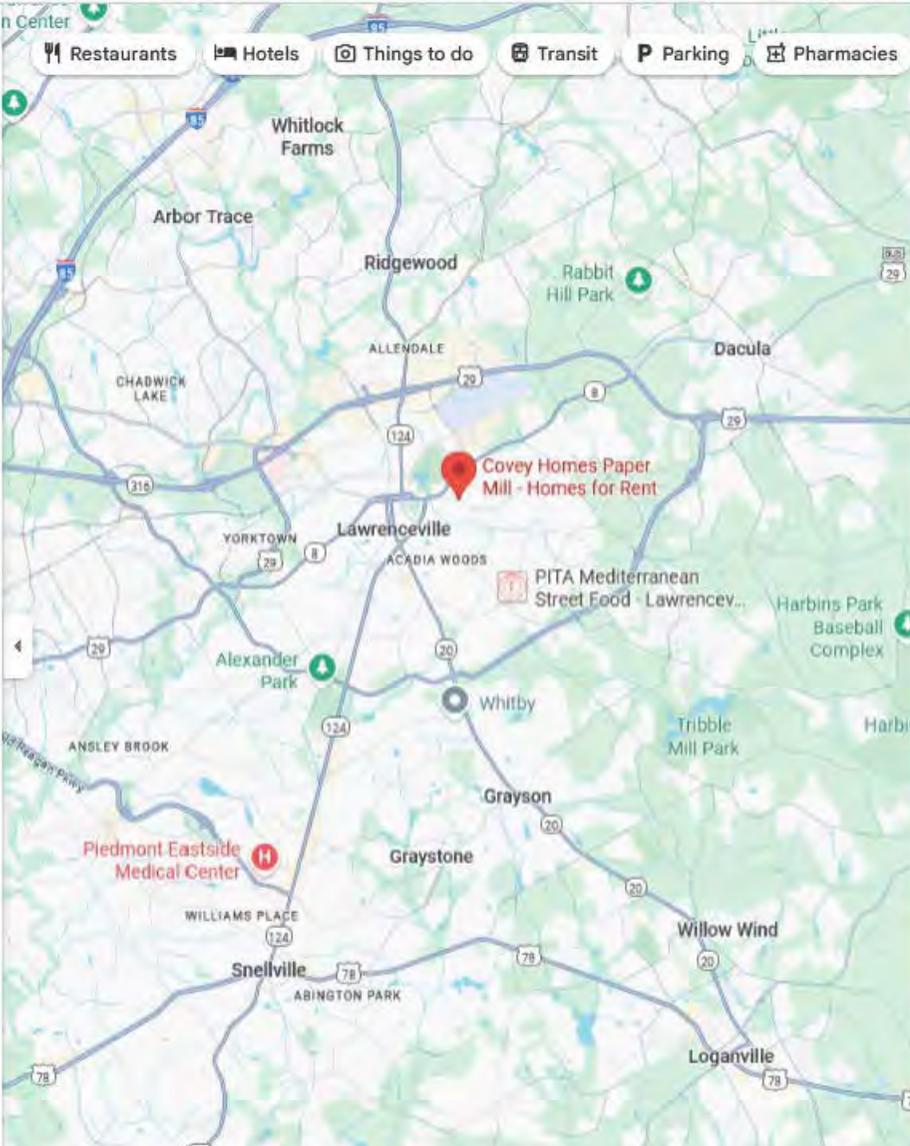
 **joana chacon**  
12 reviews

☆☆☆☆ a year ago

I moved in Dec 2023 and for the first 5 months every time it rained it flooded my downstairs. They Such an inconvenience due to I have not been able to decorate my place how I want because I been to and make it a home for my kids because to scared scared my items will be ruined. Been waiting for my floor to get repair from all the water that has come in, and possibly mold underneath. Also flooring has been lifting around whole apartment. Can't even mop due to water keep going under flooring and lift cheap glue and gets tracked around apartment. I been asking for some type of compensation to make it right and nothing. Pool been closed for at least 2 weeks. Trash always overflowing. Covey camera always going out. Address issues as well. So far my experience has been disappointing and unwelcoming for the amount of rent we pay.

👍 6    🔗 Share

**Response from the owner** a year ago  
We're sorry to hear about your experiences, Joana. We understand that these issues can be frustrating and we apologize for any inconvenience they may have caused. We take all resident concerns seriously and we want to ensure your living experience at Residences on Paper Mill meets your expectations. For immediate assistance with these matters, please reach out to us directly at [cmpapermill@liverangewater.com](mailto:cmpapermill@liverangewater.com) or 470-625-2475. Thank you, Residences on Paper Mill.



Back to Search



**Ashleigh C.**

Buford, GA

@ 0 + 2 0



Sep 13, 2023

① First to Review

Try to refrain from renting here. Everything was rushed construction wise. There are a ton of ants and other bugs and you can't get rid of them. They come out of every crack that should've been sealed. They OVER charge you for renters insurance even if you already have your OWN AND PROOF of it.

Covey Homes Lexington - Hor

Overview **Reviews** About

**James Riggins**  
7 reviews

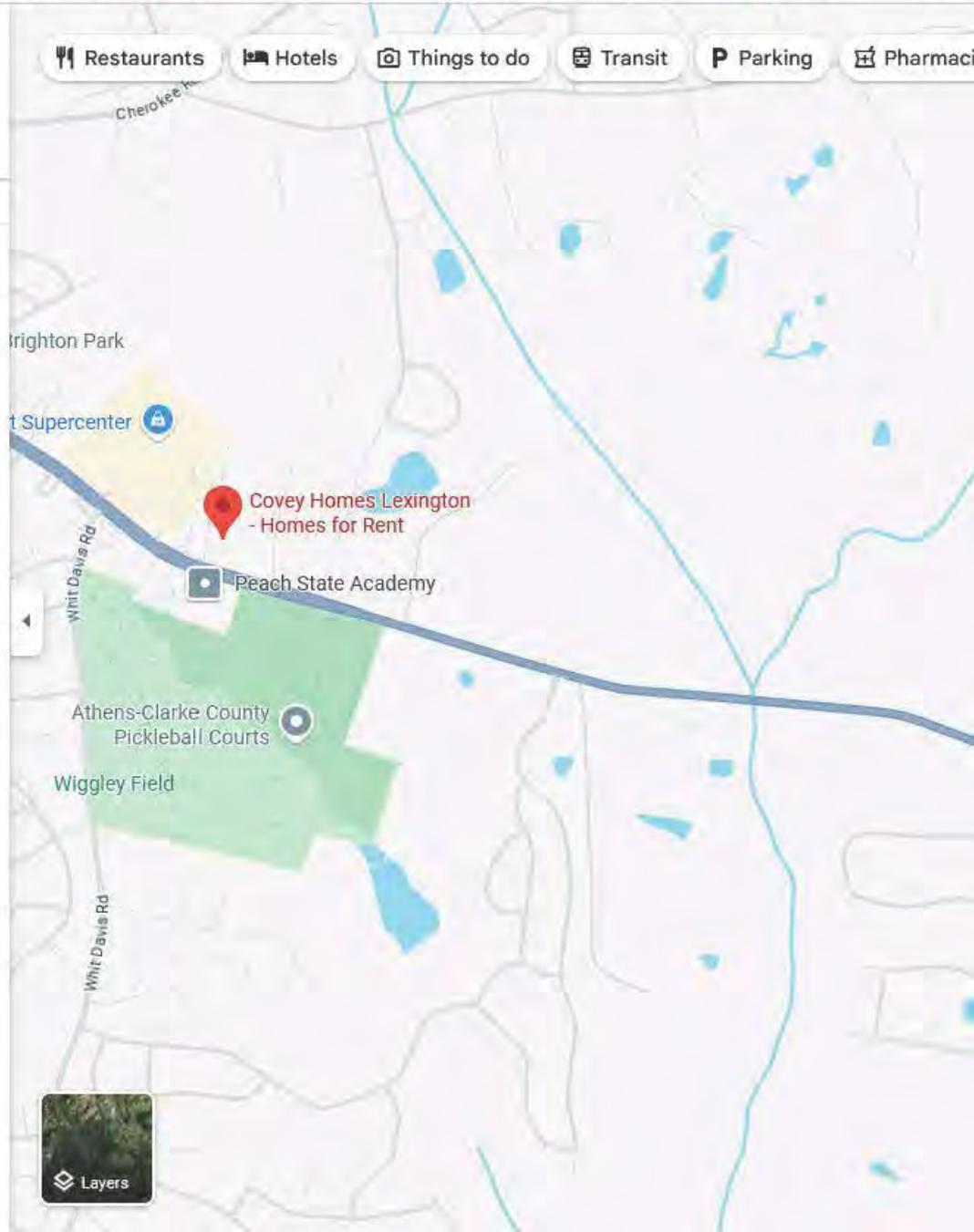
5 months ago

I lived here for over 2 years and was one of the first tenant in my particular unit. I do not recommended anyone live here. The move out process is very deceptive. I was stuck with ridiculous final bill for items that were suppose to be repaired during my lease with them via there onsite maintenance team. Communicate has been terrible, having to call multiple times to over a couple of days to get anyone on the phone to discuss my issues.

I have never been treated so dismissive to concerns from any rental company I have worked with. My move-out experience has been terrible and expensive. Please be careful if this is the property you choice.

1 Share

**Response from the owner** 5 months ago  
We're truly sorry to hear about your recent experience, James. Our goal is to provide an efficient and friendly service, and we regret that your move-out process did not reflect this. We take your feedback seriously and would like to learn more about your situation. Please get in touch with us at [cmlexington@coveyhomesbymore.com](mailto:cmlexington@coveyhomesbymore.com) or 762-356-4248 so we can address your concerns directly. Thank you, Covey Homes Lexington.



← Covey Homes Dawson Ridge - 🔍 ✕

🍴 Restaurants

🏨 Hotels

📷 Things to do

🚆 Transit

P Parking

🏪 Pharmacies

⋮ A

Overview

Reviews

About



Jordan Freeman

1 review

★ ★ ★ ☆ ☆ 3 years ago

Poor communication between office staff and residents. It is very difficult to get them on the phone. If you plan on moving in, don't plan on making it feel like home, you will be charged a "damage fee" for hanging pictures. Also, upon moving in, I was left scrubbing the unit on my hands and knees as the new construction dust was still covered from floor to ceiling and construction trash left in the yard. Parking is a nightmare. The complex does not enforce people utilizing their driveway. They will also charge you an extra cleaning fee even if you cleaned your unit! This place is OKAY for a short term stay but nothing more than that. Just be prepared for the fees to follow once you do leave.

4

Covey Homes Hunter Trail - H

Restaurants Hotels Things to do Transit Parking Pharmacies ATMs

Overview **Reviews** About

**Art Vann**  
2 reviews

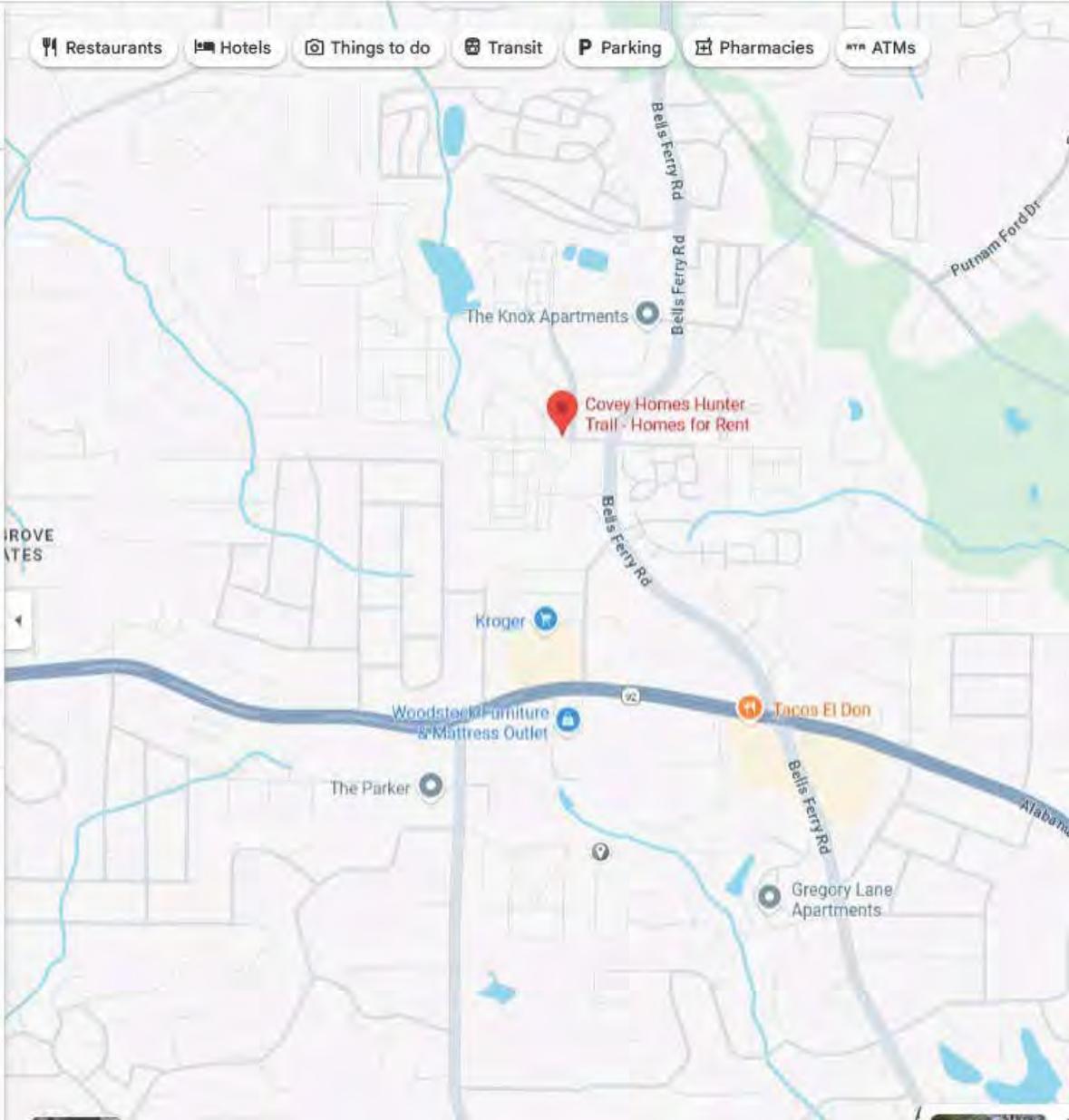
★☆☆☆☆ a year ago  
I really loved this place even the tour. So I applied, I toured with kanisha we even spoke about the rent. She never sent the follow up email, they literally never ever answer the phone. I got approved & received my lease only to see **the snuck & ADDED money to my rent due monthly 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 likes 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.



Go back one page (Alt+Left Arrow)  
Right-click or pull down to show history

Covey Homes Hunter Trail - H

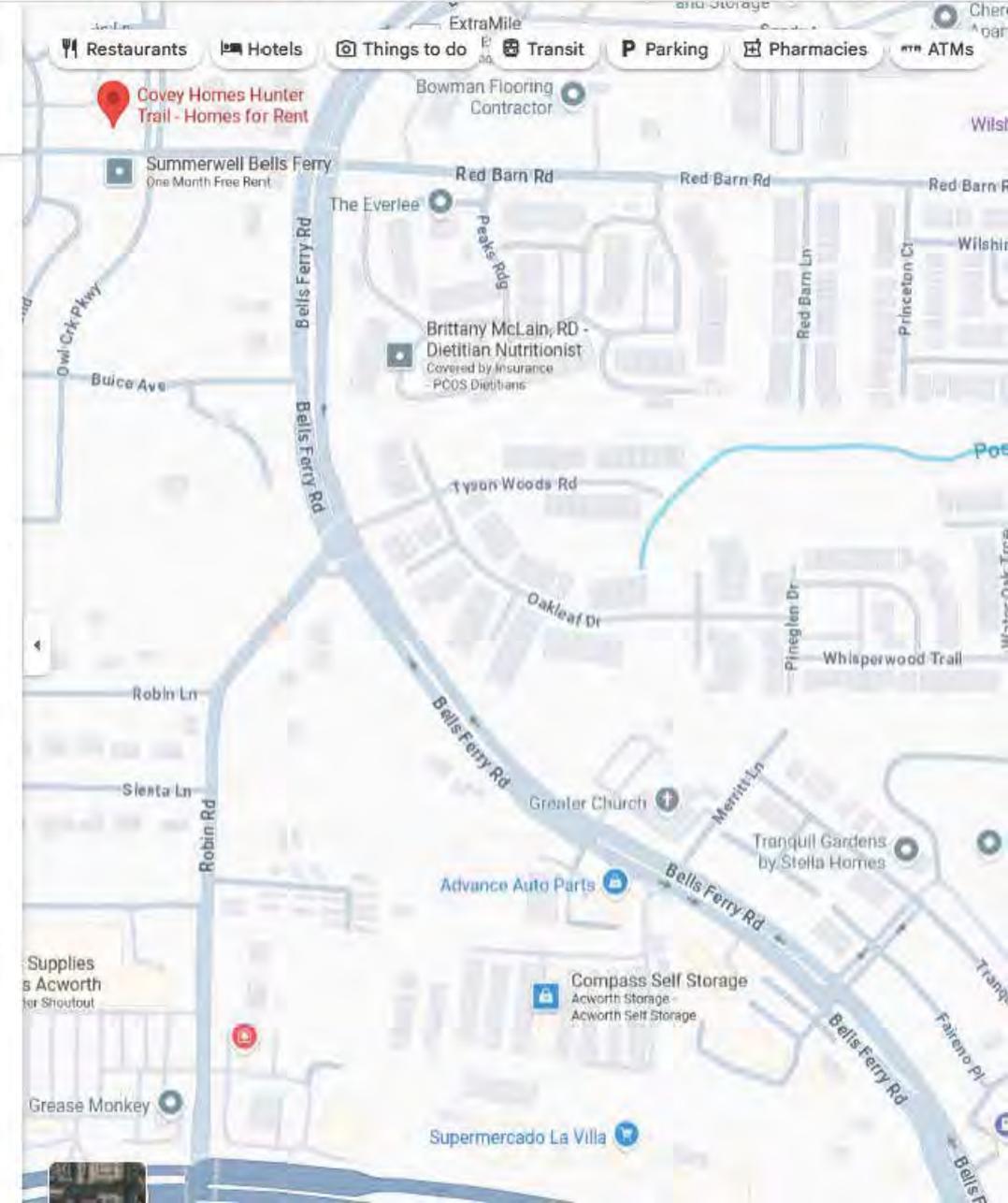
Overview Reviews About

**Brandy Harris**  
9 reviews  
a year ago

I am not a tenant here. THANKFULLY... However, my money was taken for an admin fee to apply. I was told by BOTH leasing agents that I would get my admin fee back due to my non approval. Spoke with the manager when I went up there and he assured me that everything was good to go at their home office, as far as refunding my admin fee as of NOV. 3rd. Process should be no more than 7-10 business days and the refund check would be mailed. Here it is Nov. 29th, and I still do not have my money, they are screening my calls and will not answer, I leave voicemails and not one email or returned call. I've even gone so far as to sending my sister up there to speak with someone about this matter (because I've relocated since), and every time she goes up there, the office is always closed. No lights on or anything prior to what the business hours on the door says. Almost \$300 gone because you didn't hold up your end of the bargain. I WANT MY MONEY. That's it. That's all.

1 Share

**Response from the owner** a year ago  
We're sorry to hear about your experience, Brandy. It's important to us at Residences on Hunter Trail that all of our interactions with prospective residents are transparent and professional. We understand your frustration regarding the admin fee refund and we'd like to discuss this matter with you directly. Please contact us at (770) 881-7458 or [residenceshuntertrail@liverangewater.com](mailto:residenceshuntertrail@liverangewater.com) so we can address your concerns. Thank you, Residences on Hunter Trail.



Covey Homes Hunter Trail - H

Overview **Reviews** About

**luana waldron**  
1 review

★☆☆☆☆ a year ago

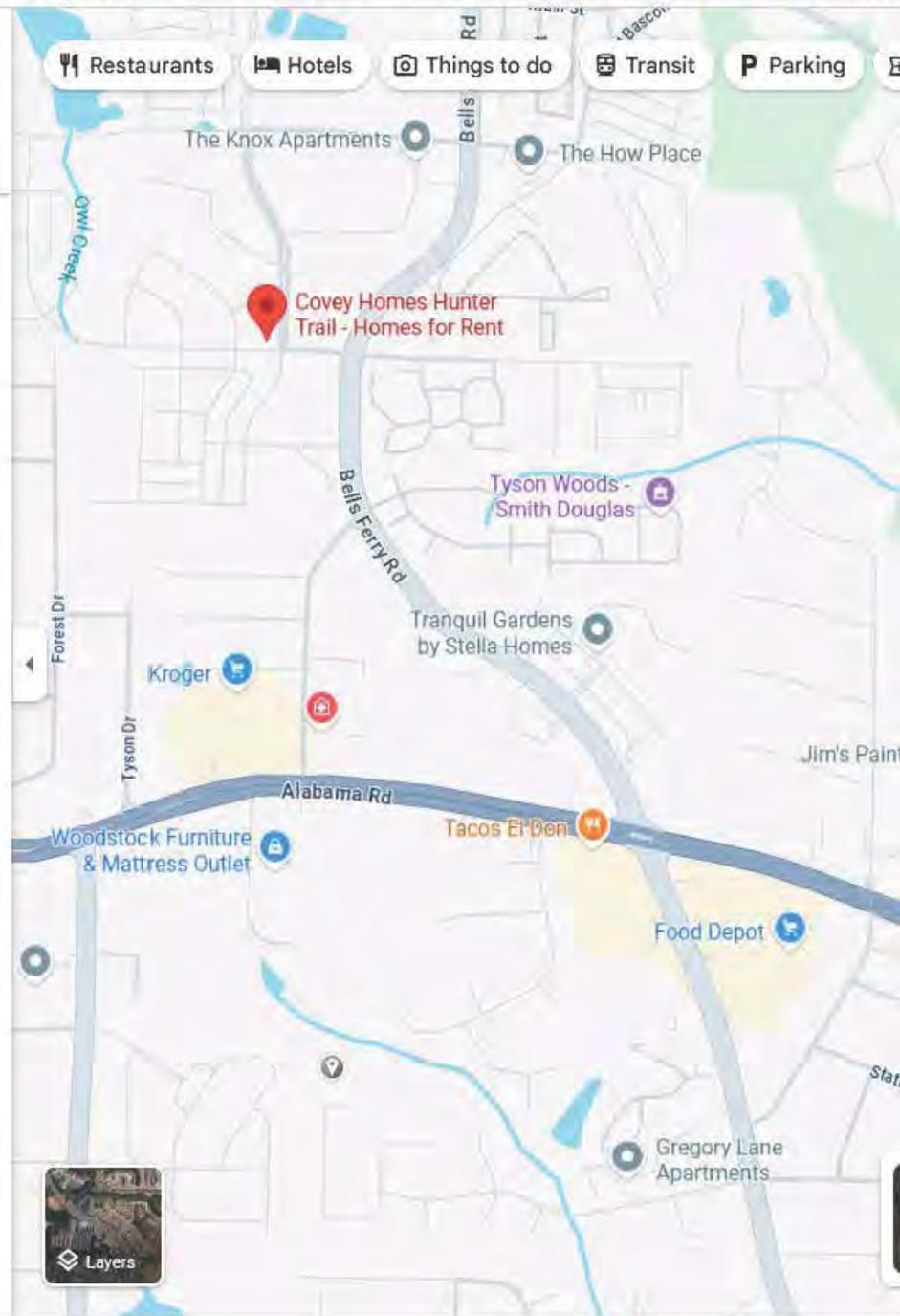
I visited the community back in September applied for one of the townhomes and was not approved. That's fine I understand the reason for it. However they clearly stated that once you're not approved the admin fee would be refunded to you. I have sent emails, left voice messages, no one answers the phones. I have spoken to Tony several times he assured me around the end of October that he spoke to accounting and they informed him that the check was cut and I would receive the check in the mail.

I am still waiting for the refund check, I guess it's coming on a turtle's back. I am left with no other choice but to report the company to the Better Business Bureau. At this point I'm requesting all my fees admin and application fees be returned to me.

As far as I'm concerned this is false advertisement on their part to attract foot traffic and the law states that it's 30 days for a refund and not 3-6 months.

Like Share

**Response from the owner** a year ago  
We regret to hear about your experience with the refund process, Luana. At Residences on Hunter Trail, we strive to ensure clear and prompt communication with our prospective residents. Your feedback about the delay is concerning and we would like to discuss this with you further. Please contact us at (770) 881-7458 at your earliest convenience. We look forward to resolving this with you.



Covey Homes Hunter Trail - Hi

Restaurants Hotels Things to do Transit Parking

Overview **Reviews** About

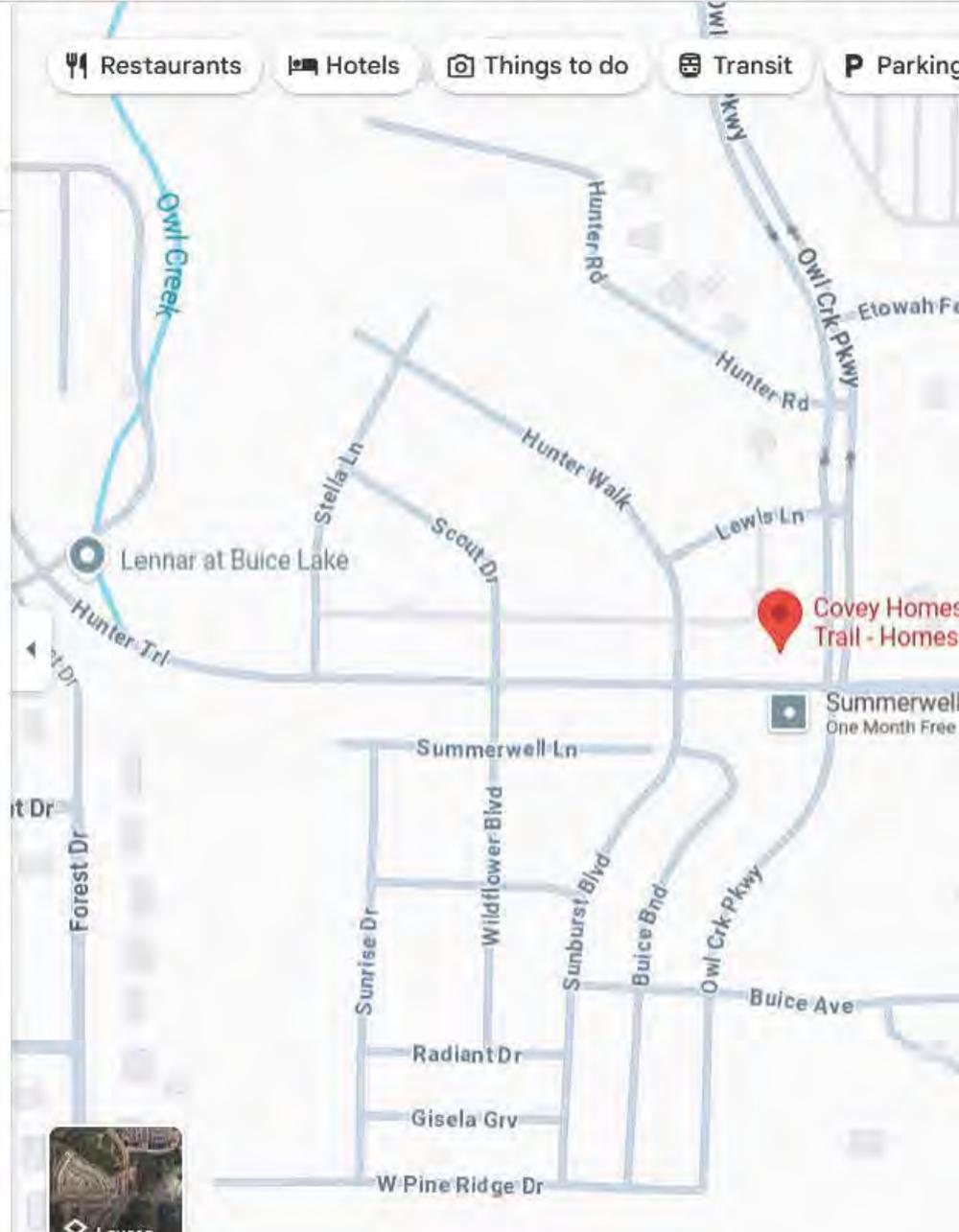
**Thayla Sales**  
3 reviews · 1 photo

★ ★ ★ ★ ★ 6 months ago

DO NOT RENT HERE! I moved out of this place in October 2024, and they **STILL haven't returned my security deposit**. Every time I call, they give me the same excuse: "The check should arrive soon." But guess what? It NEVER does. They have no problem taking your money when you move in, but when it's time to give it back, they stall and make excuses. This is dishonest and completely unacceptable. If you're thinking about moving here, beware they only care about getting new tenants, not treating people fairly. I am now considering legal action because they refuse to do the right thing. Stay away from this place unless you want to be scammed!

Like Share

**Response from the owner** 6 months ago  
Thayla, according to our records, your check has been sent and the information about it has been directly communicated to you. If you are still having difficulty, rather than leaving an untrue review, the better course of action is to reach out to us directly. Thank you, Residences on Hunter Trail.



Covey Homes Hunter Trail - H

Overview **Reviews** About

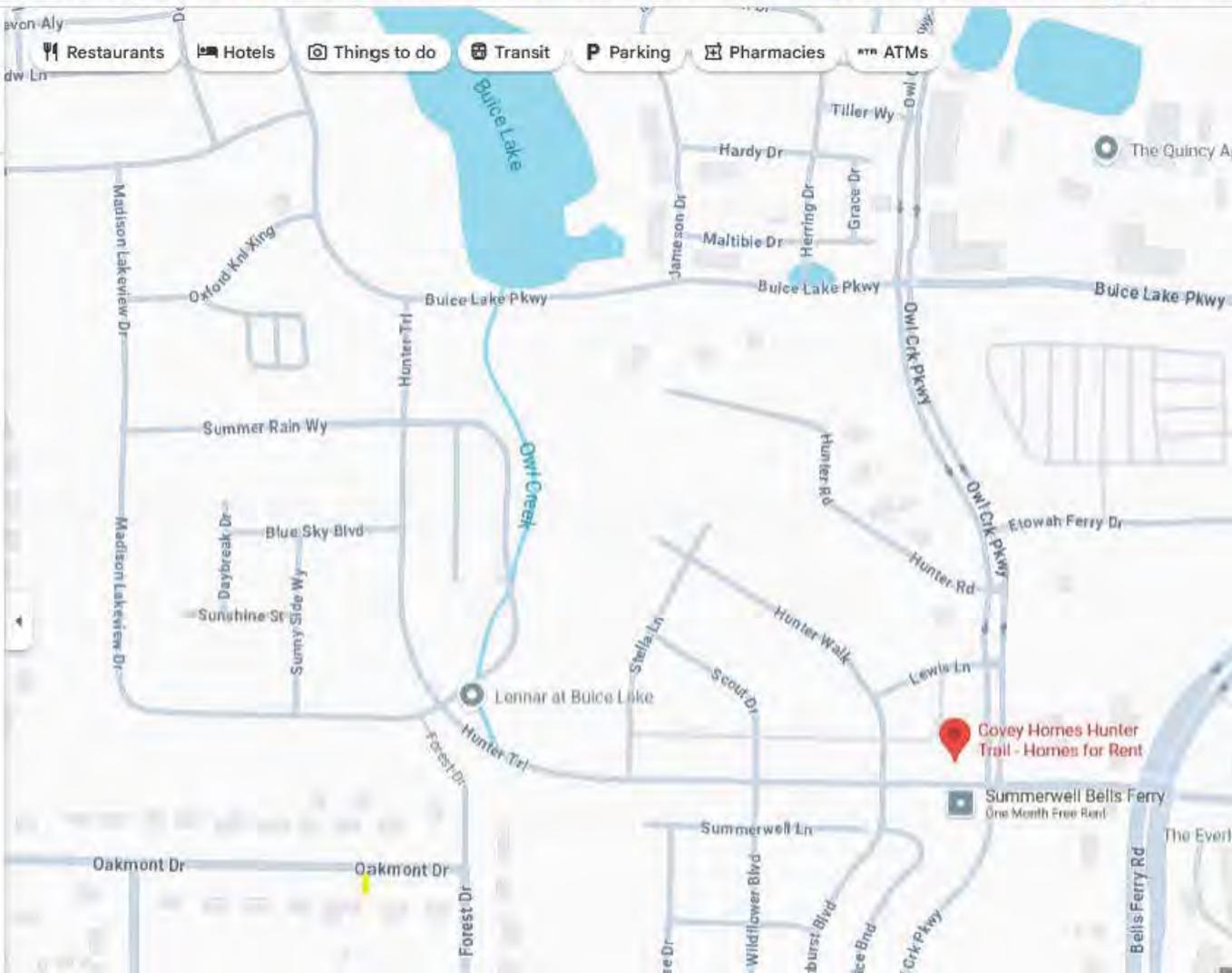
 **Aquiles Cornejo**  
7 reviews · 2 photos

★ 8 months ago

Poor management! They are still owing me \$900 dollars of the deposit that they told me is supposed to be on my mailbox maximum of 30 days. I've moved out on the October 2th. Is going to complete 2 months in couple days. When I call no one answer I have to keep ringing for about 7/8 times to be answered and when they do pickup the phone they say that they don't know what is happening and is out of reach. It got me wondering who do I have to call to receive my money back. This is one of the problems I had since I moved in! So if you're thinking of moving in I would think twice.

1 Like   Share

**Response from the owner** 8 months ago  
Aquiles, we're sorry to hear about your concern regarding your deposit. We have been in contact with you a number of times explaining the entire process that needs to happen before we make an accurate determination of what the deposit refund amount should be. With the holidays, this process has taken longer than usual. We do understand this is not ideal and we apologize for any inconveniences. Please be assured that we are working diligently to address your concerns. Thank you, Residences on Hunter Trail.



Covey Homes Kirkland - Home

Overview **Reviews** About

**C** Clementine Payne  
3 reviews · 7 photos

★ ★ ★ ★ ★ 4 months ago

It's been over two months I put in a request for my floors to be repaired still have not been done and you gets no update from anyone.i had to contact corporate they cancelled a work order with no explanation until I goes to the office



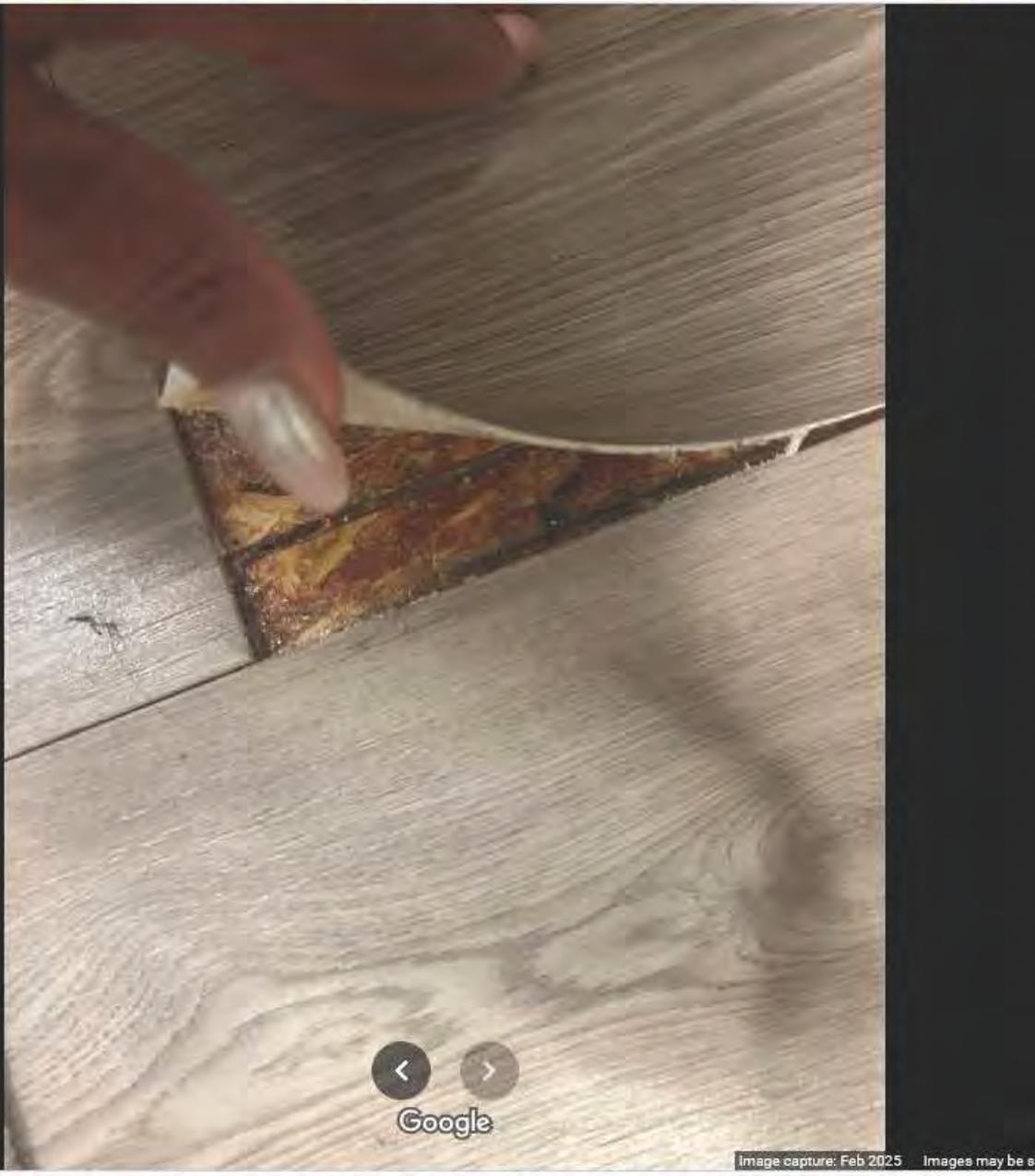
1 Like Share

**Response from the owner** 4 months ago  
We're sorry to hear about your experience with your maintenance request. It's our priority to ensure residents have a comfortable living environment. We would like to understand more about your situation

Covey Homes Kirkland - Homes for ...

**C** Clementine Payne

Photo - Feb 2025



Covey Homes Lexington - Hor

Overview

Reviews

About

★ 7 months ago

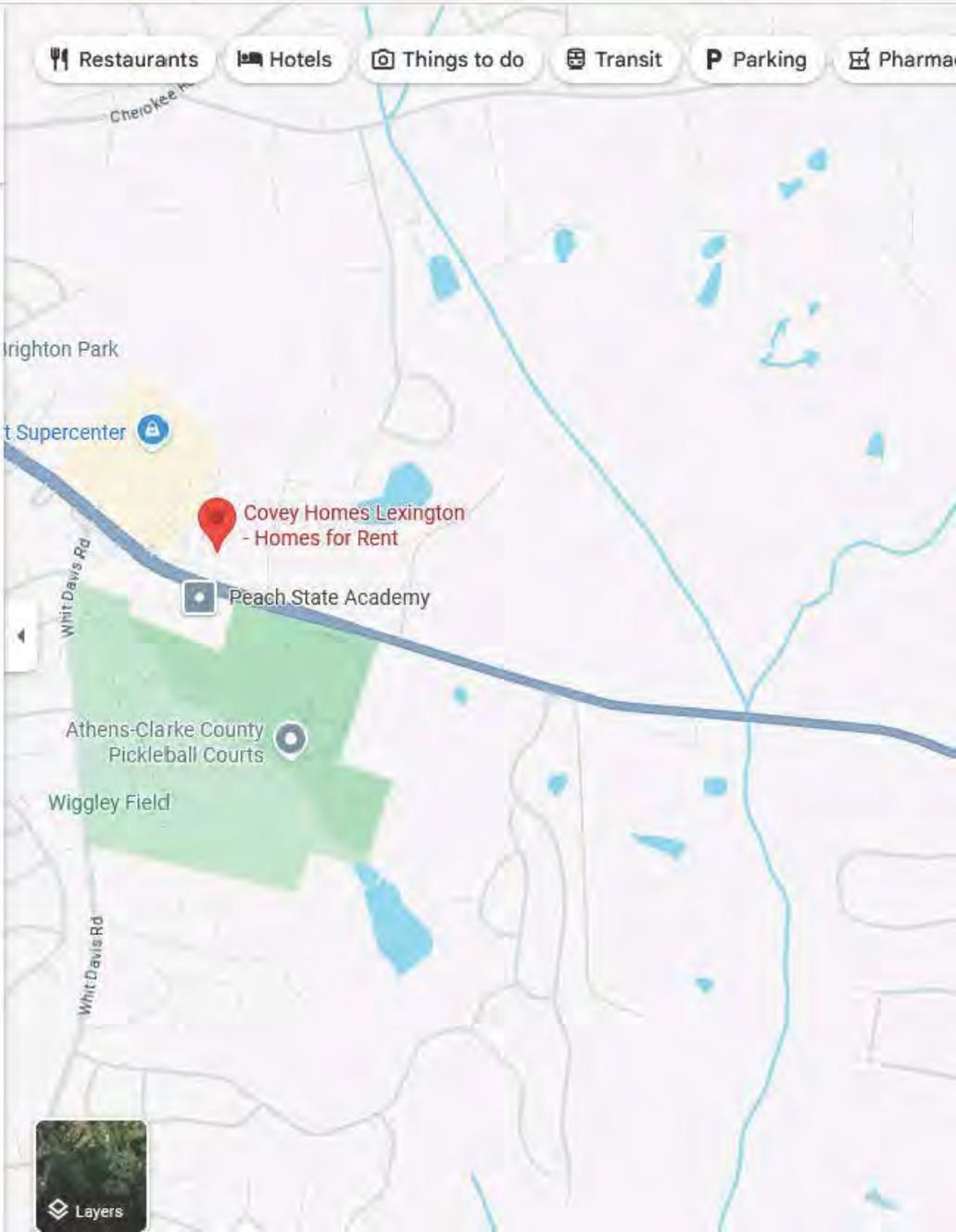
I lived there for over one year. **Horrible management.** The pricing is misleading, way more expensive than advertised with all of the boundless they charge you. Several back charges. **Not enough park spaces.** The secretary is never in the office, they don't answer the phone. Communication is a nightmare. **Even though I had renters insurance and provided proof of insurance in advance, management signed me up for renters insurance without my consent and without any notification with a company of their choice.** There are plenty of trash cans and poop bags easily available in the neighborhood, however there is dog poop everywhere, as people don't clean after their dogs. If you have other options consider it, otherwise that is what you may expect. Be careful with the made up five-star reviews.

3

Share

Response from the owner 7 months ago

We regret to hear about your dissatisfaction with your experience at Covey Homes Lexington. We strive to maintain clear and open communication with our residents, and we're sorry to hear that we fell short in your case. We understand that some of your concerns involve our management team and several issues around the community. We value your feedback and we'd like to address these issues directly, so we encourage you to reach out to us at [cmlexington@coveyhomesbymore.com](mailto:cmlexington@coveyhomesbymore.com) or 762-356-4248. Thank you, Covey Homes Lexington.



### Covey Homes Loganville - Hor

**KASIA DAY**  
Local Guide · 45 reviews · 8 photos

Edited a month ago

Update: I cannot wait to my lease is up and get out of here. I have been being charge extra on my lease illegally for several months and I decided this month to look into detail about my payment today and noticed the illegal extra charges. When I called the leasing office I reached the lighter skin, bald guy with glasses and I never look forward to speaking to him because he just has no customer service skills what so ever. When I brought it to his attention he tried to act like what I was seeing on my end was a different amount than what was on his end, but I called his bluff and he eventually admitted to the extra charges being there and just had took them off right then and there. I explained to him how these extra charges had been going on for several months and how bothered I was by it. I received no apology not remorse, no understanding. The only this I got in response was an OK. It wasn't until I expressed how I didn't like his response and attitude that he then said he would credit the multiple illegal charges back to my account eventually(given no specific time) and then explained why the charges were even put there in The first place. If the customer service regarding my concern was handled better I wouldn't have made this review but that set the tone for me.

1 Like Share

**Response from the owner** 4 weeks ago  
Kasia, we are disappointed to read your comments, which certainly don't reflect our standards for professionalism and warmth in all our interactions. First, we are genuinely sorry about any confusion involving your lease payments and want to get this sorted ASAP. Second, we are eager to turn around your opinion about our community and team and are already looking into your feedback closely. If you have anything else to add, you may connect with us at [residentrelations@liverangewater.com](mailto:residentrelations@liverangewater.com).



Back to Search



Yelp Sort ▾ Filter by rating ▾ Search reviews 🔍

**Mary Audrey F.** Tampa Bay, FL  
 📷 0 📄 1 📄 0

Apr 17, 2025

I applied here on 1/2/24 and was denied. The problem is they took \$990 from my account. (\$650) for deposit. They gave me an email that wasn't valid. I finally spoke with someone on 2/14/24 and she said she was mailing a check. It's April 17, 2024 and still no check. Countless phone calls and emails go unanswered. These people are criminals. My next step is to send a Press Release to all The news stations in the area.

💡 Helpful 0 🙌 Thanks 0 ❤️ Love this 0 🤔 Oh no 0

**Yazmeen R.** Lawrenceville, GA  
 📷 0 📄 3 📄 0

Aug 15, 2024

So I applied almost a year ago and got denied for a reason that didn't make sense. I was told I would get my \$250 refunded and still haven't gotten it. I have called and left a message I have emailed and I have yet to receive anything back. This is crazy. I need corporates information.

Covey Homes Paper Mill - Hor

Overview **Reviews** About



Monica Paul

7 reviews

★☆☆☆☆ a year ago

I applied to this community nearly **three months ago**, got approved but decided not to move forward moving there, so it is now **January 18th 2024** and I still have not **received my refundable admin fee** after trying contacting someone repeatedly since the new year started and **no one ever answers**, reply to emails or return phone messages so my aunt is a lawyer and I'm currently taking legal actions on this matter. Please don't move here. I've been patient because yes they said allow up to 30 days but it's been almost 90. Very unacceptable, and unprofessional



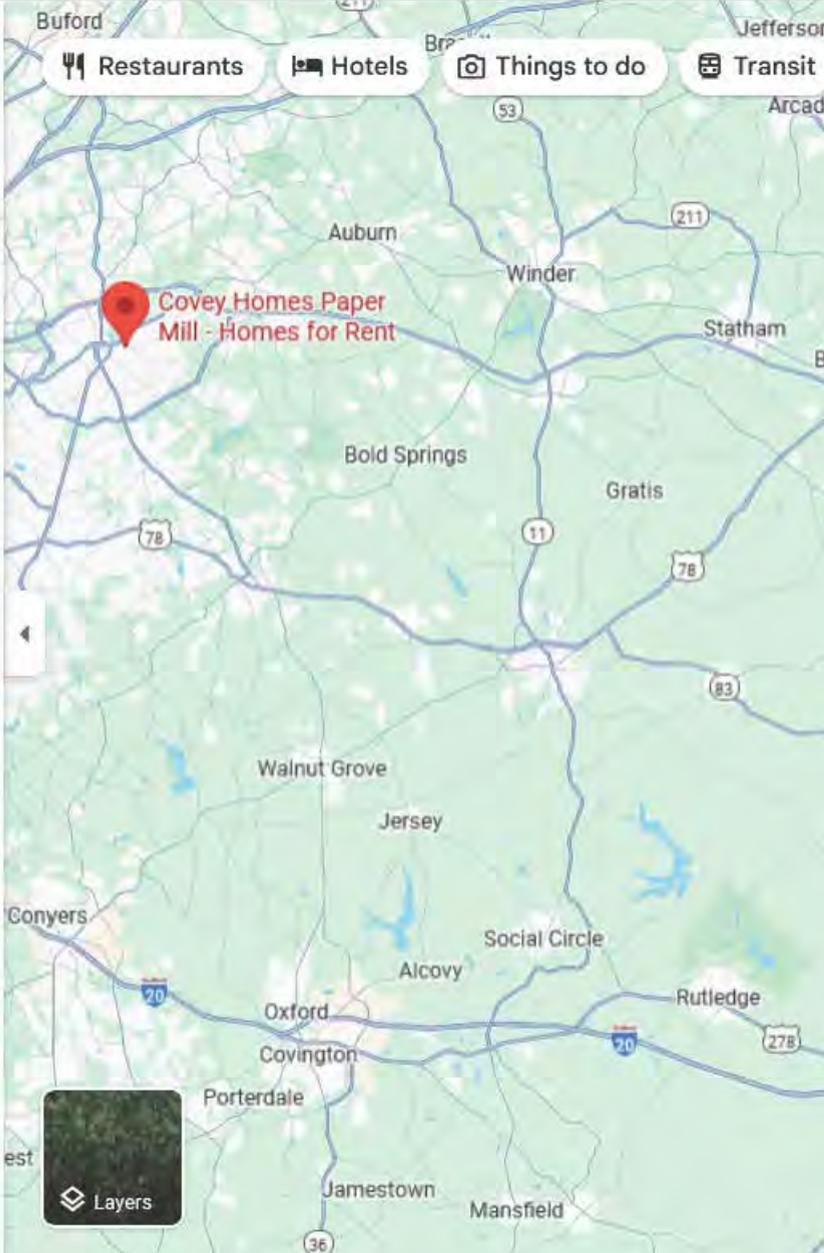
8



Share

Response from the owner a year ago

We're sorry to hear about your experience, Monica. We understand your frustration and we sincerely apologize for any inconvenience you've faced. We encourage you to reach out to us again at 470-625-2475 or **cdpapermill@liverangewater.com** so we can directly address your concerns. Thank you, Residences on Paper Mill.



Covey Homes Paper Mill - Home

Overview **Reviews** About

**Valeria Solimano**  
14 reviews

★☆☆☆☆ Edited a year ago

I applied to this community nearly December 2023, got denied, never heard back that I got denied, no letter nothing. In January 2024 they called me to see if I still wanted to move in, and I stated that I already had found somewhere else to live because this place never responded, the lady on the phone told me they were going to send me a check of my admin fee since I was denied, I've written 2 emails and call almost every other day and NO ONE ANSWERS!!!! EVEN IF I LEAVE A VOICEMAIL!!!!!! Very unacceptable, and unprofessional!

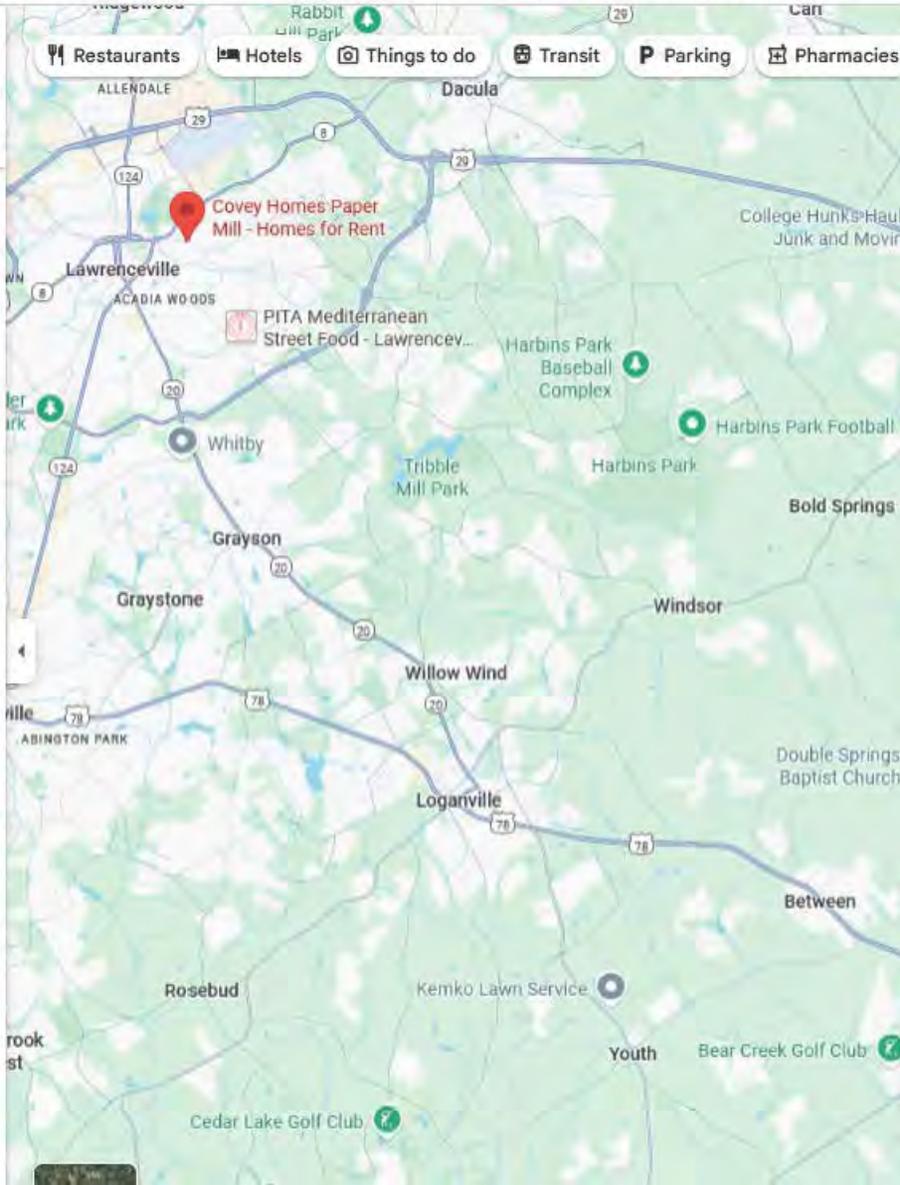
Update as of 3/20/24

Still haven't received my refund, no one has called me back I've emailed to the email provide, left several voicemails to the number provided and NO ONE CALLS OR EMAILS back!!!! DO NOT RENT HERE!!!!, but they sure make it a priority to respond to bad reviews

4 likes Share

**Response from the owner** a year ago

We apologize for the inconvenience you've experienced and understand your frustration. Communication is key in providing a positive experience, and it's clear that we fell short in this case. We would like the opportunity to make things right and discuss this issue further. Please get in touch with us at your earliest convenience at [cdpapermill@liverangewater.com](mailto:cdpapermill@liverangewater.com) or 470-625-2475. Thank you, Residences on Paper Mill.



Covey Homes Paper Mill - Home

Overview **Reviews** About

service. Thank you, Residences on Paper Mill.

**b** brandon dwyer  
2 reviews

★ ★ ★ ★ ★ a year ago

If you're thinking about moving to this community I highly advise to find somewhere else as please read the issues detailed below. Personally word of caution leasing from this community and spend your time somewhere else.

Issues:

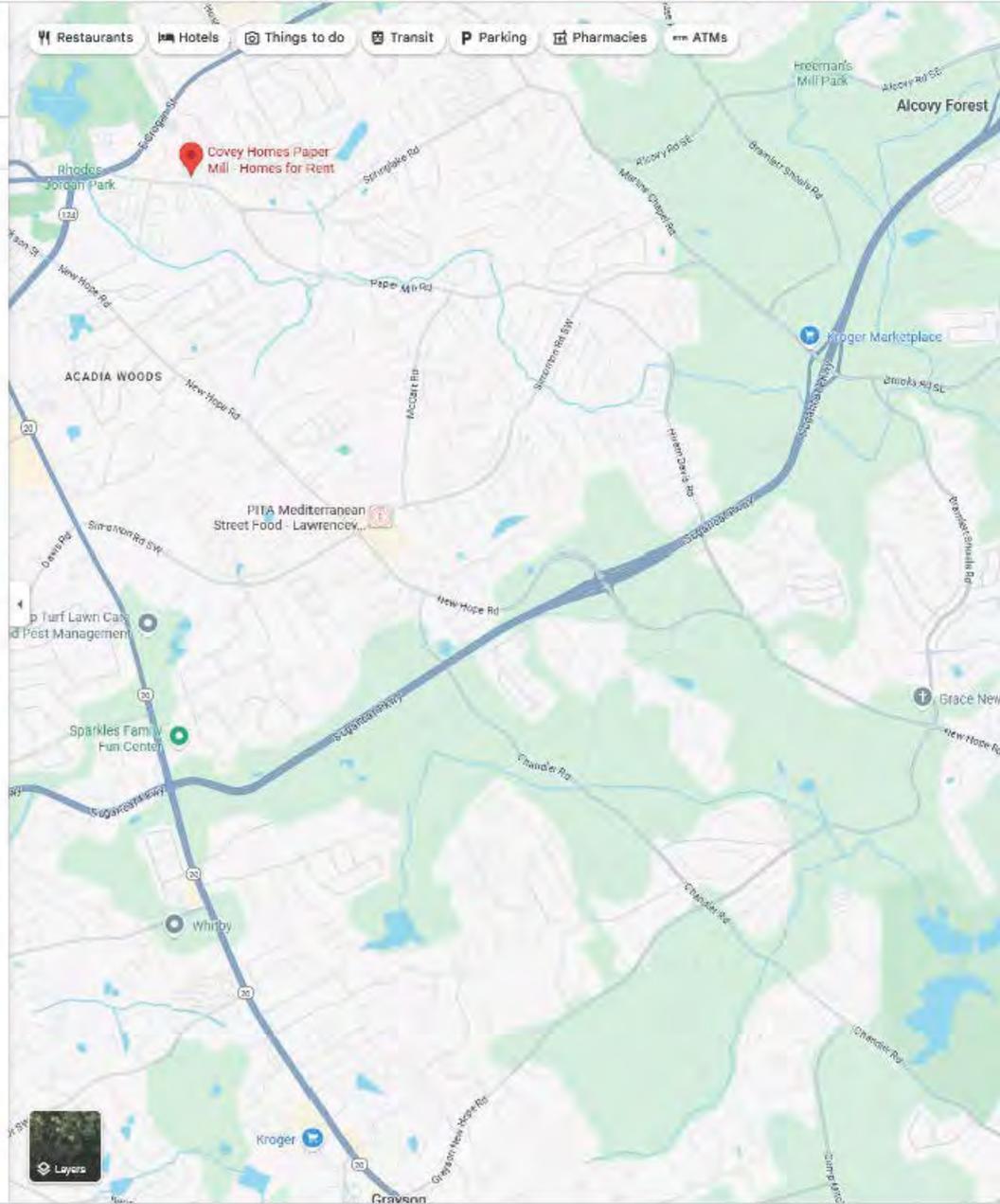
Unsanitary conditions with infrequent trash removal from valet trash even when bags are in sight within collection guidelines and neighbors bags are removed. And also infrequent dumpster collection services.

Unsanitary conditions have created breeding grounds for roaches. During the night time you can see loads of roaches on the side walk at night stemming from prior issue point above of infrequent trash valet and trash collection. This has created pests found within my unit where I've had to hire externally a pest control service.

Smart home service fees have been billed to my billing account since time of move during December to now in June. These smart home service fees were billed for 7 months and the smart home features have just been installed during the month of June as well as access to gym which was promised by leasing agent during month of December which again has been granted access during June. These smart home fees should be retroactively credited Paper Mill since these were unavailable for the time being as fees were billed for a gate that was open for the time being. Also Paper Mill if you would like to say the smart lock that came with the unit warrants 105\$ for a smart home then 🙄.

👍 8 Share

**Response from the owner** a year ago  
We're sorry to hear about the issues you've experienced, Brandon. Your feedback is certainly concerning. We always strive to provide a clean, comfortable living environment and transparent billing practices for all our residents. We encourage you to contact us at [cmpapermill@verangewater.com](mailto:cmpapermill@verangewater.com) or 470-625-2475 so we can address these matters directly with you. Thank you, Residences on Paper Mill.



← Covey Homes Paper Mill - Hor 🔍 ✕

Overview Reviews About



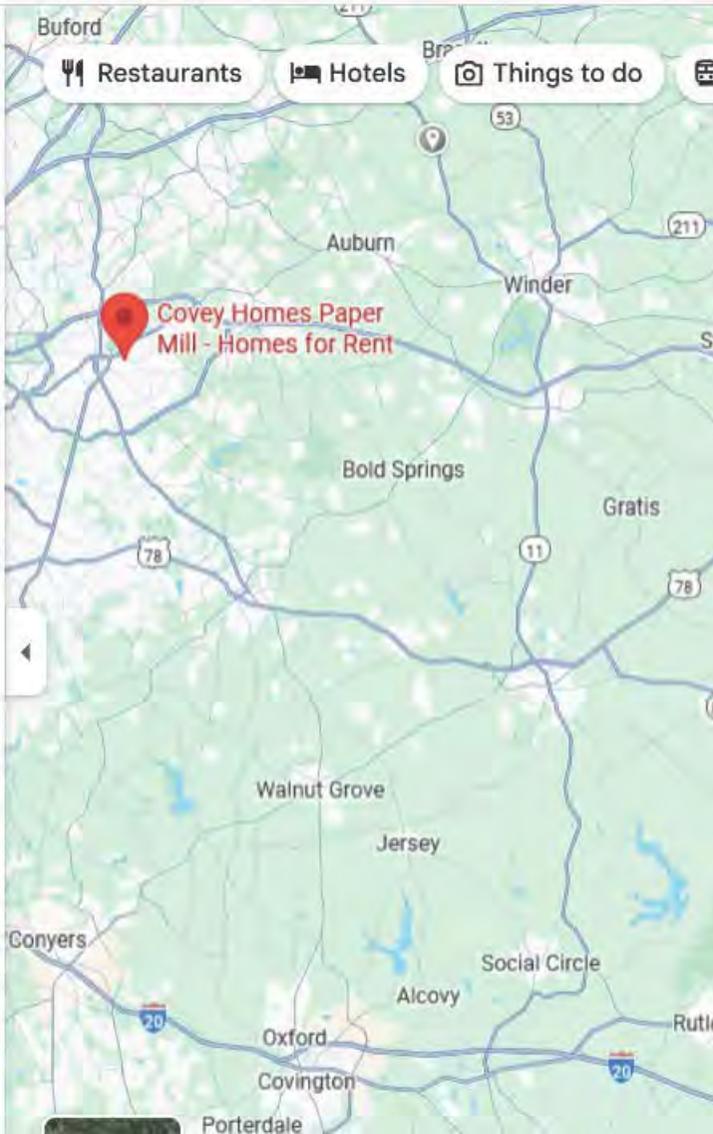
**G Mendez**  
10 reviews · 1 photo

★☆☆☆☆ a year ago

Poor management. **Constantly sending people illegal eviction notices then retracting them once you call them on it.** Unprofessional management if you can even call it management. **Trash is constantly overflowing.** Hopefully they will get new management soon.

👍 2    🔄 Share

**Response from the owner** a year ago  
We're sorry to hear about your dissatisfaction. The Residences on Paper Mill always aims to provide professional service and a well-maintained living environment for our residents. Your comments are concerning. We would appreciate the opportunity to discuss your experience further and address any outstanding issues you may have. Please contact us at **cmpapermill@liverangewater.com** or 470-625-2475. Thank you, Residences on Paper Mill.



Covey Homes Paper Mill - Hor

Overview **Reviews** About



**Xiomara Torres**  
8 reviews · 1 photo

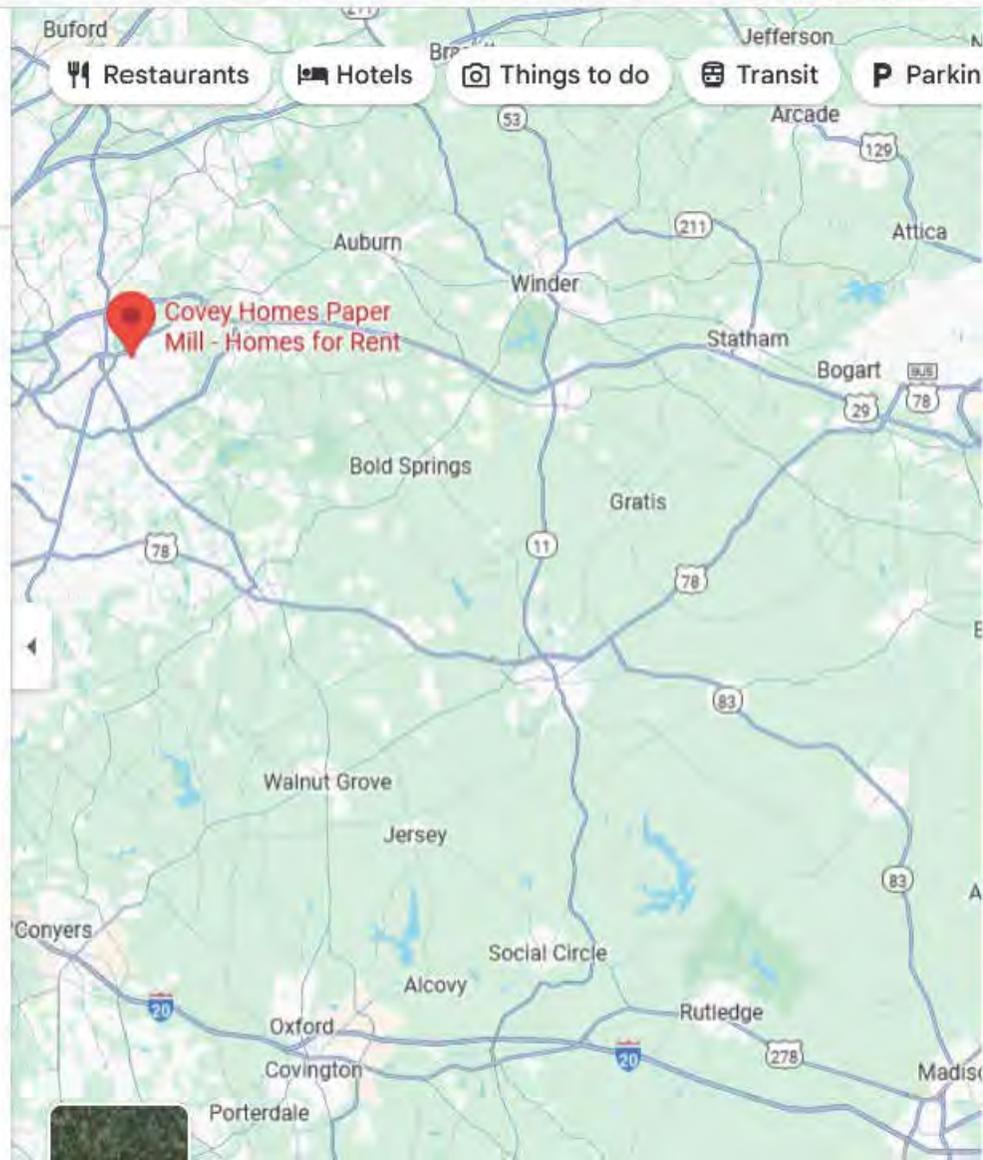
★☆☆☆☆ a year ago

Terrible management! They have the worst customer service management ever. They never answer the phone, never in office, and font reply to emails ever.

Trash is constantly overflowing and they love to overcharge people without notice and then try to evict them. They are very rude and unwilling to help the residents. Something needs to change !!

👍 3    🔗 Share

**Response from the owner** a year ago  
We're truly sorry to hear about your experience, Xiomara. We strive to provide excellent customer service and regret that we did not meet your expectations. We understand your concerns about communication and trash management. We're always looking to improve and your feedback is valuable to us. A member of our team will reach out to you immediately to address your concerns. Thank you, Residences on Paper Mill.



## Fees

[Upfront Fees](#) [Deposits](#) [Rent Reporting](#) [LiveMORE](#) [Pets](#)

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← Covey Homes Paper Mill - Hor 🔍 ✕

Overview Reviews About

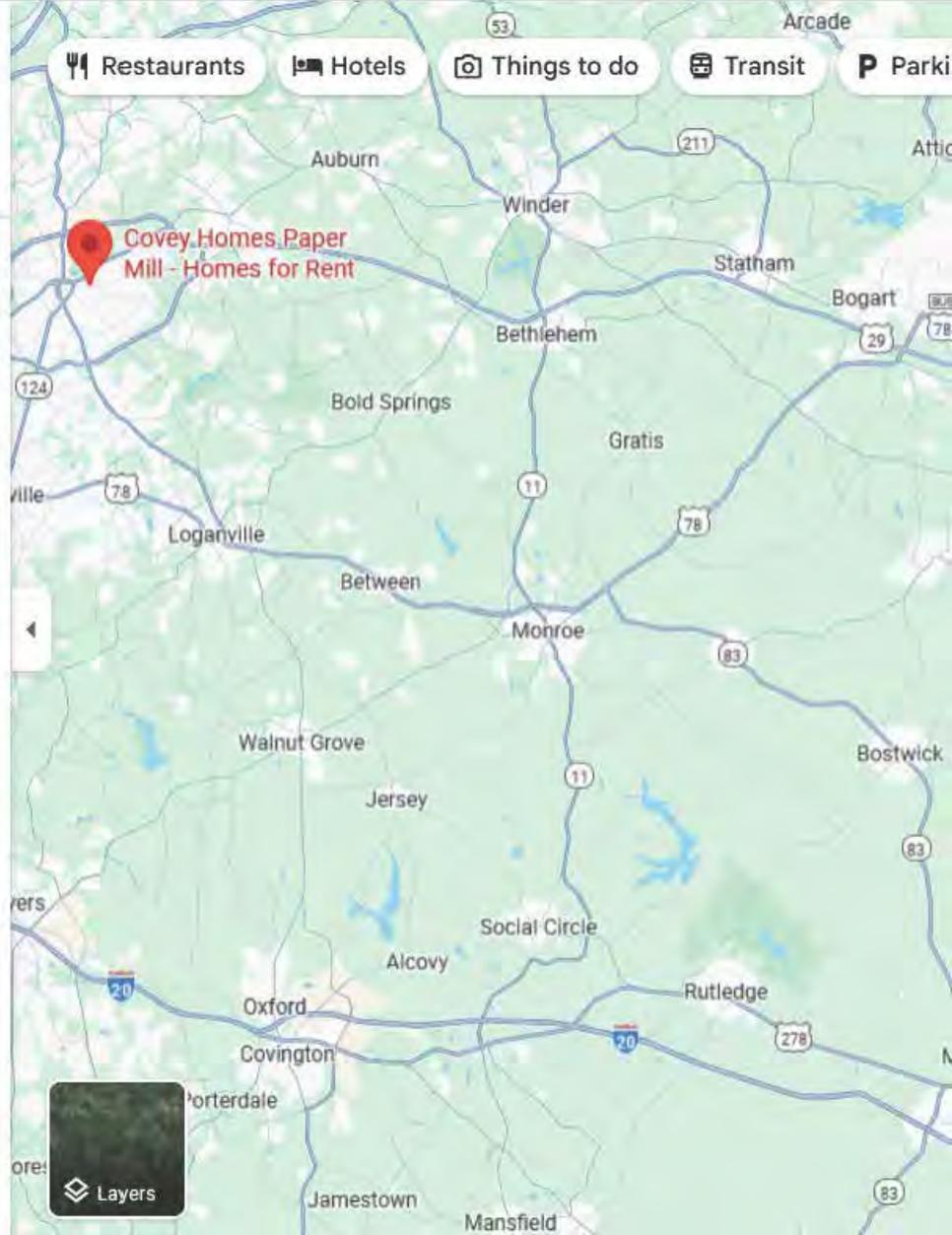
 Sally Lewis  
8 reviews · 3 photos

★☆☆☆☆ a year ago

I came to view this community per referral. After entering the community it seemed find. Beautiful townhomes and then I saw the trash area and immediately I said nope. It was absolutely disgusting to see the amount of trash outside of the trash area. It look like it has been there for a while. Do they not have trash pickup. I would never live in a community that does not care about or take pride in how their community looks. So disappointing. If I could give a negative 1, I would.

👍 4    🔄 Share

**Response from the owner** 11 months ago  
We're truly sorry to hear about your experience during your visit, Sally. Maintaining a clean and welcoming environment is one of our top priorities at Residences on Paper Mill. Your feedback is valuable to us as it helps us identify areas where we can improve. We would like to assure you that we do have regular trash pickups. For any further concerns or inquiries, feel free to contact us directly at 470-625-2475. Thank you, Residences on Paper Mill.



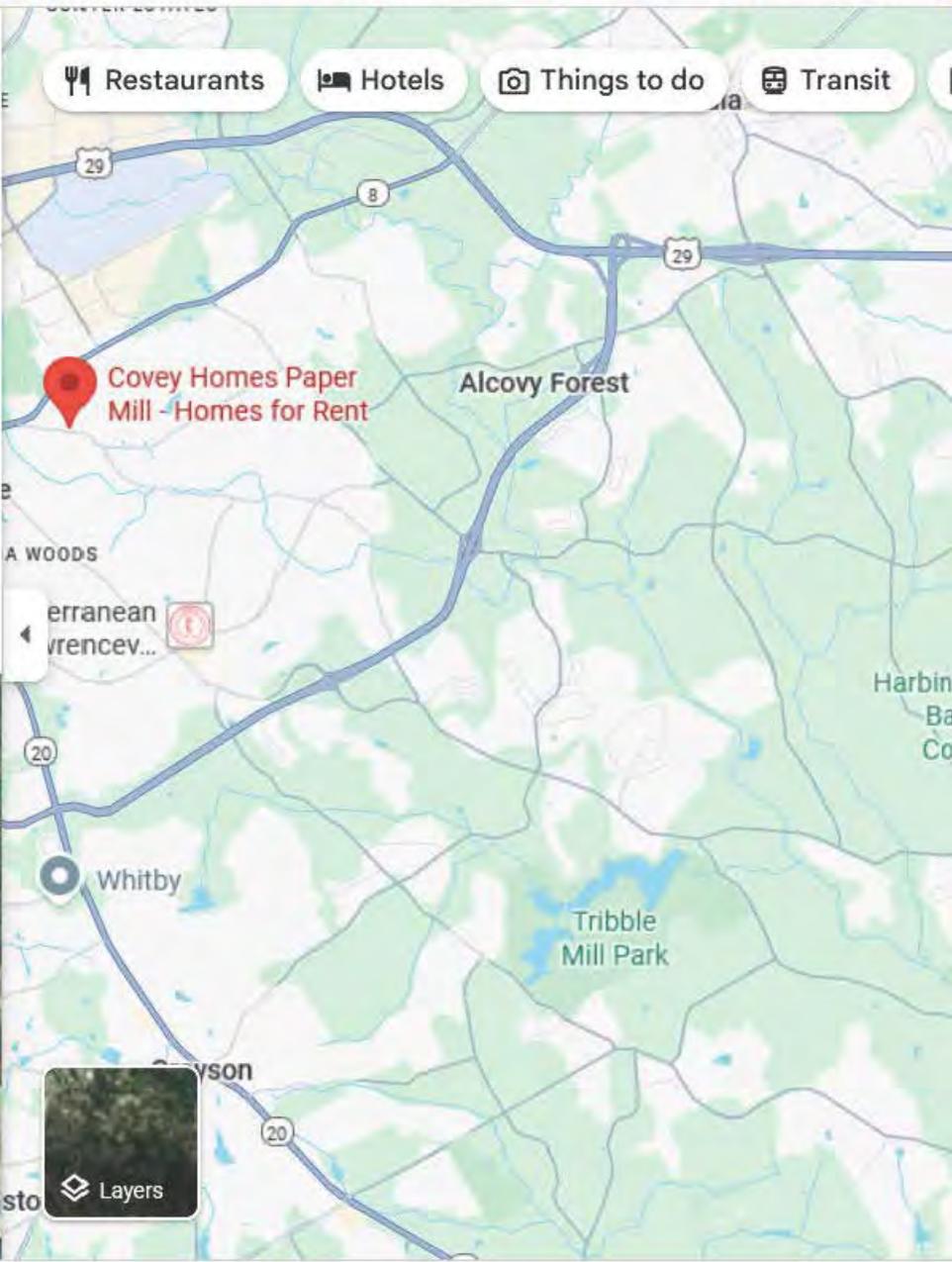
Covey Homes Paper Mill - Hor

Overview Reviews About

 **BLESSED FITS**  
1 review · 1 photo

★☆☆☆☆ a year ago

People keep throwing trash on the ground. The garbage truck came and didn't even pick up the **trash** and just sat the dumpster on top of it and left. This is seriously disgusting. This can bring rodents and roaches. This is a new neighborhood and it looks like this already.



← Covey Homes Paper Mill - Hor 🔍 ×

Overview **Reviews** About

**M** Mykeya Wright  
7 reviews · 3 photos

★ ★ ★ ★ ★ 2 months ago

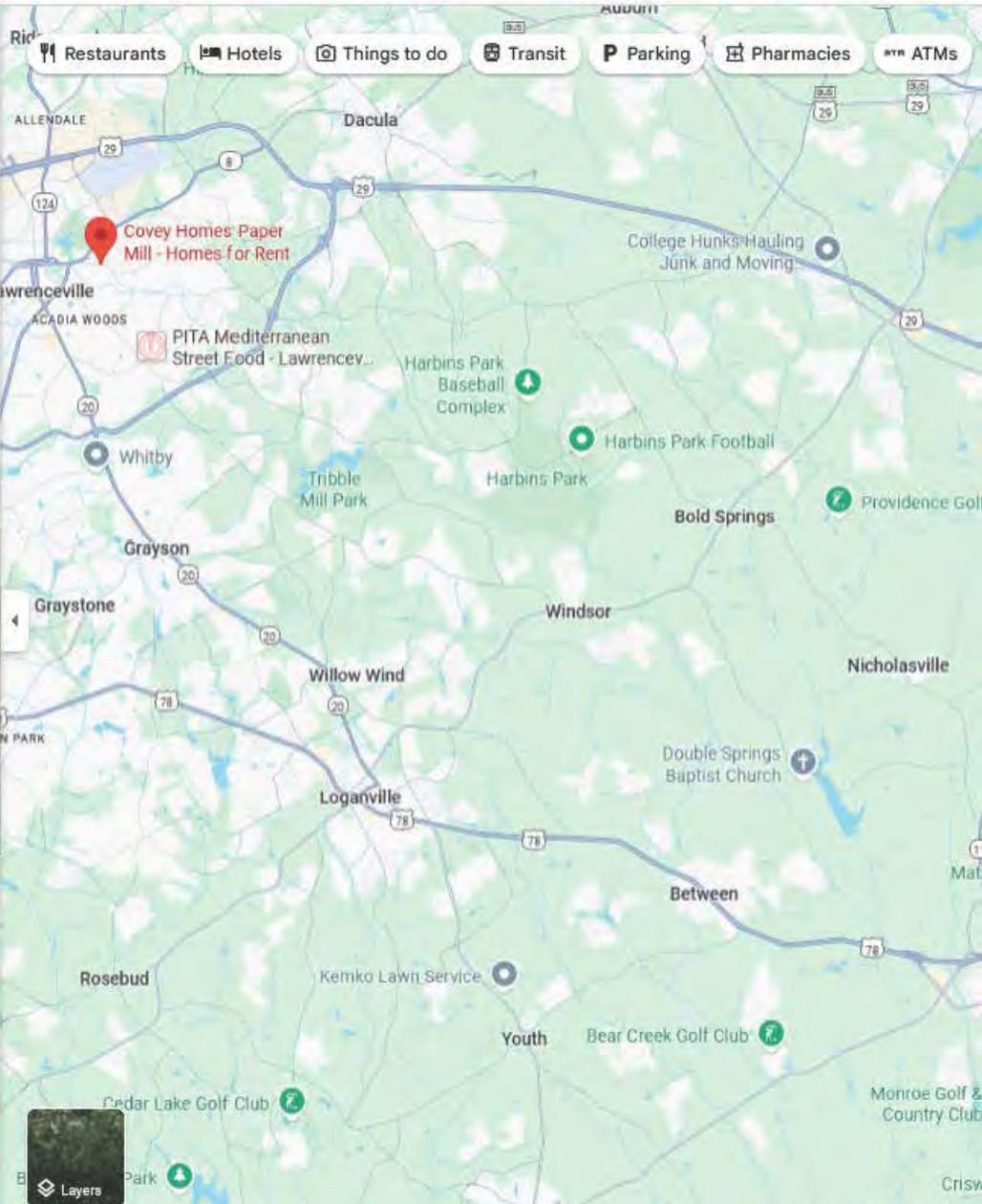
My floors have been lifting in my bathrooms and laundry room and have since gotten worse causing me and my children to trip over them, I've been submitting work orders, and going to the leasing office, and trying to reach out to their higher ups, with no response since December 2024, it is now almost June of 2025 and they still have not been repaired.



👍 Like    ➦ Share

**Response from the owner** 2 months ago

Mykeya, we're truly sorry to hear of any outstanding maintenance needs in your home. You and your family's peace of mind are important to us, and we're eager to find a lasting solution. Please reach out to us at [CMPaperMill@liverangewater.com](mailto:CMPaperMill@liverangewater.com) for further assistance. Thank you, and we look forward to speaking with you.



Covey Homes Paper Mill - Hor

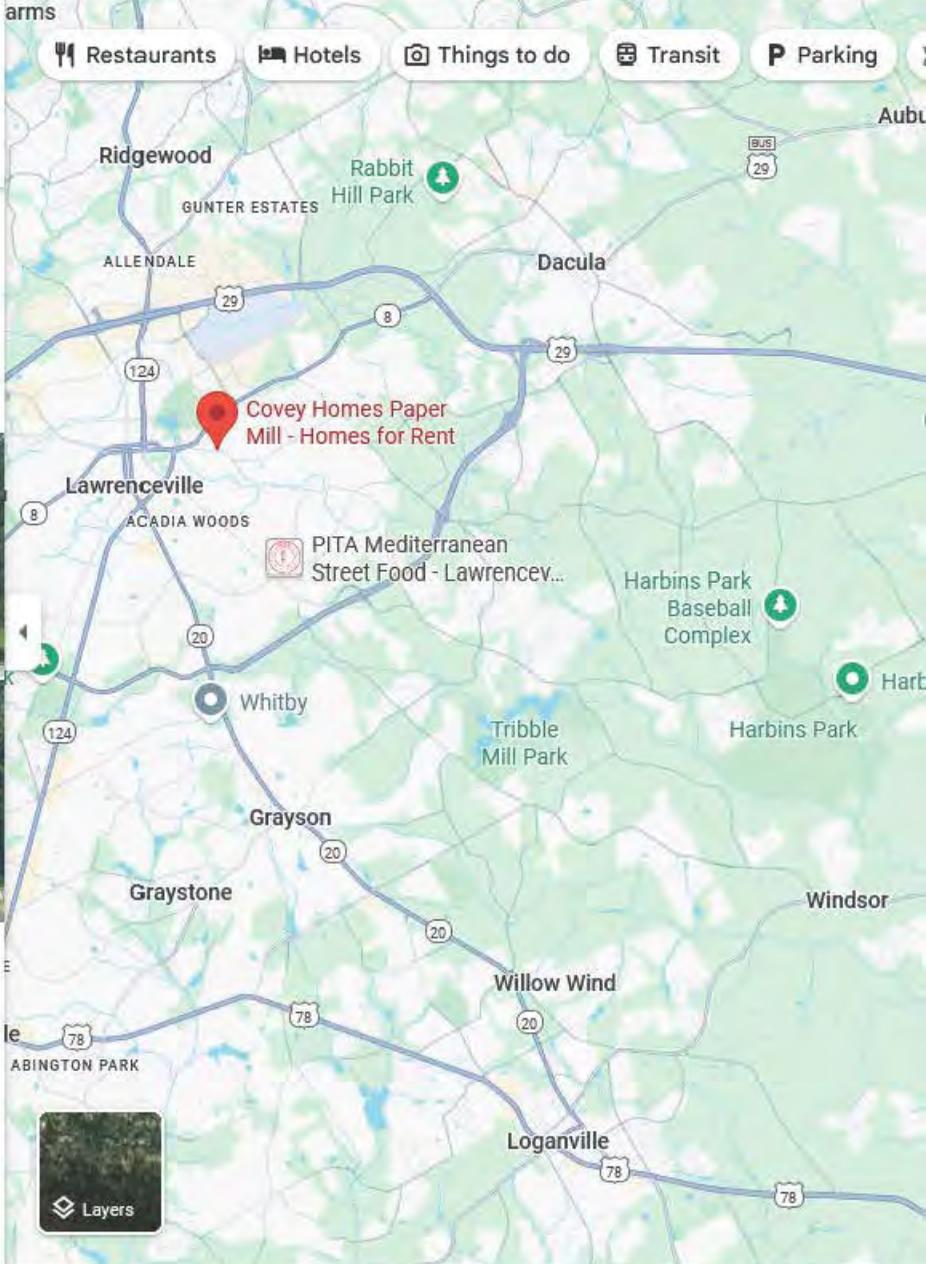
Restaurants Hotels Things to do Transit Parking

Overview **Reviews** About

Mmyon Smith  
8 reviews · 4 photos

★☆☆☆☆ Edited a year ago

Major trash issue that continues to not be addressed. After multiple complaints, my next step will be calling code enforcement.



7 Share

Response from the owner 11 months ago  
We're truly sorry to hear about your concerns, Mmyon. We understand your frustrations and we're committed to improving your experience. Your feedback is invaluable as it helps us identify areas where we can improve. Please reach out to us directly at [cmpapermill@liverangewater.com](mailto:cmpapermill@liverangewater.com) or

Covington Creek | Homes for | Search icons

Overview **Reviews** About

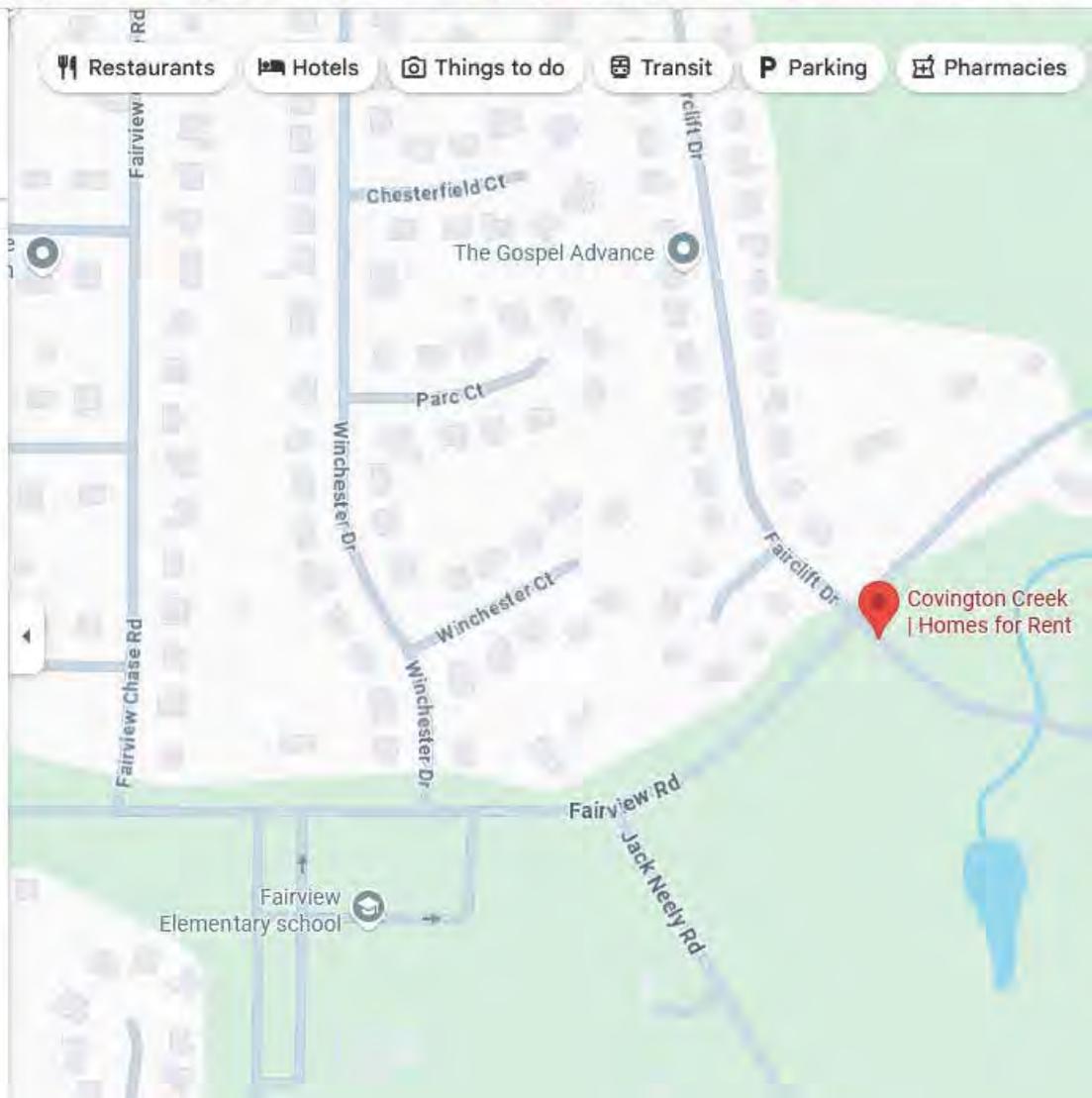
**Mybeautifulyoni**  
Local Guide · 14 reviews · 1 photo

★★★★★ 3 months ago

I was denied for a property in 02/2025 here it is 04/2025 and I have not received my refund of 300 yet. I've contacted corporate NO ANSWER and I've contacted Covington creek and no one answers the phone. I've tried dispute the charge but they fought it stating services were rendered for 375 but they were not. I am due 300 for my admin fee back! I've called, emailed and reached out on Instagram and NO ONE EVER ANSWERS. I would be careful applying here because if you're denied for any reason your admin fee will be stolen

Like Share

**Response from the owner** 3 months ago  
Thank you for your diligence in connecting with us. We strive to resolve any refund requests promptly, and we apologize for any difficulty in reaching our team. As we look into this further, we encourage you to email us at residentrelations@liverangewater.com so we can assist you directly.



Restaurants Hotels Things to do Transit Parking Pharmacies

Fairview Elementary school

Covington Creek | Homes for Rent

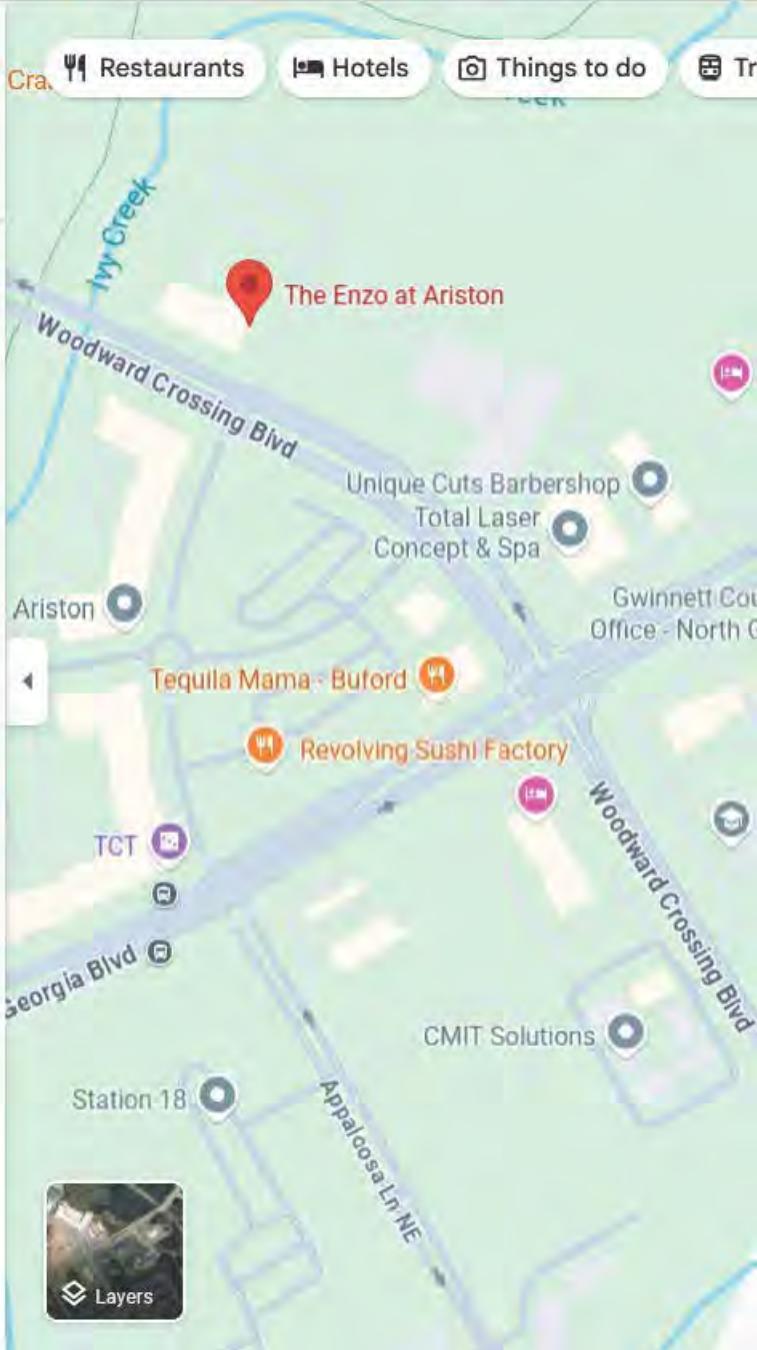
# The Enzo at Ariston

Overview Reviews About

 **Barbara Disla**  
13 reviews · 14 photos

☆☆☆☆ Edited a year ago

Me and my husband have been residents for almost a year now and I CANNOT WAIT until our lease is over. When we moved to these apartments we were looking for something affordable and nice to live at plus we love the area however, we got totally scammed by this place ,after 2 months in we realized we made a huge mistake because first of all rent here is ridiculously expensive and not worth it at all (We thought the price for this apartment complex were really good at that time since it was our first time renting) IT WAS NOT. Hallways are always dirty, it smells like weed everyday, people park so bad that there is no space for you to park. We wake up EVERY SINGLE DAY around 6am because of the noises across the street, cars are extremely loud you will not rest at night so please note that if you are looking for a quiet place. Gates have been damaged for months now so we are basically not having a secured parking lot cuz anybody can come in. If you ordered delivery, they will not be able to go to your apartment; first because there is no way for you to open the door for them and the codes never work, second hallways are so confusing. Staff is not the best either, they wouldn't even say hi to you if you enter the leasing office. For all the ladies that live here; be aware that sometimes you will not receive an email at all regarding maintenance entering your apartment this was the most



The Enzo at Ariston

Overview Reviews About

Favour Nwachukwu  
4 reviews

☆☆☆☆ a year ago

I moved out recently. **Have lived in 4 apartments now and this was by far the worst of them.**

-The cleanliness of the halls around your apt depends on which building you live in. **Luckily for me, my area constantly smelled like dog and dog pee.**

-The package room is a time-wasting fail. **My last few months there, I wouldn't even get notified that I had a package at all.**

-No dumpster provided to residents for larger items of trash. Just an 'oh well, figure out how to get rid of it' approach.

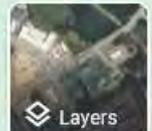
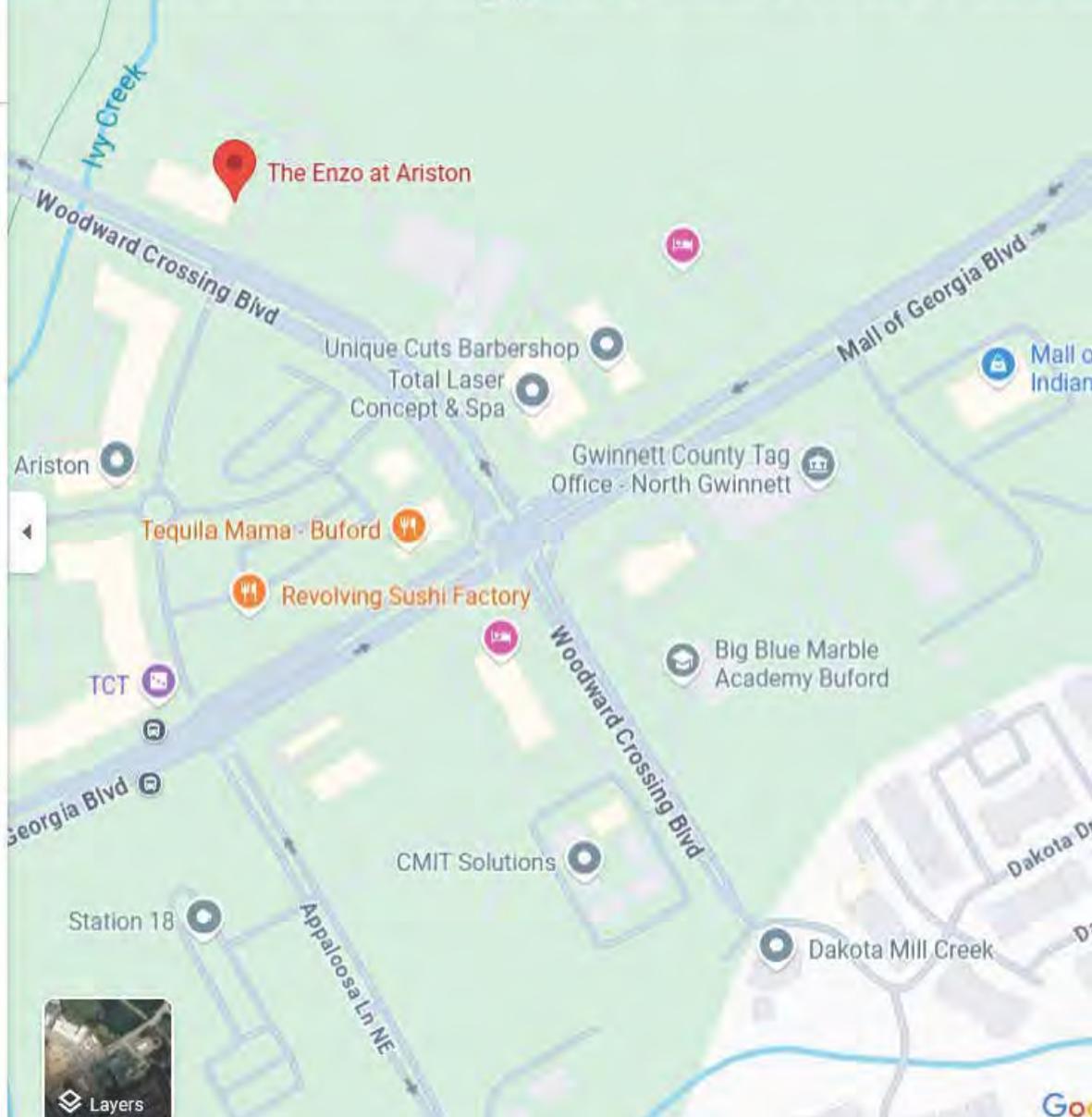
-The upper parking deck is so poorly constructed it makes me wonder how they can call this place luxury honestly.

-While standing in the hallways, **you can literally hear everyone's conversations inside their units.** But that comes standard with this type of apt construction.

-The alarms going off was an issue for a while.

I could go on but I'll stop there. On the positive side, the location is very nice and central to almost anything you could want to do. So many new restaurants opening. If that's very important to you then go for it; but for the money, I'm sure you can find better.

Restaurants Hotels Things to do Transit Parking Pharmacy



The Enzo at Ariston

Overview **Reviews** About

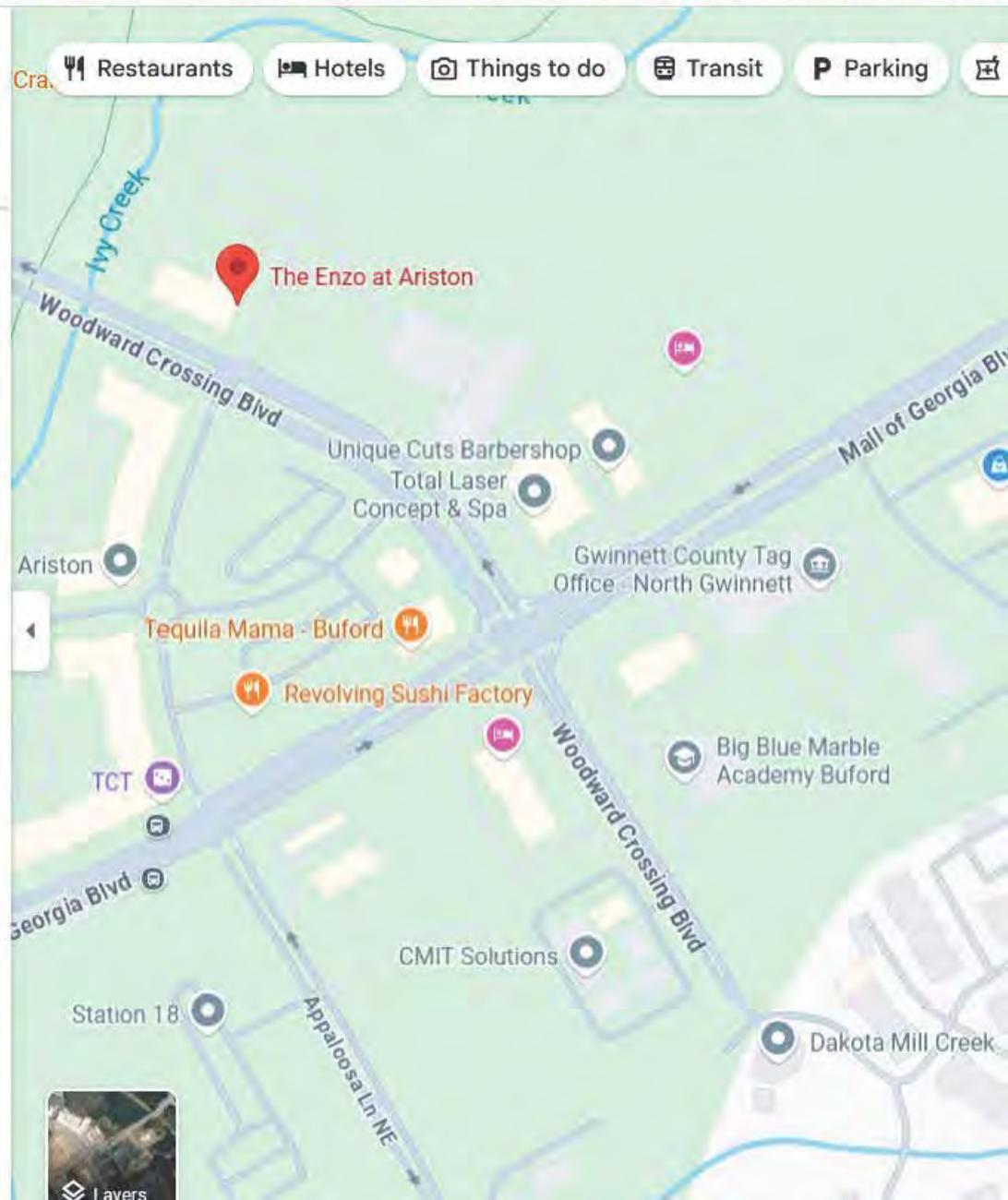
★★★★☆ Edited a year ago

Update: My first few months here were great. Until it wasn't. The walls are very thin, so you can essentially hear, ldk, e v e r y t h i n g. Good luck getting any sleep with the amount of Hellcats zooming by every night and morning.

There were also many amenities that were promised and never delivered. Heated pool 24/7 access. Not. Power gym. Sike. Not even a single bathroom in the building where the gym is. The package room is an absolute mess. The main restrooms downstairs were always gross. Some of the management and staff are really nice. But don't expect them to stand up for you. Property owners and their bosses have all the control, and quite frankly, they do not care about you. If you are looking to live in luxury, especially with the rates these rental properties are charging. I suggest you look elsewhere.

8 Share

Response from the owner 3 years ago  
We are happy to hear of your wonderful experience. We care deeply about our residents and seek to provide the highest quality customer service. Thank you for this spectacular review, Ni - Sincerely - The Enzo at Ariston



The Enzo at Ariston

Overview **Reviews** About

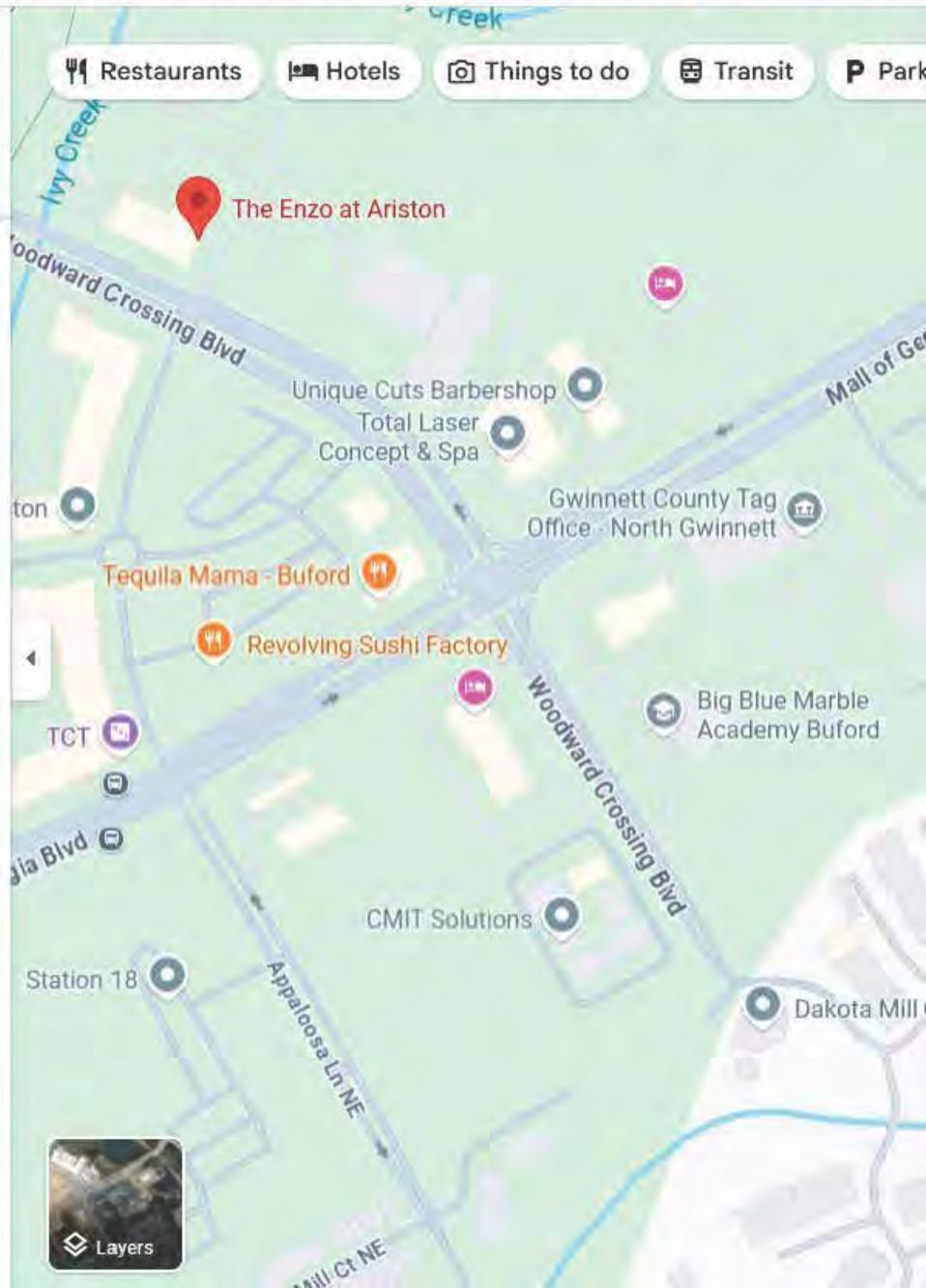
**Brittaney Whisenhunt**  
Local Guide · 14 reviews · 3 photos

★ ★ ★ ★ ☆ a year ago

This is NOT a family friendly community in any way. If you have young children do not move here. If you have guests, you have to use your inside voice for fear of getting a \$350 fine and then a \$500 weekly fine with fear of eviction for WALKING, or your children or guests walking just a bit too loud. The ONLY friendly leasing agent is Sam. You do NOT want to live here with children. Furthermore, this is NOT a luxury apartment. Things are constantly breaking, elevators constantly go out, exit gate is almost always broken. Luxury isn't a thing in this apartment.

And then they call you! On September 18th Avis called to take down the review. Pretend to be concerned when in all reality they only care about their selves and their own promotions. Avis specifically stated that she may not get her promotion if this review stays up!!

She didn't care about how we've NEVER complained about all of the issues the apartment had. The only thing she cared about was her promotion. Everyone in that leasing office deserves to be fired. I'm posting the review because last time I posted this my wife asked me to take it down for fear of retaliation. If you have kids, or like to have friends over... YOU DO NOT WANT TO LIVE HERE!



Grove Park Apartments

Overview **Reviews** About

**Myonna Petty**  
Local Guide · 87 reviews · 31 photos

★☆☆☆☆ Edited a year ago

The heat and air constantly go out. The master bedroom doesn't get heat or air and I put in many requests over the year I've lived here and it never got fixed. I've had problems with my AC unit off and on since I moved in over a year ago.

Now, my heat stopped working. I put in a request that same day. They gave me a space heater to borrow for a day or two until they fixed my heat now it's been a WEEK!

I've been heating up my apartment with the oven. I woke up this morning and it was 68 degrees!

These apartments cost way too much for this.

Over the summer I was without air multiple times. The apartment got up to 82 degrees and I was pregnant with high blood pressure.

Using the oven to heat the apartme...

Myonna Petty

Photo · Jan 2024



Heartwood Powder Springs

Overview Reviews About



Gabby Taylor  
Local Guide · 32 reviews · 2 photos

7 months ago

I've been a resident here since the beginning, and it's truly disheartening to see how much this place has declined. Issues like trash piling up and excessive noise levels have become constant problems, and despite raising these concerns, it seems they are being ignored. In addition, good luck finding a parking spot at night as parking spots have now become limited and I have found myself walking from two buildings over just to get to my apartment. As a woman, this raises safety concerns especially when it's dark at night.

Many of the positive reviews are based solely on initial tours, but as someone who has lived here for a while, I can confidently say this is no longer a place I would recommend. My ongoing complaints have gone unresolved, and no real solutions have been offered to me.

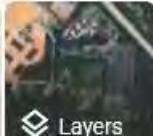
I'm extremely disappointed especially since I am a paying resident. It's a shame to see this once-decent community go downhill.

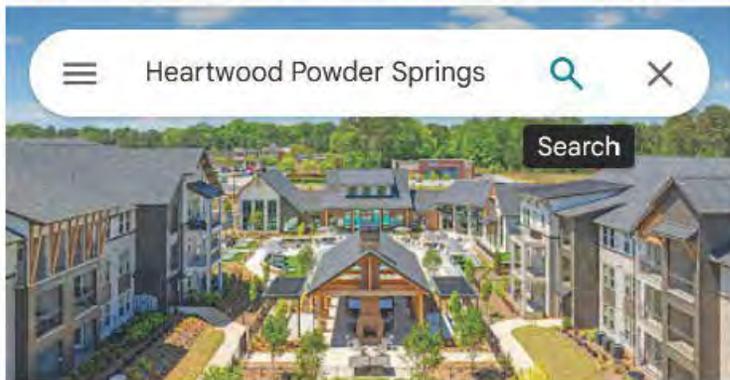
Restaurants Hotels Things to do

African Concept

Heartwood Powder Springs

Oglesby Rd





# Heartwood Powder Springs

4.9 ★★★★★ (442)

Apartment rental agency - ♿

Overview

Reviews

About



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Holden at Oak Grove

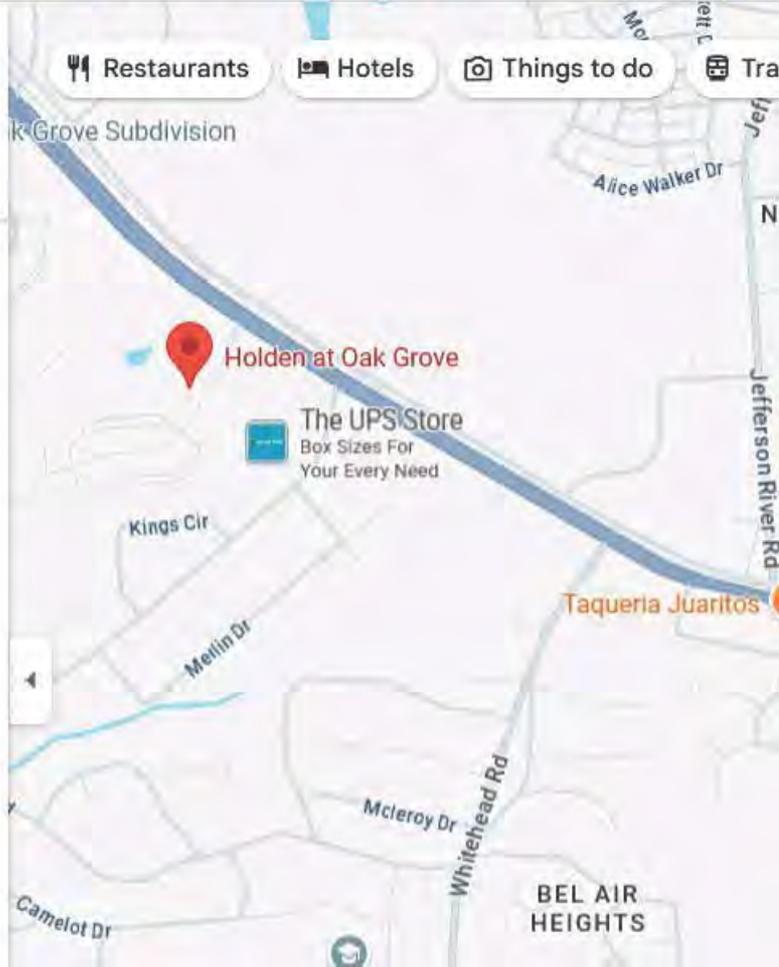
Overview Reviews About

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.



Ivy Commons

Overview Reviews About

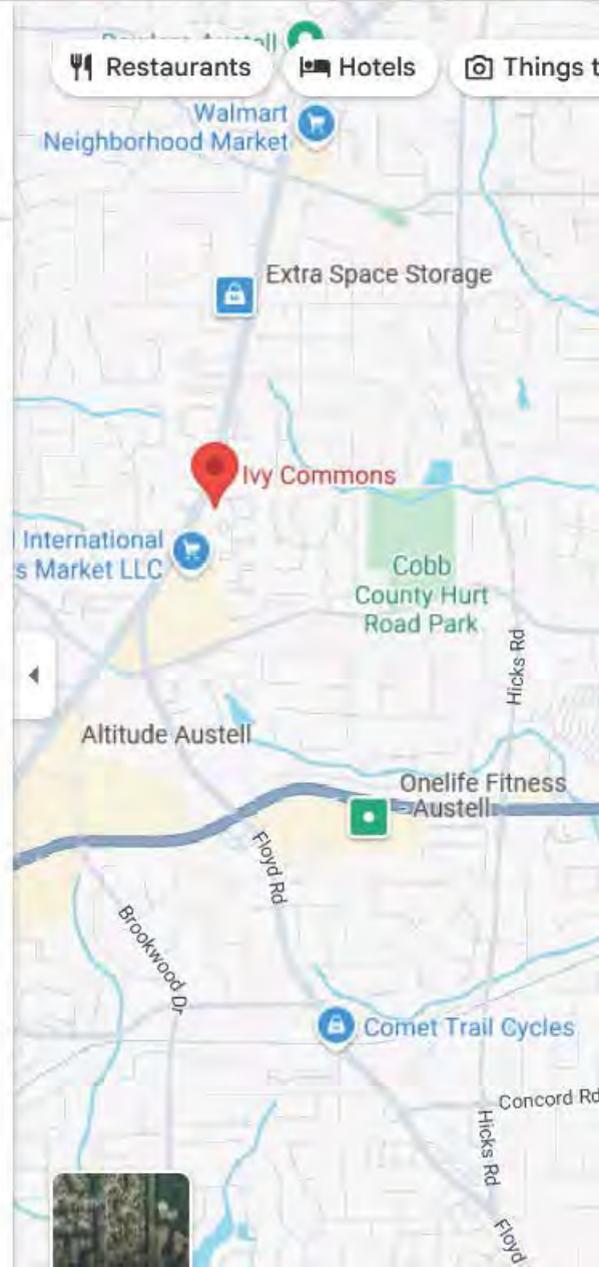
Ashley Amaker  
4 reviews

10 months ago

I would give it 0 stars if I could! DO NOT MOVE HERE!! The staff keeps changing and the new management is terrible. They're always turning the water off for HOURS and never give a reason as to why. The gate is always open even when they send several emails stating that it will start closing between certain hours. Maintenance team only do temporary fixes. Do not be fooled by the remodeling. It's all a scam! I've been here 3yrs and a MAJOR DECLINE! The positive reviews are FAKE. During your tour they'll ask to rate them and leave a positive review.

7 Share

Response from the owner 10 months ago  
We're truly sorry to hear that your experience at Ivy Commons has not been positive. We take your concerns seriously and want to ensure that they are properly addressed. We encourage you to get in touch with us directly at [cmivycommons@liverangewater.com](mailto:cmivycommons@liverangewater.com) or 770-282-8974 so we can discuss your concerns further. Thank you, Ivy Commons.



Ivy Commons



Overview

Reviews

About



4.0



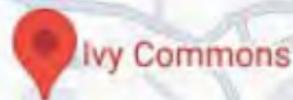
174 reviews

Write a review

Restaurants

Hotels

Things to do



Sports World

Majestic Dr SW

Station Club Dr



Hibachi Grill &

Ivy Commons

Overview Reviews About

Kristy Hutson  
14 reviews

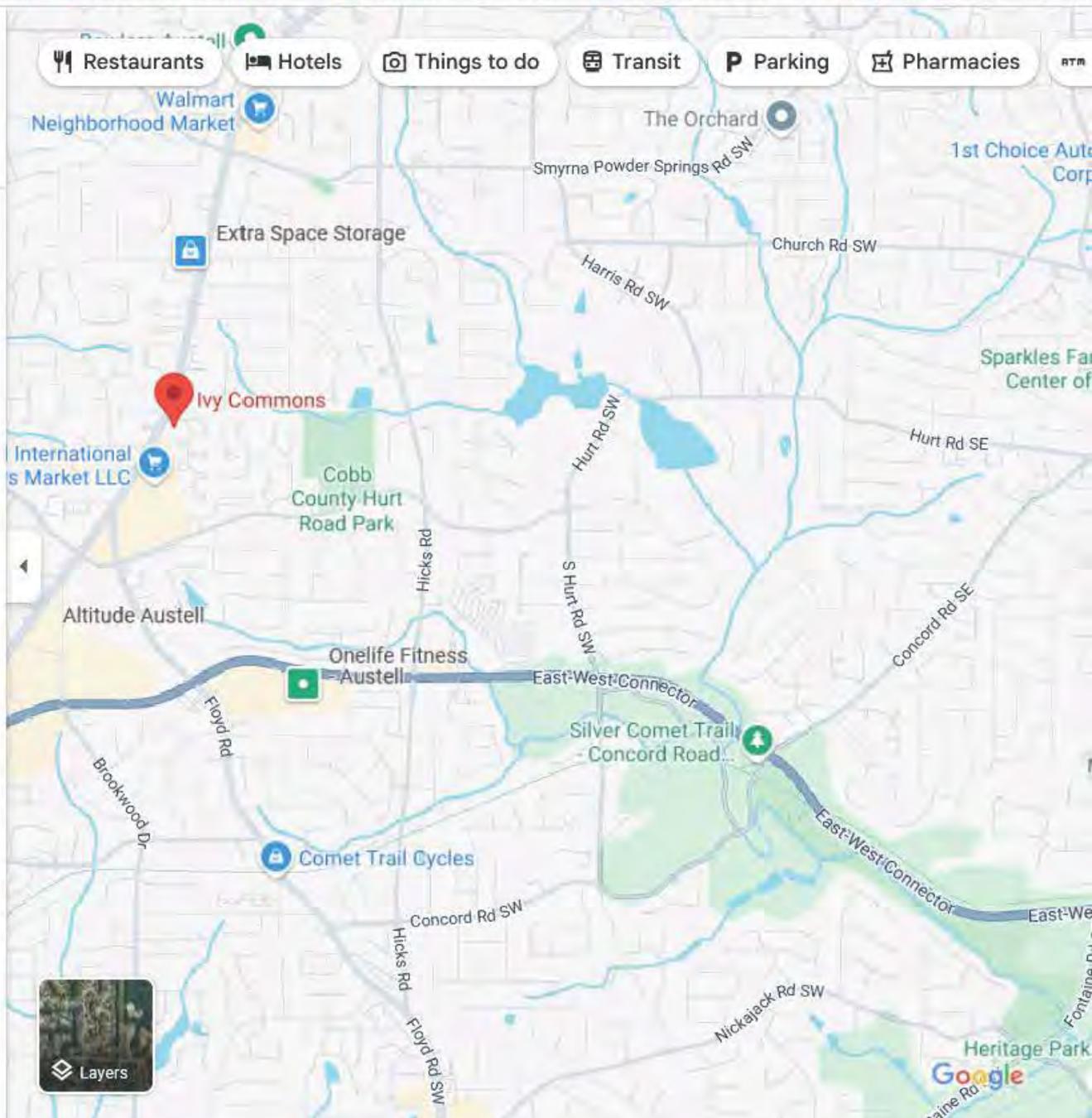
★☆☆☆☆ Edited a year ago

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.

Update - Now the only hope for the place was the use of the pool on Memorial Day, which all pools are open....well that isn't open either. Go figure. The only grill allowed is at the pool. Welcome to Ivy Commons!

Water cut off again today and just got an email that it will be cut off again tomorrow 8am until 2pm. I am losing count what 10 times since December. I just can't.

It is 4th of July. No pool and the water is off again. This place freaking sucks. God forbid they let you know the freaking water is off for the 12th time. So freaking terrible.



← Ivy Commons 🔍 ✕

Overview **Reviews** About

**T** Tyronza Jackson  
3 reviews

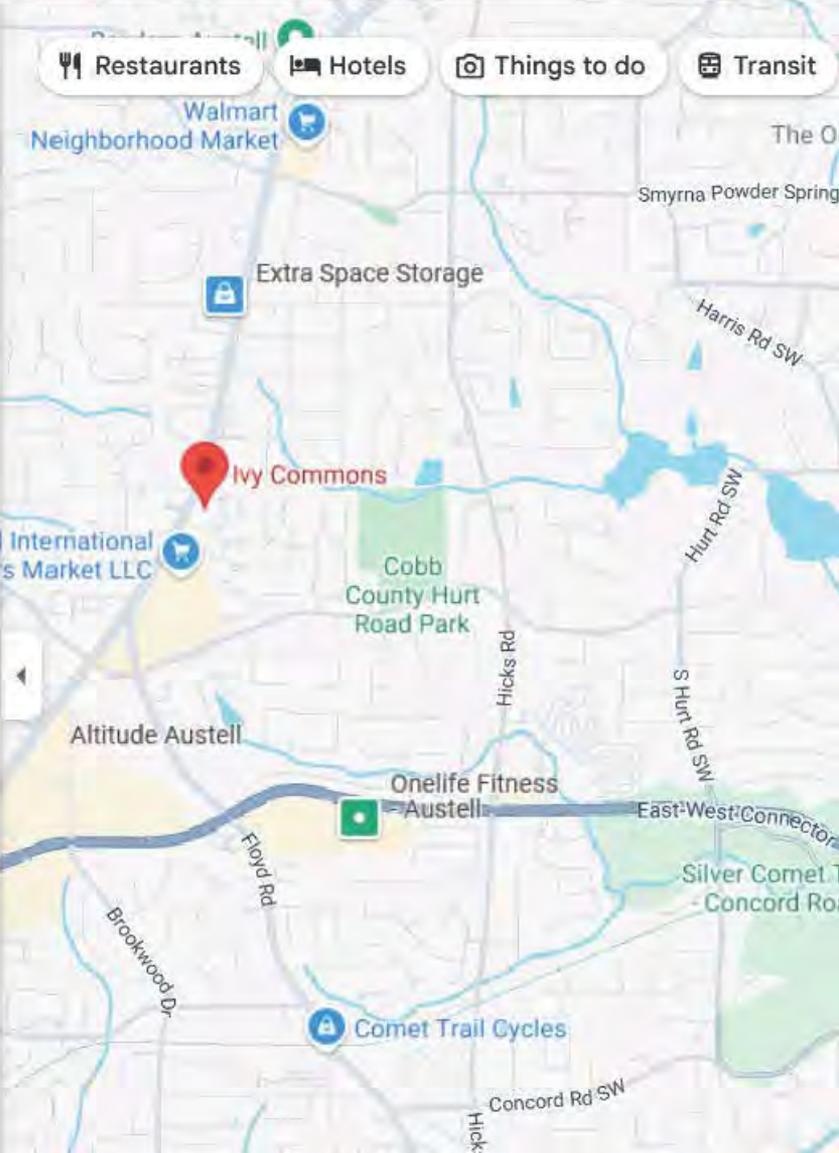
★☆☆☆☆ 2 years ago

I have been here almost a year and when I first moved in BH management was there and everything was fixed in a timely manner but as soon as Live Range Water took over it has been nothing but problems

The leasing agents have nasty attitudes, the assistant manager has tried to fight me and I have her recorded saying she is not going to fix or do anything as long as I live in the apartment . I contacted them last week about my kitchen ceiling leaking and falling in, they went upstairs and fixed the water leak but left my ceiling falling. Also, my Air conditioner has been out for 3 days now and they have not addressed it and no windows will open in the apartment which is a fire hazard and against the law

My refrigerator has been leaking water for months now and they will not replace it

Also they won't send pest control after being asked to do so 4 times and I pay them monthly for the services. I am highly disgusted and disappointed with The new management. I hate I ever moved here



Ivy Commons

Overview **Reviews** About

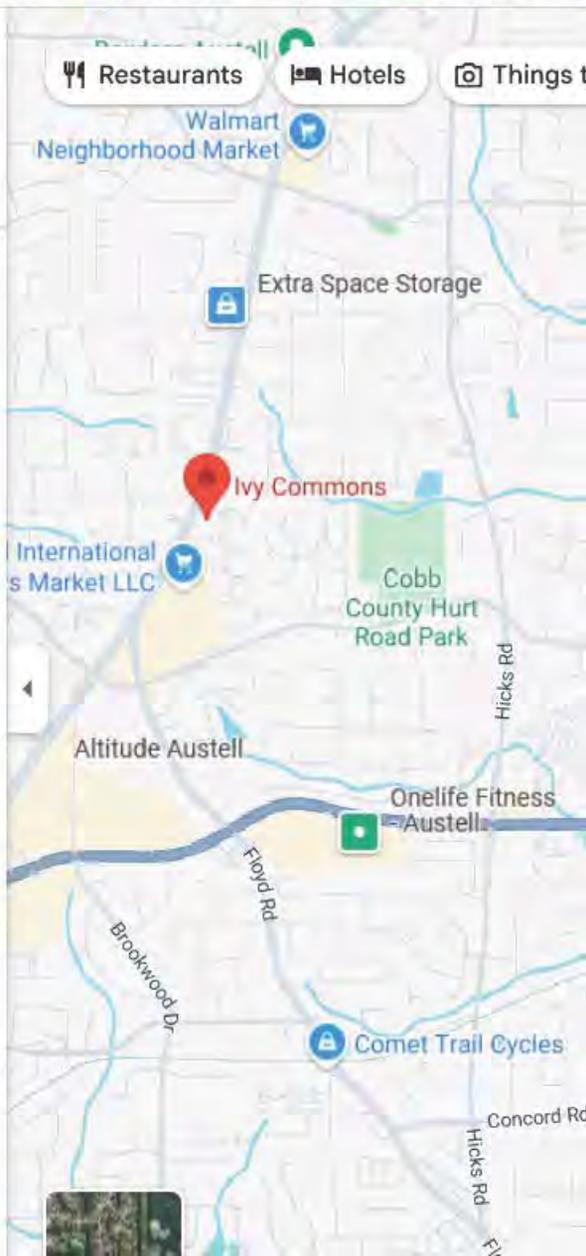
 **Jasmine tazz**  
Local Guide · 41 reviews · 1 photo

★☆☆☆☆ a year ago

The way the water is shut off for hours, seems like every other week. **The entire complex need a discount on the rent at this point. Don't move here!** Roaches, the pool been closed all summer, the access gate is never locked( I pray nothing happens to any of us residents here, from an outsider because the apartment complex can be held accountable for negligence) OH and other residents kids love breaking in our cars!

👍 4    🔗 Share

**Response from the owner** a year ago  
We're sorry to hear about your concerns at Ivy Commons. We understand your frustration with the water interruptions, pest issues, pool closure, and security. We are committed to providing our residents with a comfortable living experience and your feedback is crucial for our improvement. We encourage you to contact us at [cmivycommons@liverangewater.com](mailto:cmivycommons@liverangewater.com) or 770-282-8974 to discuss your concerns in detail. Thank you, Ivy Commons.



Ivy Commons

Overview Reviews About

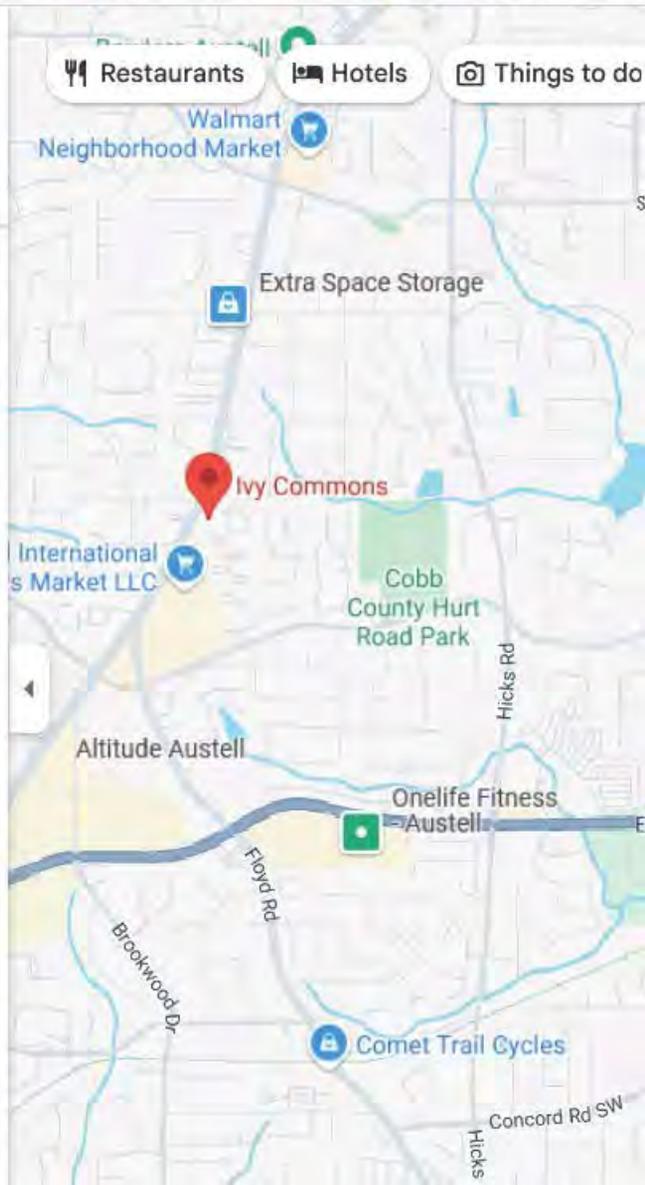
**K** Kloset Kiss  
2 reviews

★☆☆☆☆ a year ago

New management every 7-10 months, paying for amenities you can't use. Nothing gets fixed and just "patched up" for the time being. The gate is pointless because half of the residents have no gate key or code. The tennis court/outdoor gym was pointless, all this for \$1500+ a month. Plus the property has roaches and water damage

👍 9 Share

**Response from the owner** a year ago  
We regret to hear that your experience at Ivy Commons has not been as expected. Our team strives to provide excellent service and amenities to our residents, and we apologize if we've not met your expectations. Your feedback is essential in helping us improve. We encourage you to reach out to us at [cmivycommons@liverangewater.com](mailto:cmivycommons@liverangewater.com) or 770-282-8974 so we can address your concerns more thoroughly. Thank you, Ivy Commons.



Ivy Commons

Overview Reviews About

**Jonathan Torres**  
1 review

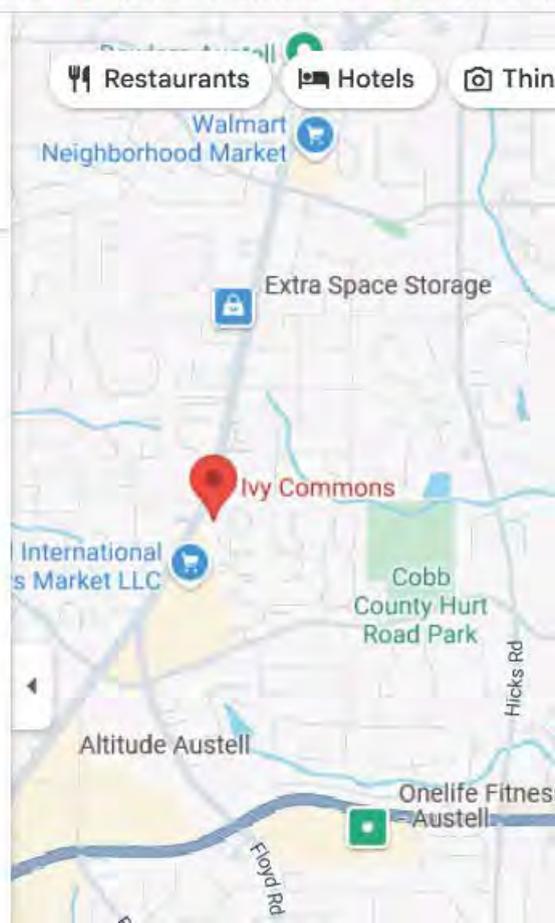
★☆☆☆☆ a year ago

Pool been closed more days then it's been open

1 Like Share

**Response from the owner** a year ago

We apologize for any inconvenience the frequent pool closures may have caused, Jonathan. We strive to provide a great living experience for our residents, and your feedback helps us improve. Please feel free to reach out to us at [cmivycommons@liverangewater.com](mailto:cmivycommons@liverangewater.com) or 770-282-8974 to discuss any further concerns. Thank you, Ivy Commons.



Ivy Commons

Overview **Reviews** About

**Sandra Malone**  
Local Guide · 53 reviews

★ ★ ★ ★ ★ Edited 3 months ago

I am writing to express my extreme dissatisfaction with the condition of the apartments at Ivy Commons. If it were possible I would rate this complex a zero out of five stars. The exterior appearance is highly misleading as the interior of these apartments is in appalling condition. Specifically, I have observed the following issues:

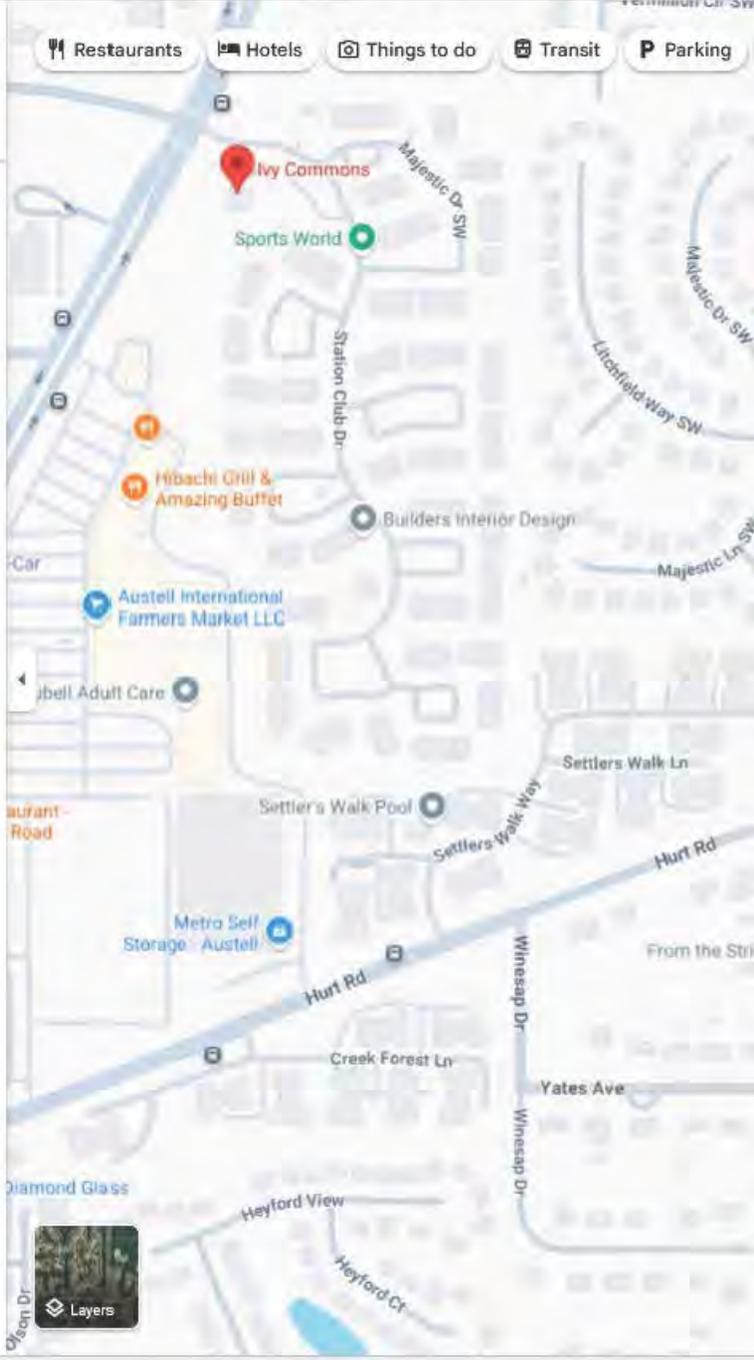
- \*The carpets are stained and unsanitary.
- \*The kitchen and bathroom cabinets are rotting.
- \*The acrylic coating on the bathroom tubs continually peels, despite repeated attempts to repair.
- \*There is a stain on the ceiling that appears to have been concealed with spray paint rather than properly addressed.

It seems that the management prioritizes cosmetic upgrades for new tenants while neglecting the needs of current residents. This practice is deceptive and unethical. Furthermore, I found the manager to be rude and unhelpful. It is far better to be a visitor as I am than a resident of this poorly maintained complex. My heart goes out to my friend that lives there.

I am also deeply concerned about the severe rat infestation at this complex. I have personally witnessed rats taking over the property at night, making it difficult and even unsafe to exit the premises. Due to the severity of this issue, I have already contacted the Department of Health and Human Services.

Like Share

**Response from the owner** 3 months ago  
Sandra, thank you for writing on behalf of your friend. We aim to provide an excellent living experience, and resident feedback offers critical information to us. Please have the resident contact us at [cmivvcommons@liverandewater.com](mailto:cmivvcommons@liverandewater.com). We look



Ivy Commons

Overview Reviews About

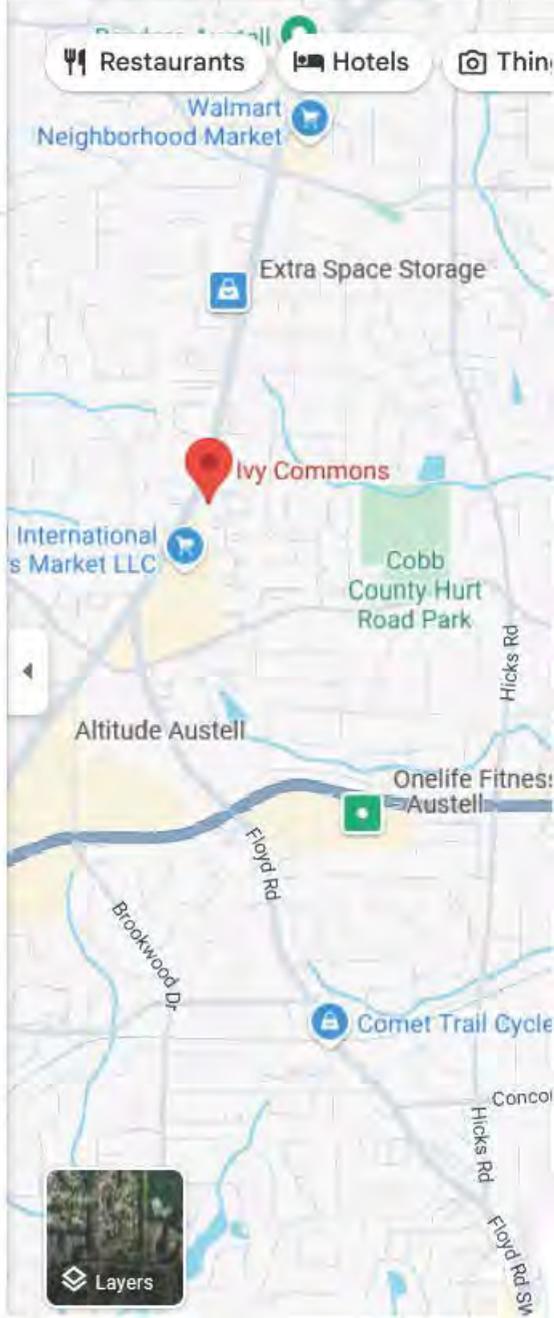
 **Breyion Adkins**  
5 reviews · 3 photos

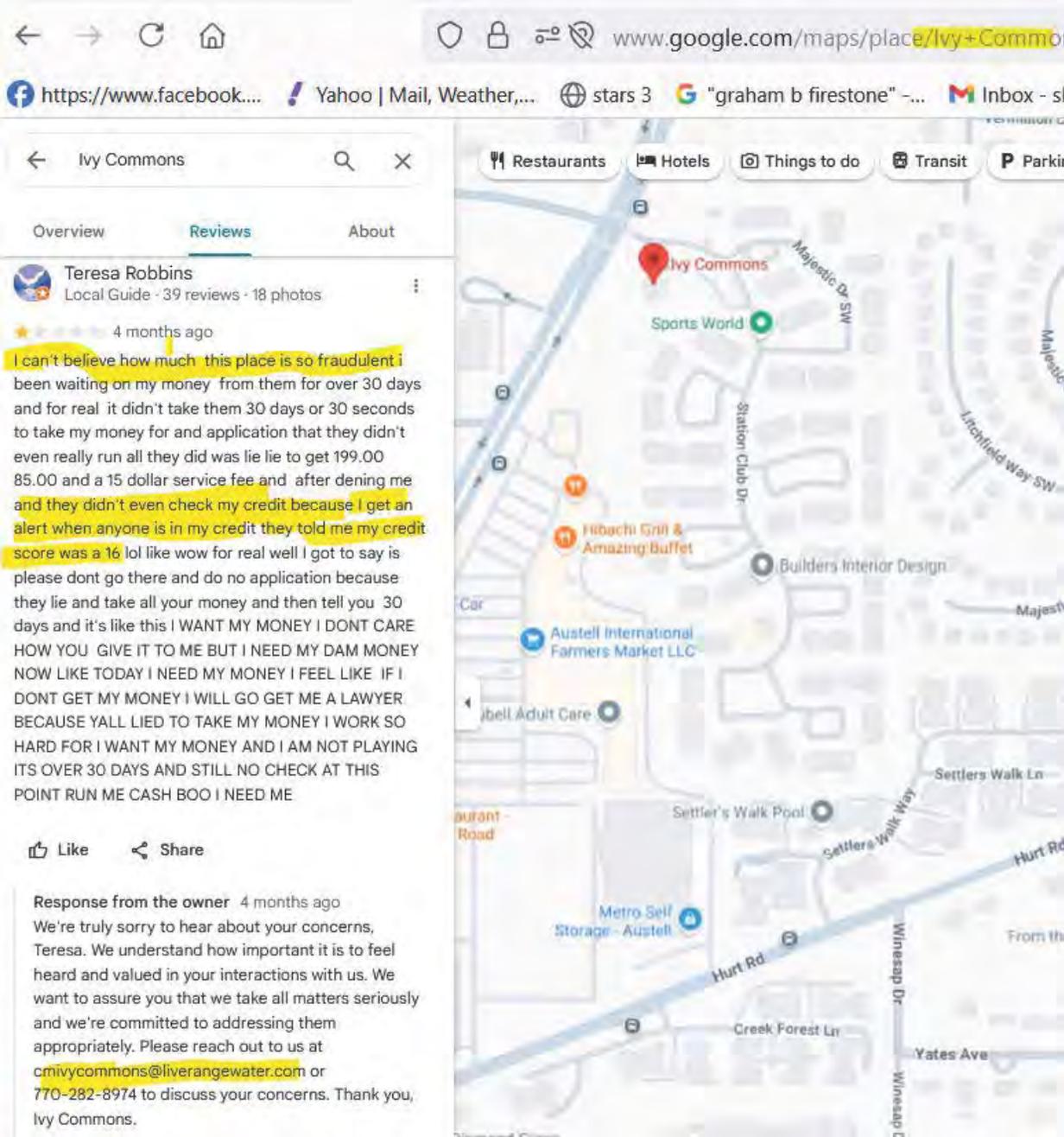
☆☆☆☆ 10 months ago

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.

 4  Share

**Response from the owner** 10 months ago  
We're sorry to hear about your experience at Ivy Commons. We understand that dealing with maintenance issues and pests can be frustrating. We would like to discuss your concerns further so we can work on improving your experience. Please reach out to us at [cmivyccommons@liverangewater.com](mailto:cmivyccommons@liverangewater.com) or





← Ivy Commons 🔍 ✕

Overview Reviews About

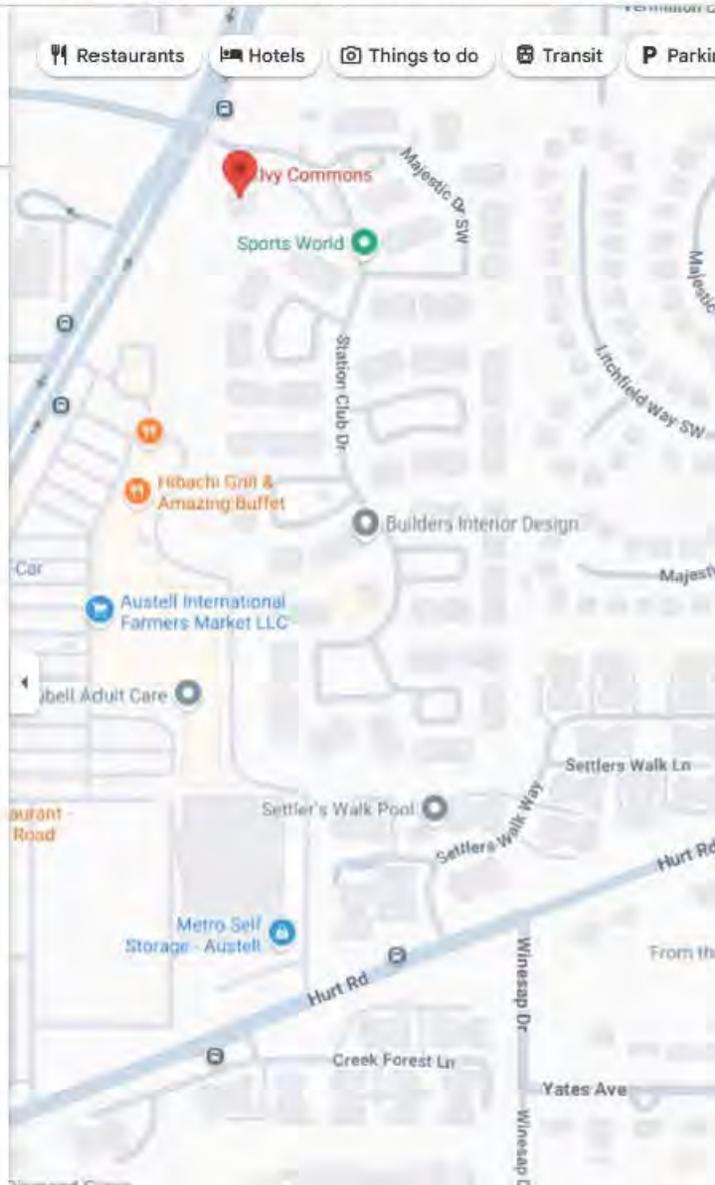
Teresa Robbins  
Local Guide · 39 reviews · 18 photos

★☆☆☆☆ 4 months ago

I can't believe how much this place is so fraudulent I been waiting on my money from them for over 30 days and for real it didn't take them 30 days or 30 seconds to take my money for and application that they didn't even really run all they did was lie lie to get 199.00 85.00 and a 15 dollar service fee and after dening me and they didn't even check my credit because I get an alert when anyone is in my credit they told me my credit score was a 16 lol like wow for real well I got to say is please dont go there and do no application because they lie and take all your money and then tell you 30 days and it's like this I WANT MY MONEY I DONT CARE HOW YOU GIVE IT TO ME BUT I NEED MY DAM MONEY NOW LIKE TODAY I NEED MY MONEY I FEEL LIKE IF I DONT GET MY MONEY I WILL GO GET ME A LAWYER BECAUSE YALL LIED TO TAKE MY MONEY I WORK SO HARD FOR I WANT MY MONEY AND I AM NOT PLAYING ITS OVER 30 DAYS AND STILL NO CHECK AT THIS POINT RUN ME CASH BOO I NEED ME

👍 Like    🔄 Share

**Response from the owner** 4 months ago  
We're truly sorry to hear about your concerns, Teresa. We understand how important it is to feel heard and valued in your interactions with us. We want to assure you that we take all matters seriously and we're committed to addressing them appropriately. Please reach out to us at [cmivycommons@liverangewater.com](mailto:cmivycommons@liverangewater.com) or 770-282-8974 to discuss your concerns. Thank you, Ivy Commons.



Ivy Commons

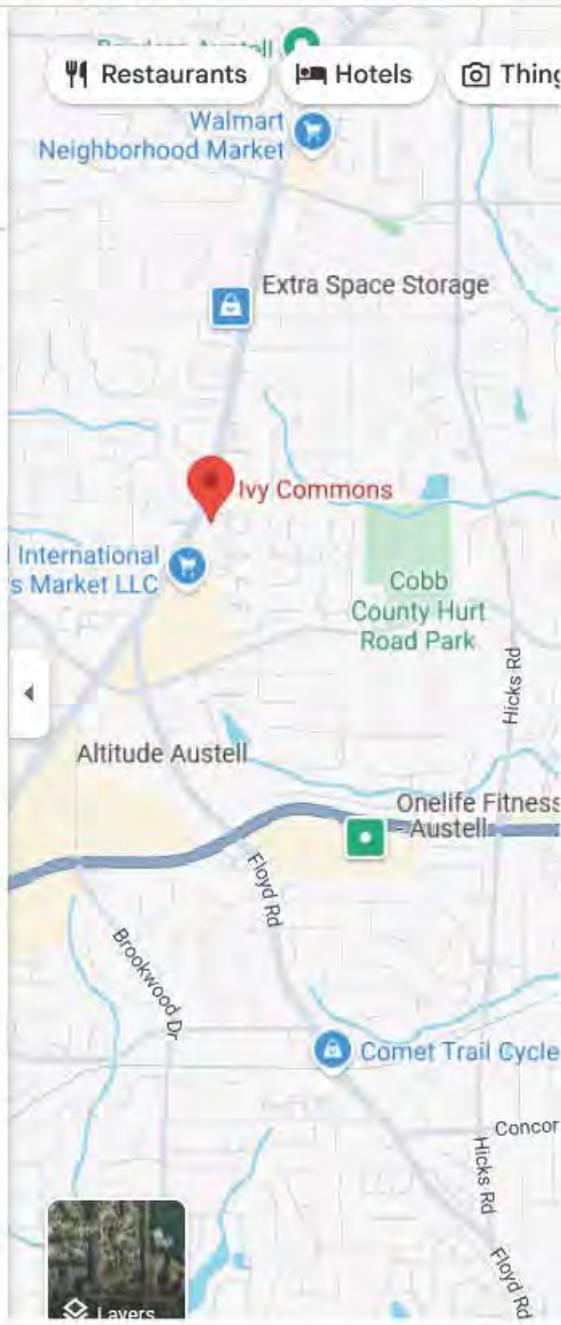
Overview Reviews About

★☆☆☆☆ a year ago

Every since the new company has taken over, the office will not answer the phone. Request for things to be fixed go ignored for example the flooring in the dinning room has been coming up for well over 3 months and several request has been made to repair it and it is still not done. They turn off the water quite often (last it was off all until after 11:30 at night). Parking lot in building has puddles of running water and leaves at the side walk to going into the building and has taken over 4 to 5 parking spaces. I have requested this to be fixed and they ignore request just like every thing else. I feel like I live in the projects but expensive rent. Don't move here.

👍 7    🔄 Share

**Response from the owner** a year ago  
We're sorry to hear about the difficulties you've been experiencing, Melessia. We understand the frustration that comes with maintenance issues and we want to assure you that we take all resident concerns seriously at Ivy Commons. We would like to discuss these matters further and work to find a solution. Please get in touch with us directly at 770-282-8974 or [cdivycommons@liverangewater.com](mailto:cdivycommons@liverangewater.com). Thank you, Ivy



Kennett 776

Overview Reviews About

 Ian Wagner  
6 reviews

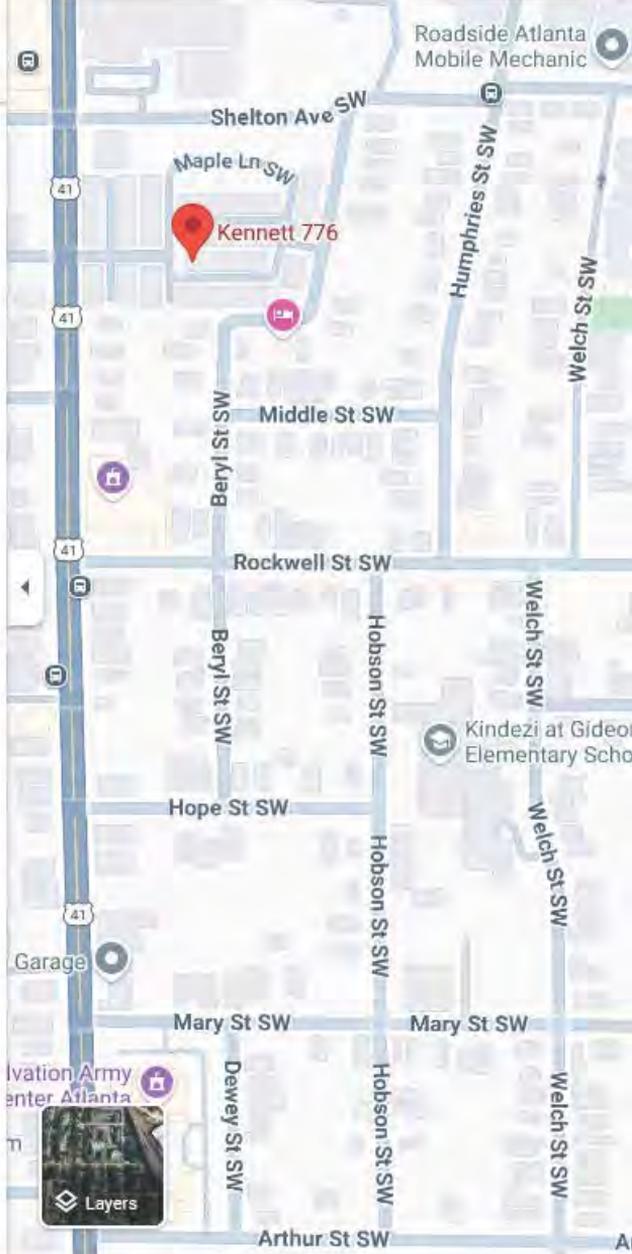
★☆☆☆☆ Edited a month ago

UPDATE: **Nothing improves.** I spoke to the head of property management for the management company (**Rangewater Residential**) roughly two months ago and was promised a call back within 24 hours. I have not heard back. Since then I have been frequently woken up in the middle of the night to people screaming in their balconies. I have sent in the video recordings of the noise and was told that the noise "didn't violate the ordinance". Management clearly hasn't read the ordinances they claim to be referencing and refuse to act. It would be nice to be able to sleep without near nightly interruptions loud enough to wake me and my pets.

**The units are nice but management is horrible.** They never reply to emails or submissions requesting contact. You are forced to alter your scheduled to fit their 10-6 schedule and walk into the office since no one ever answers the phone either. They never have answers for your concerns and always state that they will get back to you, but never do. The community has gone downhill the last two years, as lower quality residents are being allowed to move in. Now there is frequent police presence, parties being shut down at 4 am, neighbors threatening each-other, roads consistently blocked by guests that have nowhere to park since there is insufficient parking, etc.

**Management's response, to quote Anthony, is to scream "What do you want me to do about it"** at you until you are furious and walk away. While I would've given this place 4-5 stars a year ago, the last month

Restaurants Hotels Things to do



Kennett 776

Overview **Reviews** About

**aubrie davis**  
11 reviews

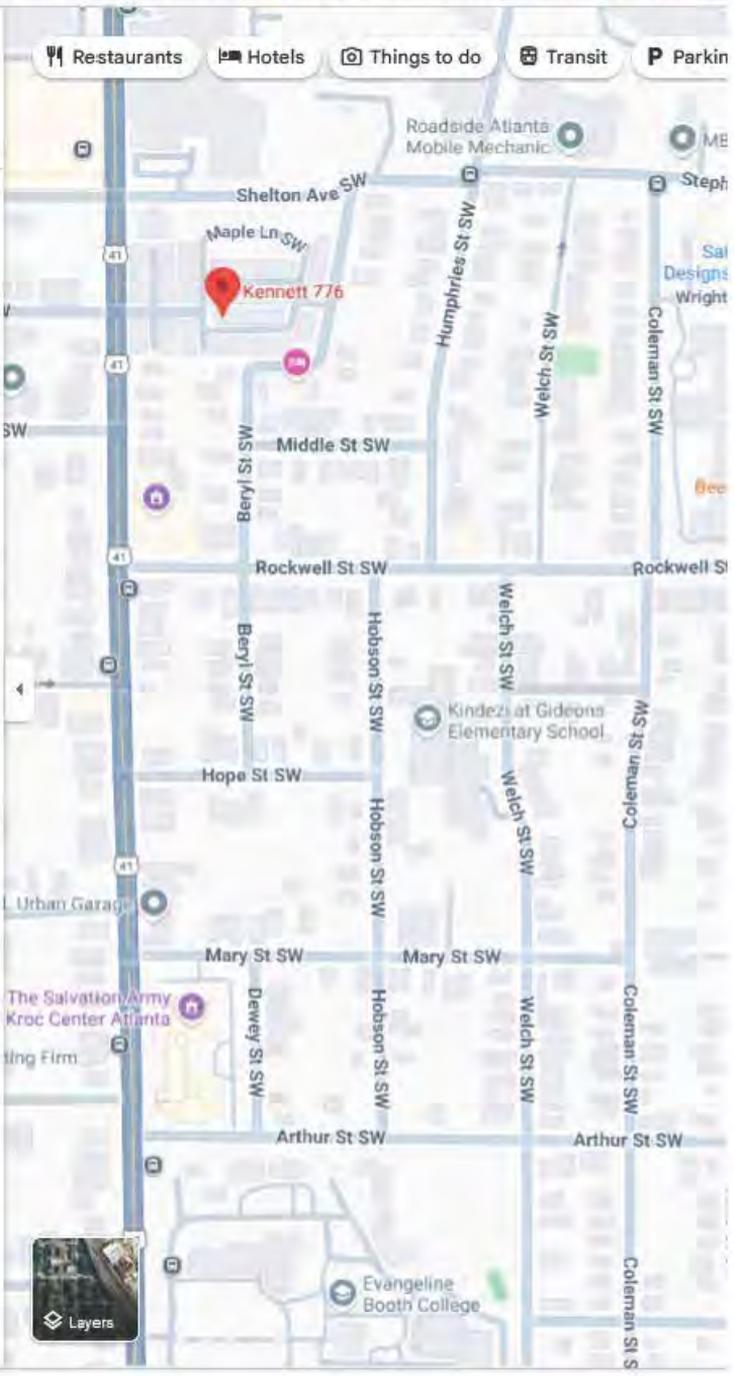
8 months ago

i really wonder if these reviews are fake because i don't see many from actual residents. i wouldn't even waste time with this place. where do i even start... there have been at least 4 properties managers come and be replaced since i have lived here (in just a little over a year). it is so hard to get somebody on the phone to speak with about any issues. i have to call at least three times usually to get an answer, even if they are in the office. they will ignore the calls and only answer if they see the same person calling back to back. the maintenance guy is pretty good though, comes quick and does a great job.

the units are poorly constructed to say the least. they are very overpriced for what you get and for the area. while the area is being built up, it's literally bandos across the street... we were tricked into renewing our lease by a previous property manager who was not honest in the information she gave about what would be included in the rent price. now we are stuck paying 3-4 hundred dollars more per month because the charges just mysteriously go up each month. anytime i call to get clarity i'm told i will get a follow up call and never do. i whole heartedly feel like these people are robbing us. i am fed up. i could go on and on about the issues and why not to sign a lease here... please just don't.

2 likes | Share

**Response from the owner** 7 months ago  
We're sorry to hear about your experiences at Kennett 776. We understand that having your concerns addressed in a timely manner is important, and we apologize if that hasn't been the case. We're glad to hear that our maintenance staff has been helpful. Regarding your other concerns, we would appreciate the opportunity to discuss them further. Please reach out to us at [cmemoiremetro@liverancowater.com](mailto:cmemoiremetro@liverancowater.com) so we can



Kennett 776



Overview

Reviews

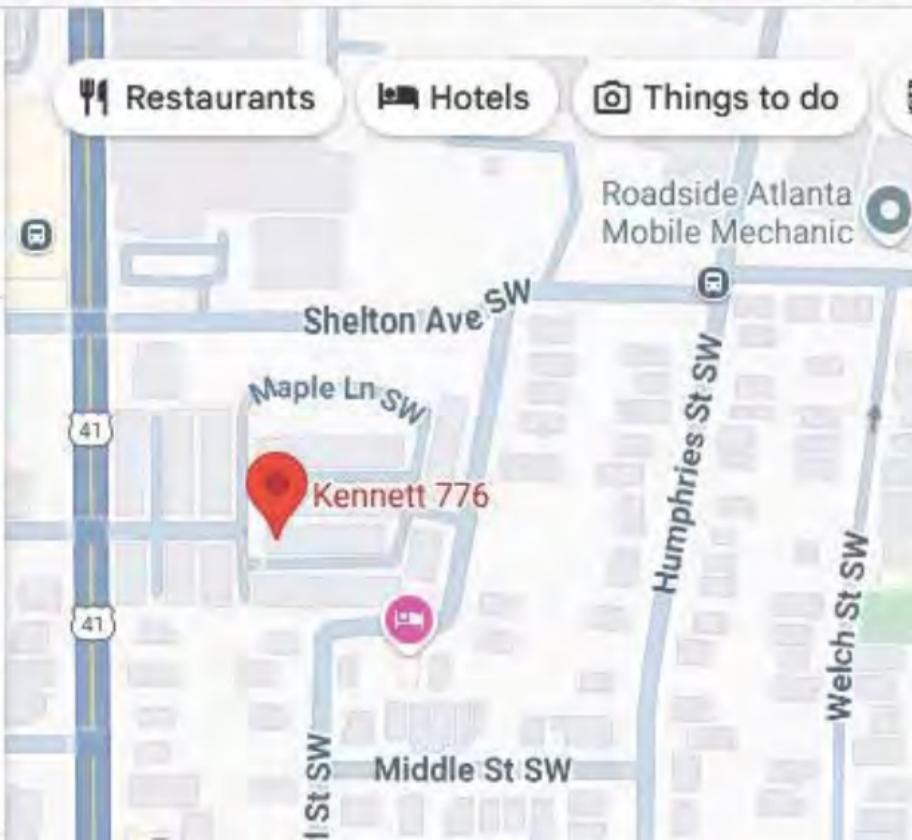
About



4.1

37 reviews

Write a review



Kennett 776



Overview

Reviews

About



Barrington Speer

Local Guide · 10 reviews · 2 photos

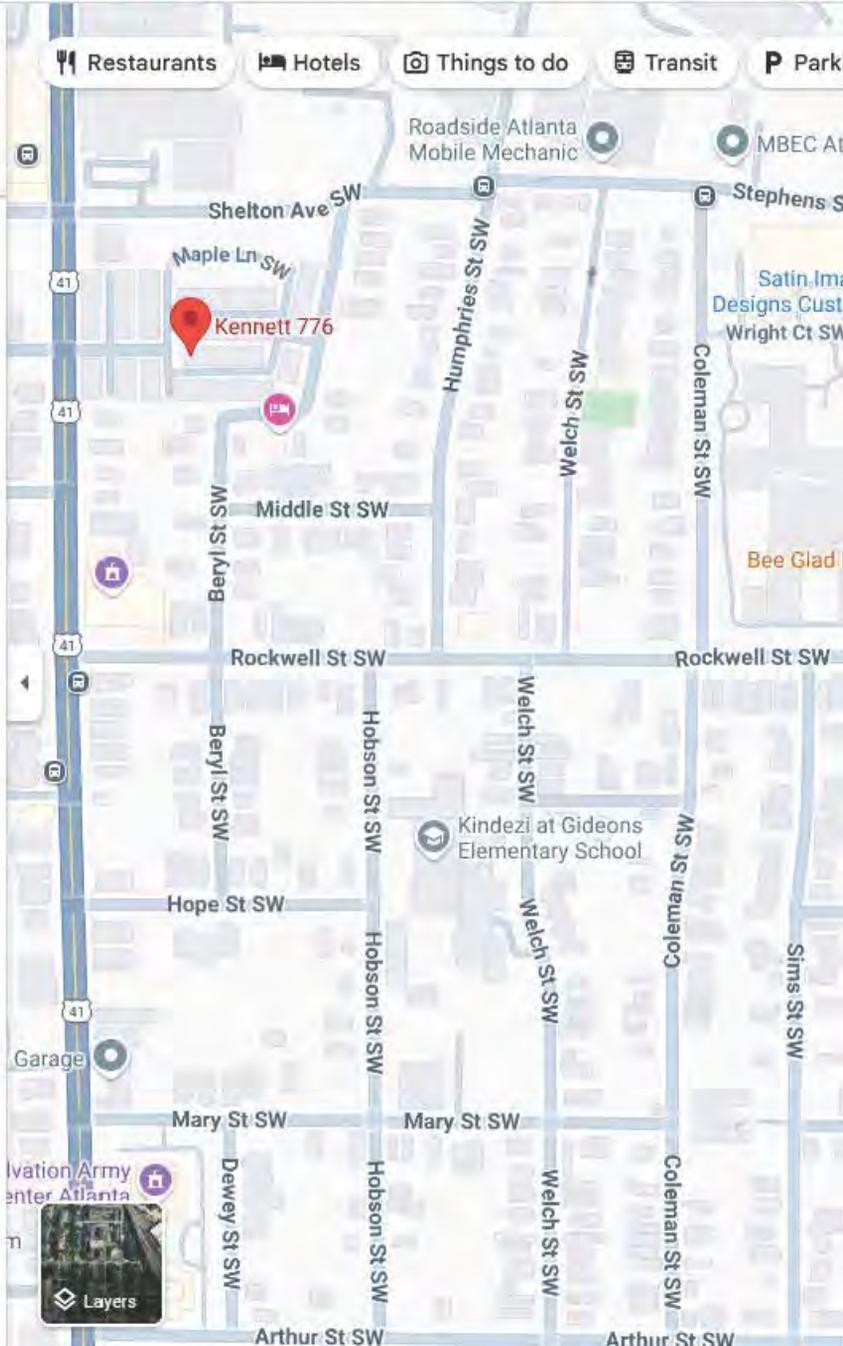
★☆☆☆☆ 2 months ago

I think we barely escaped what would have been tragic. My wife and I recently applied. We are both educators for southwest atlanta. The initial tour was inspiring. Based on the other reviews I can understand the concern regarding calls and no answers. I called several times to follow up on our application to receive no answer. We were ultimately denied and the reason stated was credit. I'm not certain how accurate this is. For the past six years my wife and I have spent from 1400 to now 2085 a month on rent. I'm not certain what their career validation process is but it isn't up to par. I honestly think they just took the application fee. Together we make over 100,000 dollars and was immediately approved for a home the same day they denied us. We were told this was an ideal location for educators and anyone service oriented...police, fire, etc... we were not even asked to provide proof we were educators. Be careful when considering this location.

Like Share

Response from the owner 2 months ago

Barrington, thank you for your interest in our homes. Our team is committed to honest and fair dealings with all prospective and current residents, and we are always happy to answer any questions on our application process. If you have any remaining questions, please don't hesitate to reach out to us at [cmkennett776@liverangewater.com](mailto:cmkennett776@liverangewater.com). If we do not hear from you, please know we wish you and your



## Lakeside Village Apartments

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

### Former Resident 328856

Resident • 2019 - 2024

★☆☆☆☆ 1.5 ▼

7/9/2024

Probably one of the worse apartment complexes that I've encountered that suppose to be considered luxury. First I'll start with the upkeep of the apartments, initially the apartments were well kept in 2019 but the staff became lazy and maintenance doesn't know what they are doing. The grounds girl is nonexistent because the stairways are disgustingly dirty. Dog feces and duck feces are all around the complex. Try staying on the third floor walking past this everyday!! My air constantly went out. Water facets in my apartment is constantly broken which caused my water bill to be extremely high which I explained to the inconsiderate staff. The carpet is horrible with no padding. It's like walking on brick. The gate is ALWAYS broken. Never works!!! The tenants are ----- My apartment constantly smelled like weed when I've never smoked weed in my life!!! There's no parking, the tenants have their guests parking everywhere when there's no parking left for the actual tenants. Going to the pool is like going to a public water park because it's always so many people there from tenants inviting their whole entire family. Which where they'll get into it. Notified the officer but she never answers. Oh let's not forget that they allow tenants smoking in the breezeways!! The staff is worse. Although they got a new manager she's no better than Tiffany. She's never in the office so I would have to constantly communicate with Haley who always or never had a resolution but always indeed had an excuse for EVERYTHING!! Always said she'll get to Alexis to contact me but she would never!!! Alexis would always feed promises that she could never keep. Very forgetful. Never in the office and they would never answer the phone. Alexis had like 5 tenants waiting outside the office while she was working out in the gym one hot afternoon during office hours. They will try their best to get over tenants and keep their deposits from these moldy apartments. One star is pretty fair but if I could give none I would!!! Please don't be fooled by the location or the nice pool, you're literally better off moving to whisperwood because undoubtedly they are indeed the same apartment complex.

👍 Helpful (1) 🗑️ Report

### Property Manager Response

7/10/2024

We appreciate you taking the time to provide your feedback. We're sorry to hear that your experience did not meet your expectations. We strive to provide a comfortable and pleasant living environment for all our residents. Your concerns are important to us, and we want to help. Please reach out to us directly at [cmlakeside@liverangewater.com](mailto:cmlakeside@liverangewater.com) or (706) 221-2620 so we can discuss your concerns further. Thank you, Lakeside Village Apartments.

[Show less]

## Lilli Midtown

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

 **Current Resident 1219202** Verified  
Verified Resident • 2023 - 2024

★★★★☆ 3.7

1/22/2024

Many of the amenities that are promised when you sign your lease, are not things that you actually receive as amenities. We have had our parking deck gates break and be wide open, elevators break often, guest parking spots not usable, and concierge not available often.

 Helpful  Report

### Property Manager Response

1/23/2024

We regret to hear about your experience with the amenities at Lilli Midtown. Ensuring that all promised amenities are available and functional is important to us. We understand your concerns and we are committed to improving the living experience for our residents. We encourage you to contact us directly at [cdlilli@liverangewater.com](mailto:cdlilli@liverangewater.com) or (404) 948-6693 to discuss these matters further. Thank you, Lilli Midtown.

Lilli Midtown

Overview **Reviews** About

Jennieve Brummel  
6 reviews

1 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 to 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 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.

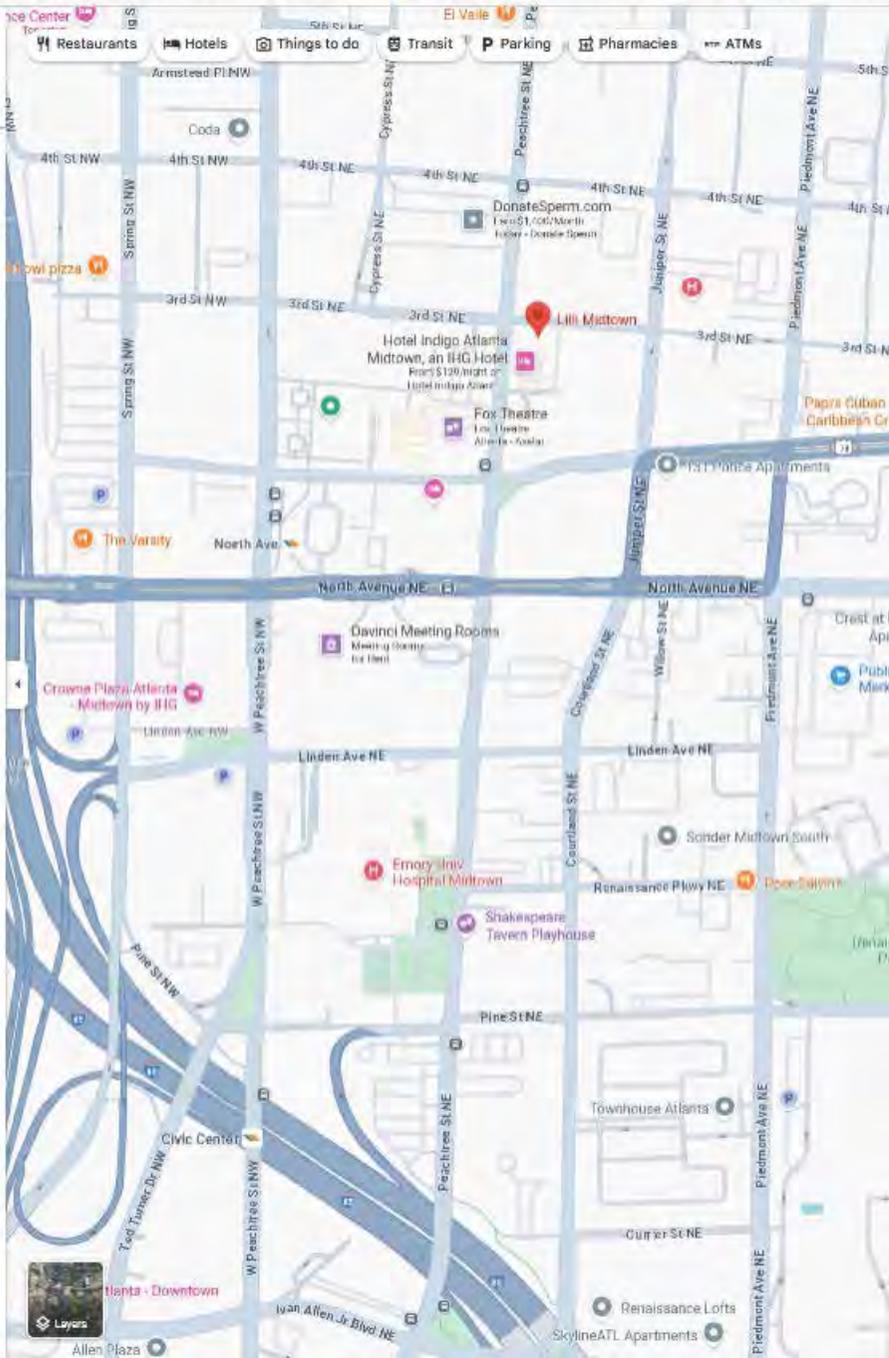
5. The parking garage is detached and shared with the Georgian Terrace hotel. The stairway for the parking garage regularly smells like urine. Our cars were repeatedly broken into. Parking spots are extremely overpriced. \$100 a month for a uncovered parking spot and \$200 a month for an electric parking 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



The LINC Brookhaven

Overview **Reviews** About

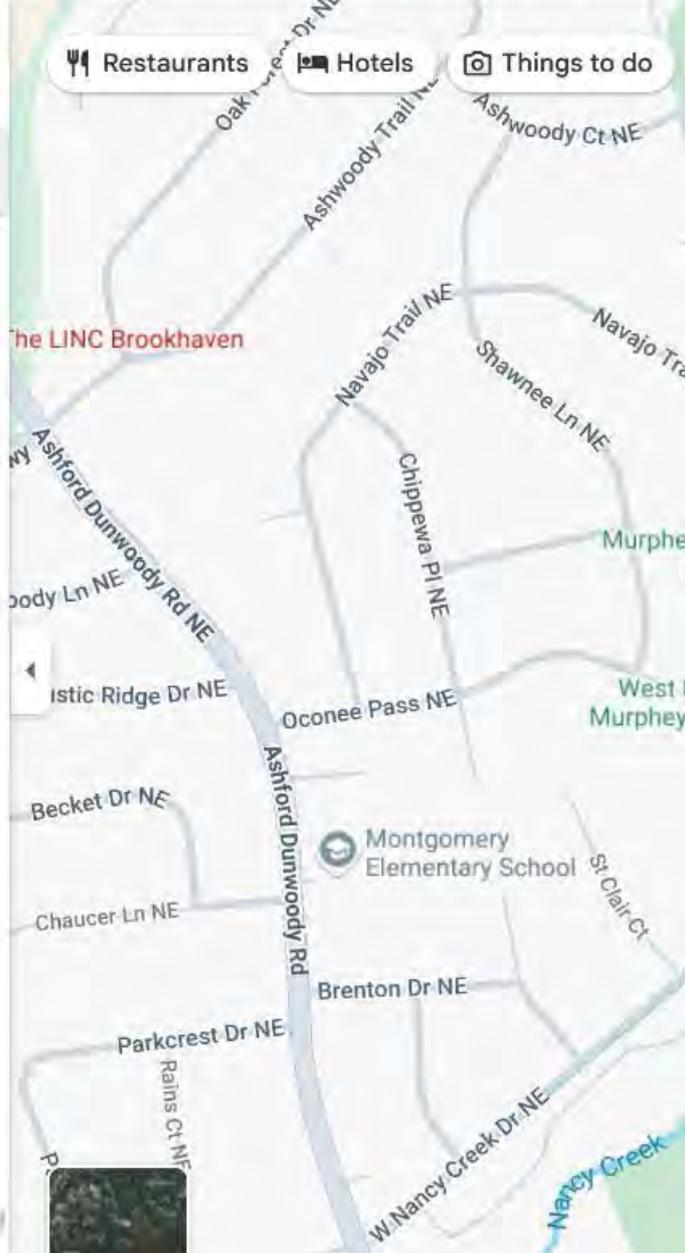
**John-Mark Forrest**  
Local Guide · 22 reviews

★ ★ ★ ★ ★ 2 years ago

Lived here for over a year. Elevator broker for about 8 months, parking garage door broken for about 10 months. Main issue is the tenants that have been allowed to live here. They destroy the trash room, they park in handicap, they stay out at the pool blasting music late at night etc. it's one thing to have bad tenants, it's another to have a company that tolerates this behavior and doesn't enforce any rules, or hold any standards. If I can say one thing the maintenance guys are great, they really do care and put in effort, everything else has been average at best. Overall it's been an ok experience but in the last 4 or so months the tenant standards have declined exponentially.

12 Share

**Response from the owner** 2 years ago  
John, we are sorry to see that you have not had the positive experience that we seek to provide all our residents and guests. We would like the opportunity to speak with you personally and ask that you come by our office, or call us at (678) 608-4966 when you have time. Thank you. - The LINC Brookhaven



# The LINC Brookhaven



Overview

**Reviews**

About

Close

**J** Joshua Karr  
2 reviews

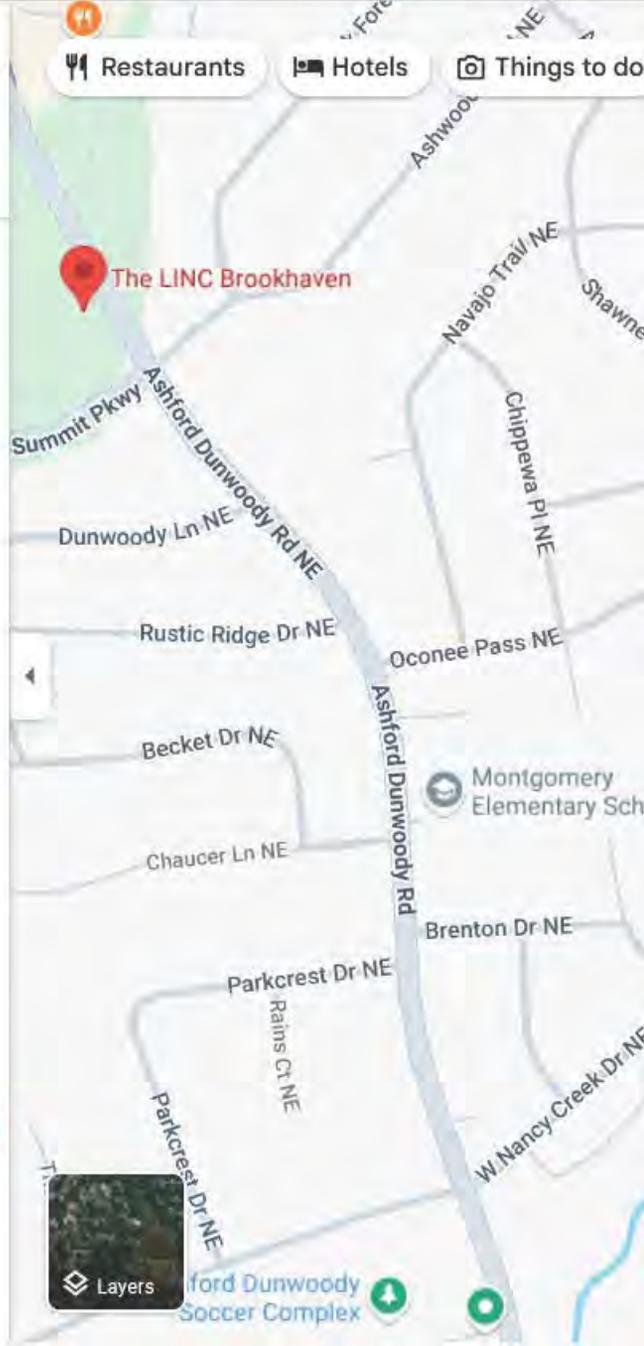
★☆☆☆☆ a year ago

While the complex is new-ish and in a nice area, I lived here approx. 18 months and it was easily my worst renting experience ever. Would give it 0 stars if I could. For a complex that claims it is higher end or luxury they fail miserably. TLDR: any positives about the property are drastically outweighed by Rangewater's poor management of the complex. For more details see below.

The trash rooms were constantly overflowing with trash, the only elevator that served my floor was broken for the majority of the time I lived there, and the garage gate was also broken for extended periods. Some of the doors that are only supposed to be accessible via fob key were broken and anyone could get in. The property also charges guests for parking, which is tacky given the property is not in a busy area like midtown.

More importantly, the management company, Rangewater, is flat out awful. If Rangewater is running a complex you are considering moving to, seriously consider other options!

My unit experienced several issues. First, I had 2 serious floods shortly before renewing my lease. They



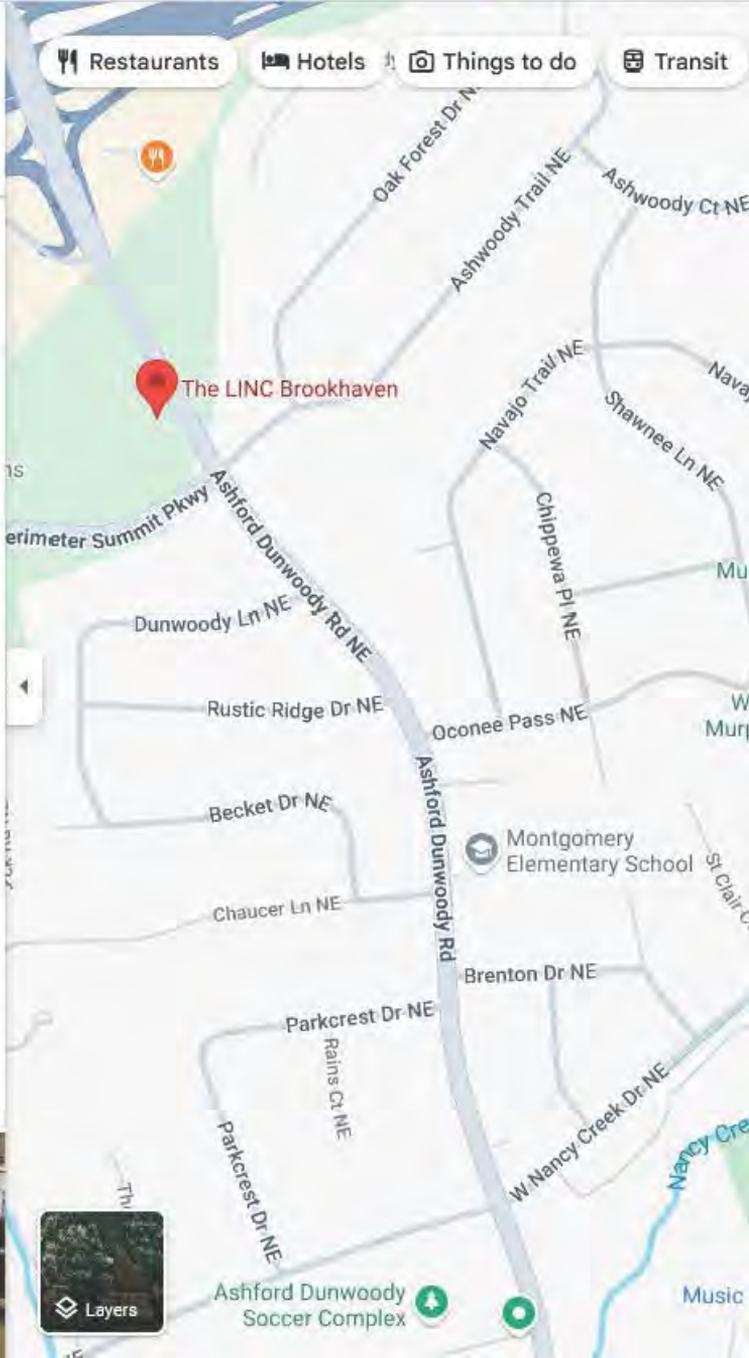
The LINC Brookhaven

Overview Reviews About

Iben Thompson  
Local Guide · 17 reviews · 6 photos

★ ★ ★ ★ ★ Edited 2 years ago

I wouldn't waste my time. A neighborhood with great potential but has ALOT of issues. For the price be sure to do your research before settling. Aside from the drug use, potent weed odors in the halls, drug transactions going on within the building and the parking deck. Feces on the floor, broken gate and other delayed repairs, excessive noise from neighbors (advised to call the police from management staff when complaint filed), broken garage gate (emails sent out to office with nothing done), constant elevator malfunctions, cars being put on bricks and subpar management since they switched from Hanover this neighborhood would be perfect. Due to these issues, I decided to terminated early my lease and do not regret my decision. I have posted a pic below of an example of what I have observed since I have lived at the LINC BROOKHAVEN ( which is since they have opened ). Please reconsider before making a costly and dangerous decision such as this. Safety and efficiency is a big thing for me and this neighborhood lacks that. I will be posting more pictures on all my social media platforms soon of emails sent from and to the leasing office validating my claims.



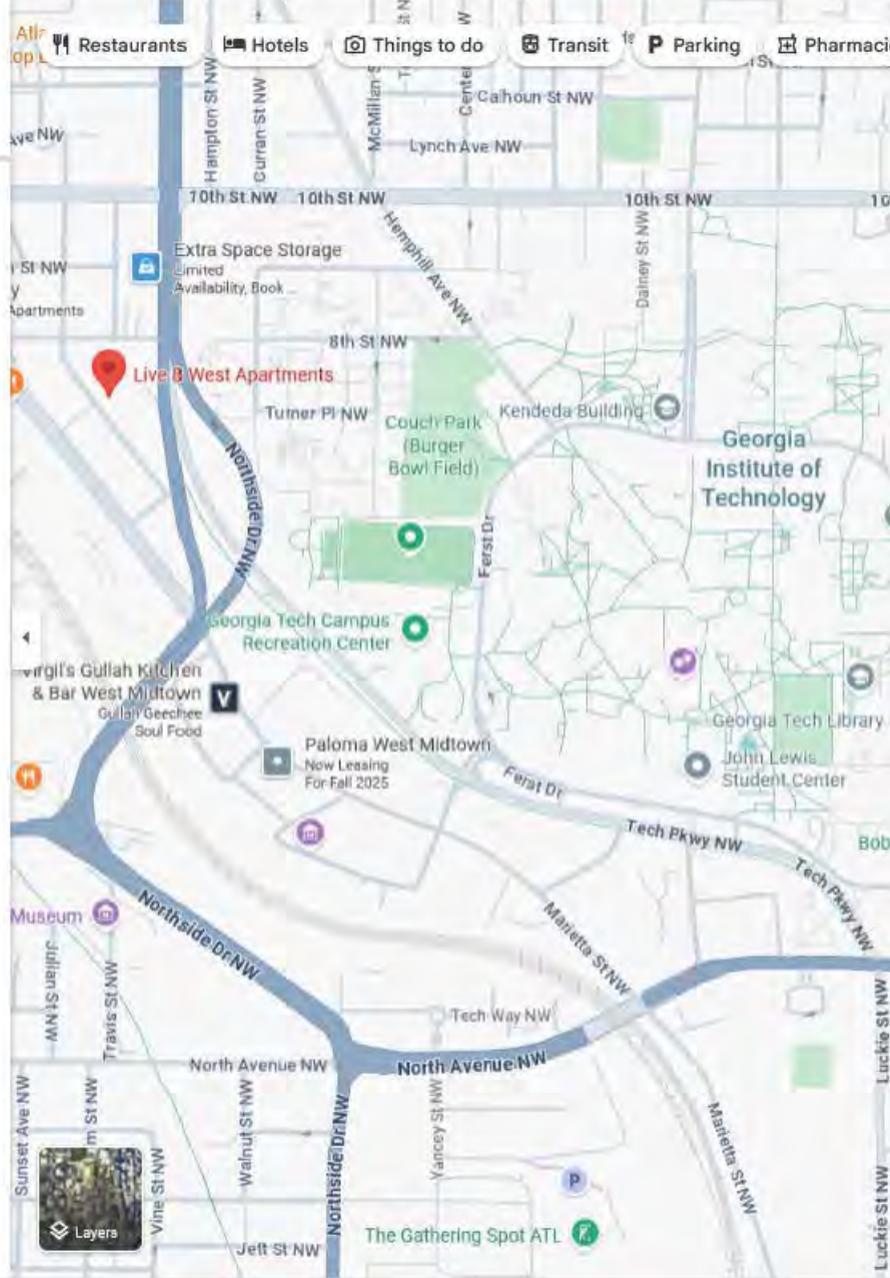
# Live 8 West Apartments

Overview **Reviews** About

**Z** ZeQuoria Mkuu  
10 reviews

★☆☆☆☆ a week ago NEW

Saddened to see the reviews on this page but I understand why because here I am. I spoke to Ms. Raniesh on 5/29/2025 at Live8West in Atlanta, who assured me, that she would inform management to send my check to the property for pick up and call me when it was ready. She said it would take ANOTHER 30 days and I have waited oh so patiently just to be met with no answers from their office. Their own answering service can't even get through and resorted to giving me the direct number. Live8 West seemed nice even though the guy at the front desk seemed nonchalant and dismissive, turns out the whole crew got fired some weeks later and I spoke to a Mr. Olin and Ms. Raniesha, who both said they would take care of the matter only to still be sitting here waiting for my admin fee to be refunded. Times are too hard for people in the world to be playing with peoples money, regardless if that individual is "struggling" or not. I can only imagine if I needed the refund back asap, but I've been nothing but kind, professional, & patient. I have no more patience so this is just my 1st stop, I've tried to allow time & understanding for their process & what really ticks me off is that this could be so simple, but no, it seems they don't mind allowing people to spend their hard earned money to drag them to court. It's worth mentioning that I actually spoke to someone in corporate and he advised me that he'll pass the message to the property because there isn't anything that they can do, like excuse me?! I thought corporate wrote the rules but I guess not. It's no wonder StylResidential took over. I don't expect them to respond after reading the recent reviews either...Looks like they are picking and choosing what to respond to and if they do respond to negative reviews it's giving low effort & generic. In 2025 we have ChatGPT and they can't even go above & beyond with



← Live 8 West Apartments 🔍 ✕

Overview Reviews About

you, Live 8 West.

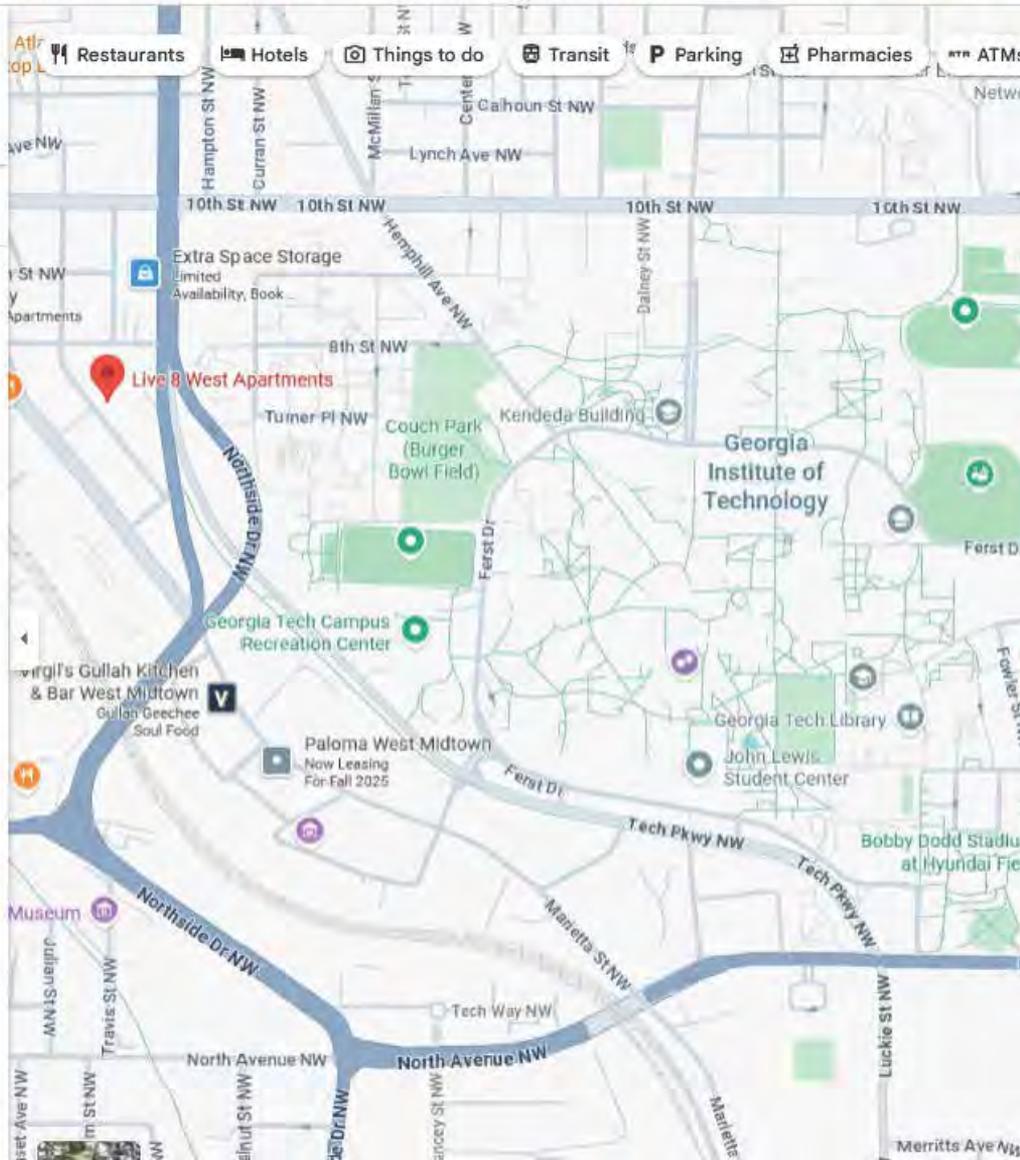
 **MaximumSunlite 333**  
3 reviews · 1 photo

★ ★ ★ ★ ☆ 6 months ago

I have lived here at Live 8 West for 4 years. The first three were great. However, this last year has been stressful living here and dangerous. Doors are constantly open and or unlocked at critical access points. We've had a string of car break ins DESPITE our parking deck being "secured". Teenagers have ransacked our clubroom SEVERAL times, and it overall does not feel like a safe environment anymore. After expressing concern to the folks at the corporate level multiple times, they still have yet to take any action. The community is great, the people are great, and the staff is great. But the unwillingness of the people at the corporate level to take action and make this place safer is not only alarming, but unsettling. Move here with caution!

👍 2    🔄 Share

**Response from the owner** 6 months ago  
We're sorry to hear about your recent experiences at Live 8 West. It's concerning to hear that you're feeling uncomfortable with the environment and we take your feedback seriously. We would appreciate the opportunity to discuss your concerns directly. Please reach out to us at [cmlive8west@liverangewater.com](mailto:cmlive8west@liverangewater.com) or (470) 758-9378. Thank you, Live 8 West.



# Live 8 West Apartments

Overview **Reviews** About

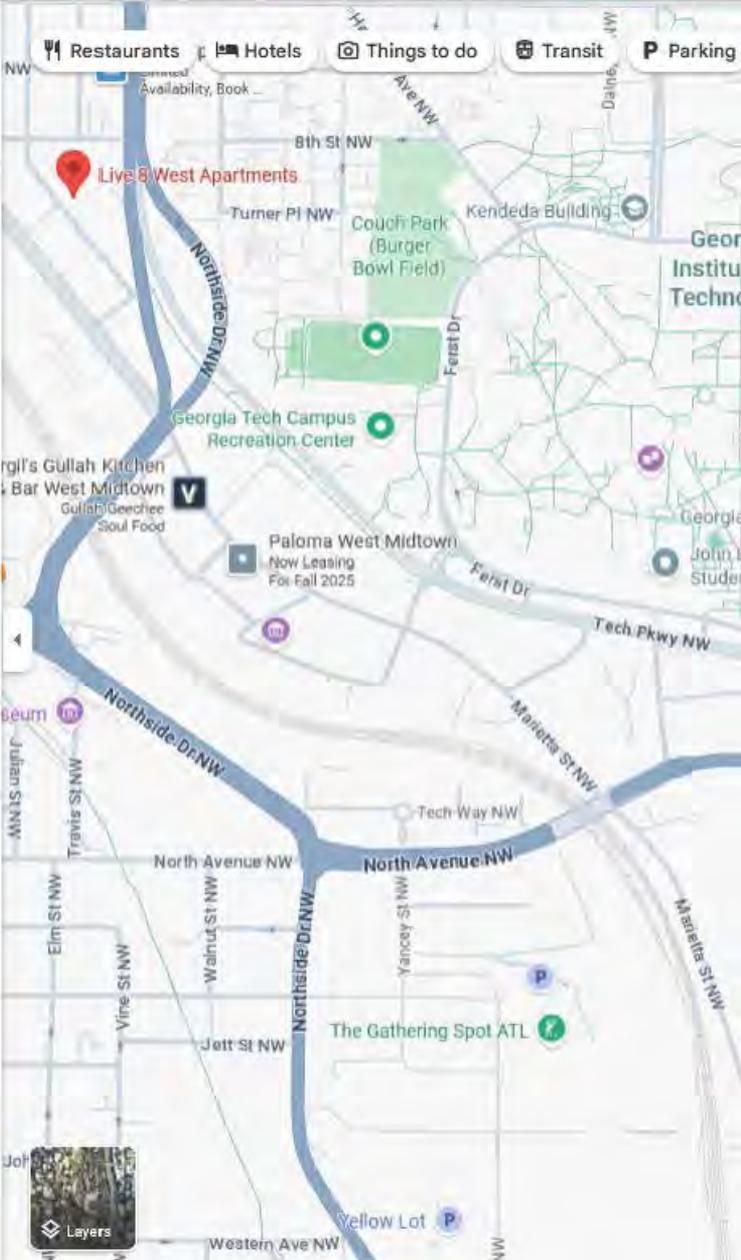
**Kayla Hood**  
3 reviews

★ ★ ★ ★ ☆ Edited a year ago

10/11/2023 Update: Had to bring it down from 3 to 1 star. I moved out at the end of May and just received my security deposit back yesterday. 4.5 months after move out. Legally they have to return it within 30 days of move out. I had to keep emailing and calling for the last last month to get an answer of when I could expect it. I even tried to contact Range Water, their parent company, and got no response. As soon as you stop paying monthly rent, their "helpful" customer service disappears. Illegal and inconsiderate practices. Stay away!

The good: I lived at Live 8 West for a year. I had no problems with loud neighbors, wifi, utilities, appliances etc. The amenities were always kept clean and I felt comfortable using the gym and pool. Definitely check out the rooftop patio, I didn't even find it until I had two months left in my lease. Super cute!

The bad: The only downsides to living here is the parking situation. There is NO GUEST PARKING. Your guests will have to pay for parking which I was very surprised with. There is also no security in the parking deck at night and there are break-ins on the public level every other day. The resident's parking area is gated so I had no issues with my car. But I had a guest that paid for overnight parking and their car got broken into. That night alone ELEVEN cars were broken into. No apology/help from the leasing office. Barely even a message alerting the tenants that this happened. I had another guest over a couple months later and although she had paid for parking they booted her and I had to pay \$75 to remove the boot despite having proof of payment. Never got that \$75 back.



Live 8 West Apartments

Overview **Reviews** About

Aaron Santiago  
Local Guide · 12 reviews · 22 photos

Edited a month ago

**DO NOT MOVE HERE!!!!**

Whoever owns this building does not care about renter satisfaction- regardless of how long you've lived here. The building is THIN and you will HEAR EVERY STEP your neighbors take above you, inclusive of when they decide to have s\*x. The carpets in the hallways have needed to be replaced for over TWO years now, multiple entry doors are broken, with homeless ppl breaking in the building, the walls in the hallways need to be repainted and the windows throughout the building/units are filthy and require a power wash. Several machines in the gym have been broken for months, with one game machine in the clubhouse being broken for about 2 years or more- who knows at this point?!

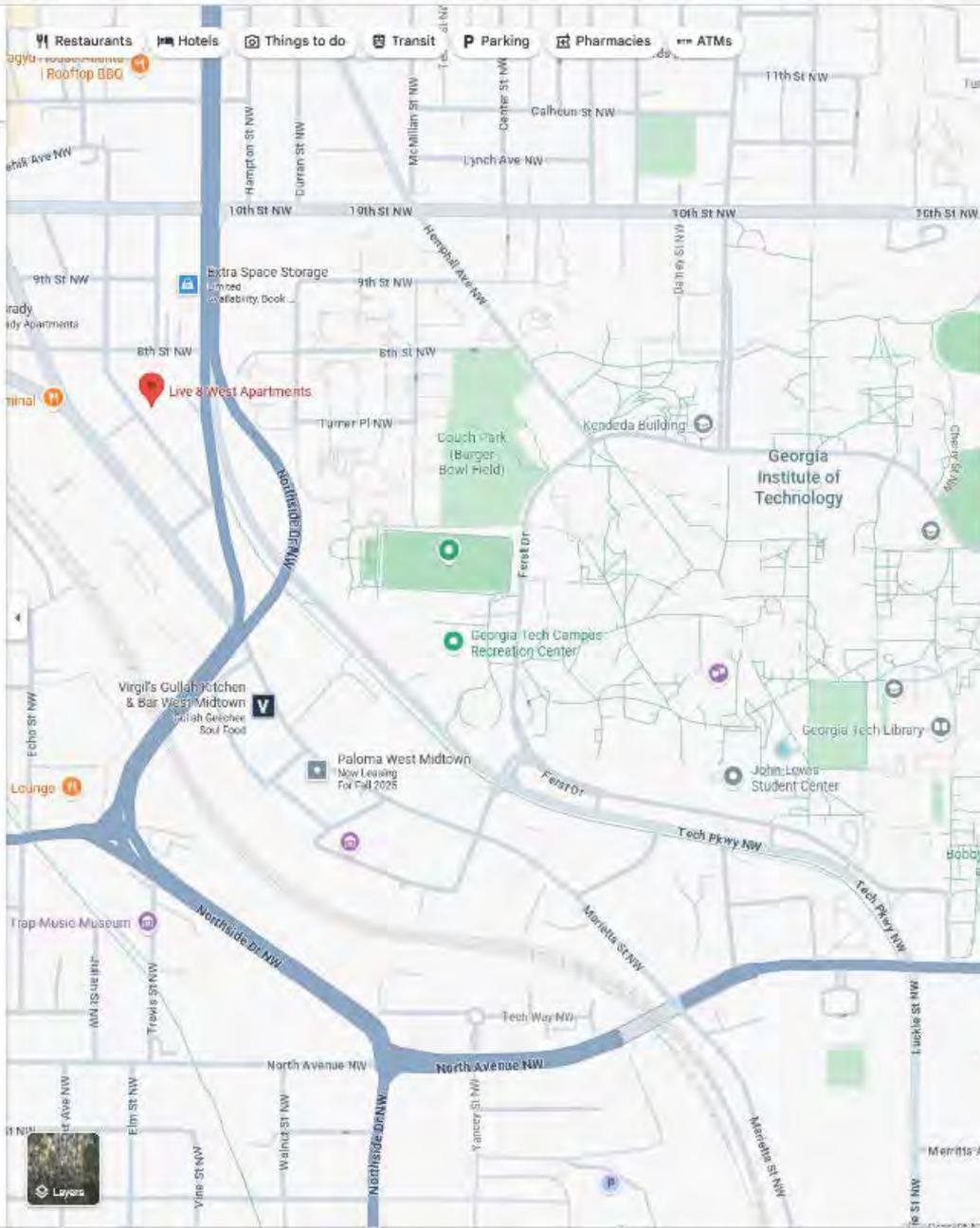
The fire alarm has gone off 3x before 6am, at this point these have all been drills. No explanation given to the residents. No onsite security, the security is only provided for the garage and enforced during business hours because of the office building across the street - not for the residents.

The garage security will not patrol pass the second floor, hence the previous car break-ins within the gated portion of the garage in the beginning of the year.

Elevator landings by the roundabout have not been cleaned or repainted, and the staircases are neglected - unless is the 1st/2nd floor that the office building uses.

Despite having an EMPTY TOP AND BASEMENT Floor your guests will not have parking. The building rotates two- three guest passes for the entire building. The parking codes provided almost never work and you have to physically get them from the office. While the office building across the street has employees who DO NOT LIVE HERE parking behind the gate and taking up resident parking.

The Homeless people- they sleep on the surrounding benches, and use the exterior outlets to charge their phones- EVERYDAY for the past year! As it gets hot the number has jumped from 2 to almost 5-7 on any given day. I'm all for supporting and helping but most are hostile, sometimes literally doing/exchanging drugs and again we do not have any security at night whether in or outside the building. Yes- law enforcement have



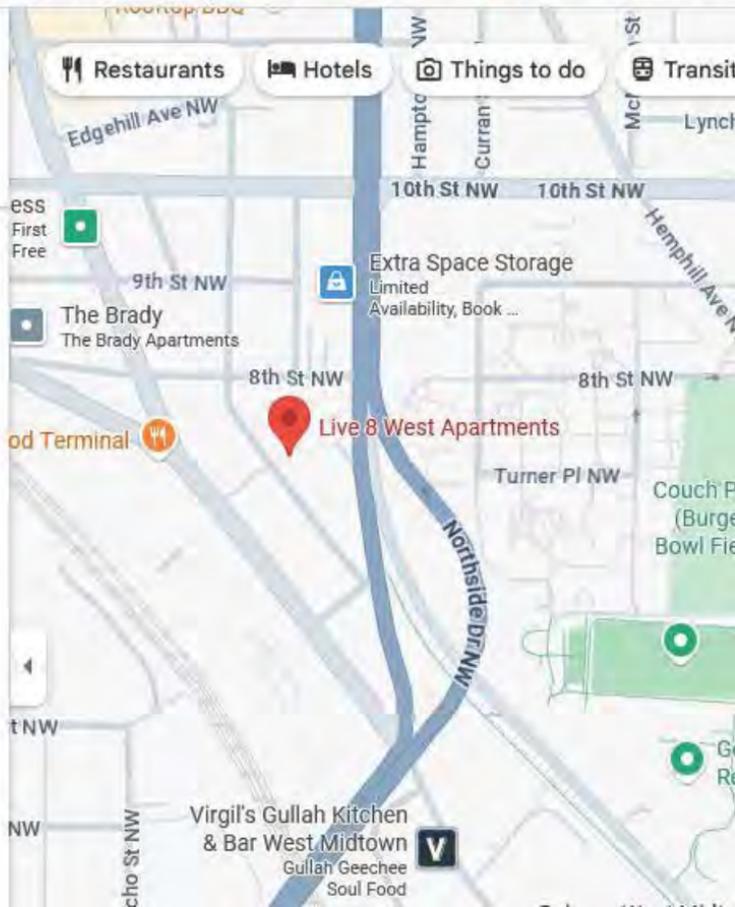
# Live 8 West Apartments

Overview **Reviews** About

**matias cevallos**  
Local Guide · 12 reviews · 6 photos  
★★★★★ 4 weeks ago

I applied for an apartment at this property and have now waited an entire month without receiving any response, despite paying a substantial application fee. Each time I called for an update, I was told I'd receive an answer by the end of the day, yet four weeks later, I've neither been accepted nor denied, even though I submitted all required financial documentation well in advance. This lack of communication is deeply unprofessional and feels exploitative. Ignoring an application immediately after payment not only shows a lack of respect for your applicants but also raises serious concerns about the integrity of your process.

Like Share



# Lullwater

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

 **Current Resident 1270772** ✔ Verified  
 Verified Resident • 2024

★★☆☆☆ 2.2 ▾

8/8/2024

The experience has been okay. Support and information provided during the lease signing and move in was quite minimal. The maintenance of walkways should be more frequent, as they get unsightly and bugs accumulate in those areas quickly. The overall functionings of the complex could also be better, as security gates are regularly broken for extended amounts of time, water is unexpectedly turned off for maintenance or construction fairly often, the package room service stopped working for an extended amount of time, etc. Additionally, for resident comfort, extra care should be taken to ensure a unit is ready for move in. There was not hot water in my unit for over two weeks upon move in, and it was never truly fixed, the balcony ceiling was coming apart and the balcony was dirty, there was paint on the floors from the renovation, shelves in cabinets and closets were not properly secured, doors did not open and close properly, the garbage disposal did not work, the window was missing a blinds adjuster, etc. When a resident moves in, the first thing they should have to do is not be submitting several maintenance requests to resolve issues that could have been addressed before they moved in, particularly for a complex that says to provide "luxury living".

 Helpful  Report

 **Property Manager Response**

8/19/2024

We're sorry to hear that your experience at Lullwater Apartments has not met your expectations. We want to ensure that all of our residents have a positive living experience and we take your feedback seriously. We would appreciate the opportunity to discuss these matters further and address any outstanding concerns. Please contact us at [cmlullwater@liverangewater.com](mailto:cmlullwater@liverangewater.com) or 706-221-5593 at your earliest convenience. Thank you, Lullwater Apartments.

Magnolia Vinings

Overview **Reviews** About

**C** Cierra dewitt  
2 reviews

★☆☆☆☆ 11 months ago

Stay far, far away from this place! I've lived in some mediocre places before, but this complex takes the cake for being the worst by a mile. From the moment I moved in, it's been nothing but a nightmare. Let me break it down for you:

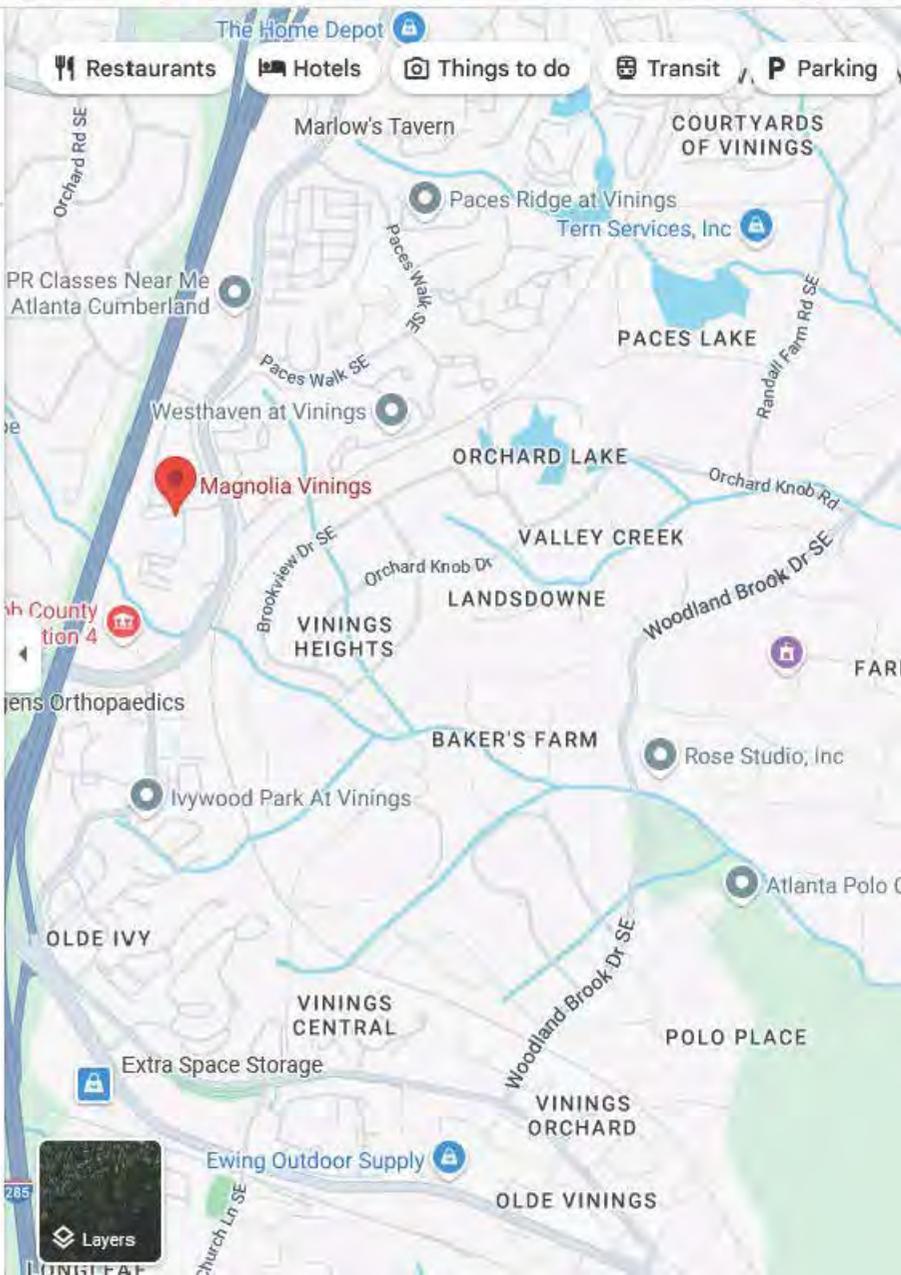
**Maintenance? Nonexistent.** I've put in several requests for basic repairs—leaky faucets, broken AC, mold in the bathroom—but it seems like the staff couldn't care less.

**They take weeks, if not months, to respond,** and when they finally do, the work is half-done and sloppy. My "fixed" AC unit broke down again after two days, and they still haven't bothered to come back.

**Management is a joke.** If you're hoping for a helpful, responsive management team, look elsewhere. They're rude, dismissive, and completely unprofessional. I've gone to the office multiple times with concerns, and every time, they either shrug me off or blame me for their own incompetence.

**The noise levels are unbearable.** The walls here must be made of paper because I can hear every footstep, conversation, and argument from my neighbors. It's impossible to get a decent night's sleep, and good luck finding any peace and quiet during the day.

**Security? What security?** **Despite their claims of being a "gated community,"** the gates are always broken, and random people are constantly wandering around the complex. I've heard of several break-ins, and the management does nothing about it. It's unsafe and



Magnolia Vinings

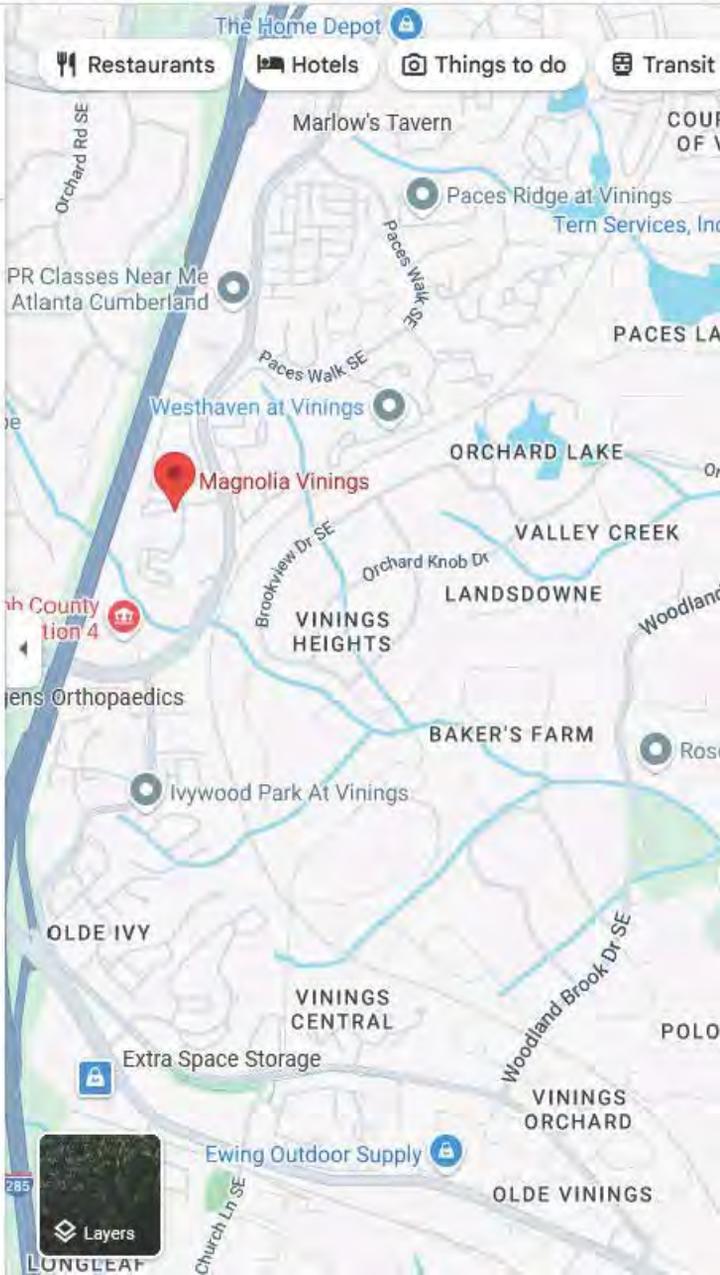
Overview **Reviews** About

 **Andi**  
7 reviews · 3 photos  
★☆☆☆☆ a year ago

If you moved here in 2022 or before you might want to call and find out if they have your security deposit and lease on on file. NOT MOVE HERE! I was there for 2 years and management changed a few times in those years. Upon my move out i was told that they had no record of my security deposit or my original lease on file. I provided documentation showing that i paid a security deposit and they are still trying to gaslight me into believing it was not a security deposit. While i lived there the gate was always broken, amenities never available and rude maintenance. Not to mention people's cars being broke into and stolen. I currently filed a suit and will be taking them to court. This is such a headache.

8  Share

**Response from the owner** a year ago  
We're truly sorry to hear about the issues you've experienced at Magnolia Vinings, Andi. It's important to us that our residents feel secure and satisfied with their living arrangements, and we apologize if this has not been your experience. We take your comments seriously and encourage you to contact us directly at 770-801-3600 to discuss these concerns further. We want to understand more about the problems you've faced and determine how we



Magnolia Vinings

Overview **Reviews** About



Angie Garrido

6 reviews

★☆☆☆☆ 11 months ago

I've been living here for several months now, and I have to say, that this place is **lack of attention to cleanliness makes the entire building feel unkempt and uninviting.** I've had multiple conversations with management about this issue for the past three months but nothing ever changes. **If you value a clean living environment, I strongly advise you to look elsewhere.** This place will leave you feeling disappointed and frustrated.



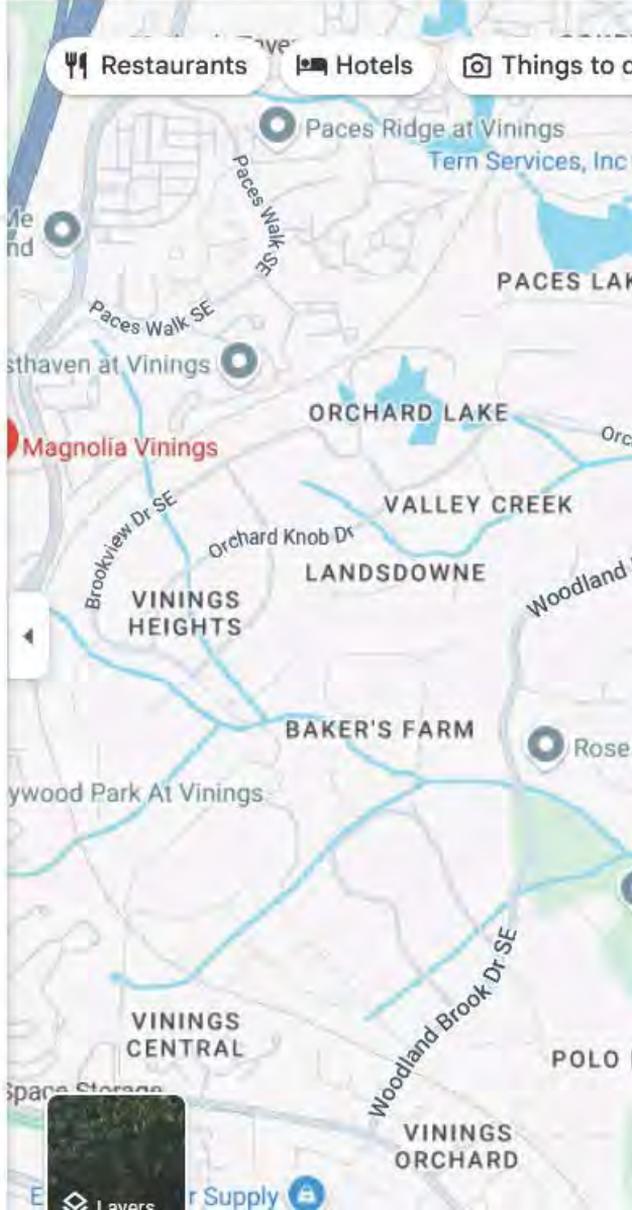
4



Share

**Response from the owner** 10 months ago

We're sorry to hear that your experience at Magnolia Vinings has not been up to par. We appreciate you bringing your concerns to our attention, as this is certainly not the standard we aim to uphold. We would like to discuss your concerns further to better understand your experience. Please contact us at 770-801-3600 or **cmmagnoliavinings@liverangewater.com.** Thank you, Magnolia Vinings.



Magnolia Vinings

Overview **Reviews** About

Monique Laguins  
Local Guide · 12 reviews · 1 photo

★☆☆☆☆ a year ago

If I could leave no stars I would!!! This was THE WORSE experience finding an apartment in the Atlanta area!! I'm still waiting on my deposit reimbursement that was suppose to be reimbursed within 30 days back in April and here we are almost at the end of June...WITH NO CHECK!! Magnolia is a scam and all they want to do is take people money! Don't apply here!!!!

2 Share

Response from the owner a year ago  
We're truly sorry to hear about your frustration, Monique. We always aim to deliver a smooth experience for all of our residents, and we regret that this wasn't the case with your deposit reimbursement. We'd like to address your concerns directly to ensure this matter is resolved. Please feel free to contact us at 770-801-3600 or cmmagnoliavinings@liverangewater.com. Thank you, Magnolia Vinings.



Maverick | Luxury Apartments

Overview **Reviews** About  
provide you with the information you needed. We strive to offer excellent service from the ... [More](#)

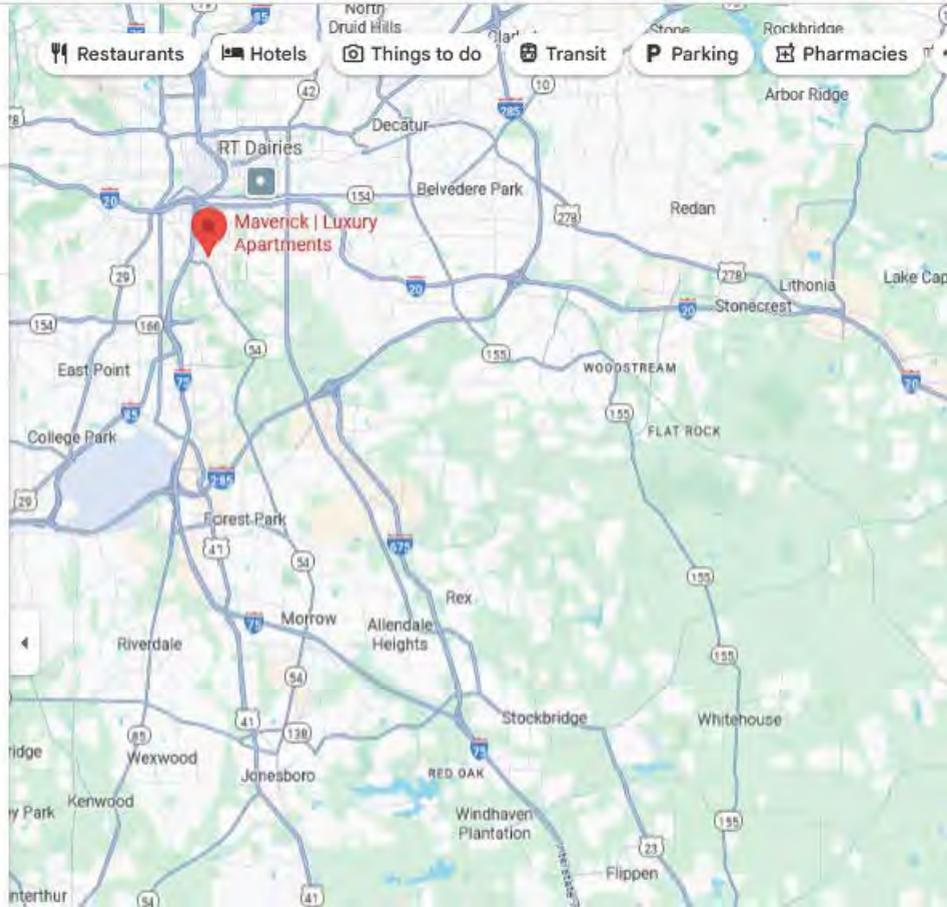
Toniann Hall  
1 review

2 years ago

This property is so baldy money hungry it's sick. For how much you end up paying it is not work it no one cleans up after their pets and the property is filthy. Also all you smell is weed and the neighbors are noisy. They will literally boot your car for any reason, resident or not. I highly do not recommend!

9 [Share](#)

**Response from the owner** 2 years ago  
We are sorry you feel this way Toniann. Our goal is to maintain the highest ethical standards and principles while being honest, trustworthy and humble in all our words and actions. We would be happy to discuss this with you and invite you to come by our office or give us a call at (404) 682-5404. Thank you. - The Maverick Apartments



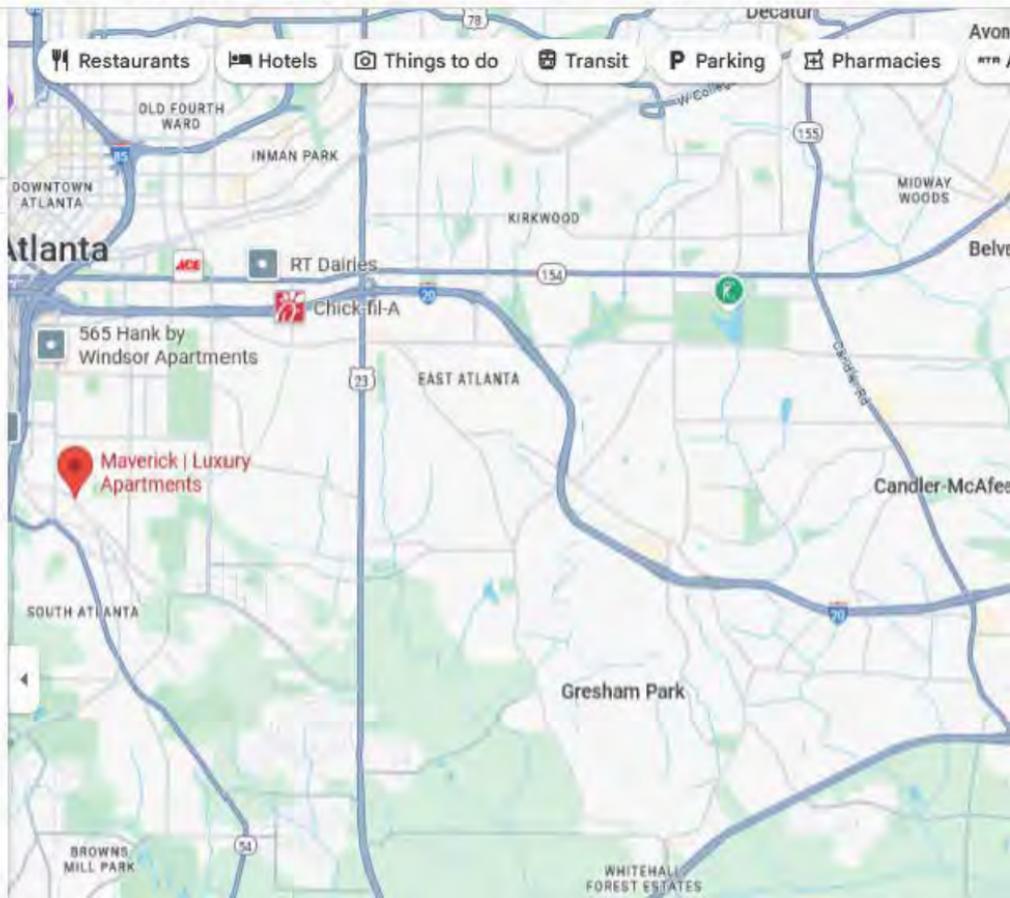
Maverick | Luxury Apartments

Overview Reviews About

L. 11 reviews · 2 photos

3 years ago

I applied to this place on September 27 and had a change of mind and sent an e-mail the day immediately following my application, that I would like to withdraw. I also called the leasing staff and spoke to Taylor and informed her that I changed my mind, due to the location not being right for me and that I would like to withdraw, we spoke for several minutes and she told me that she would withdraw my application. I thanked her for her time and we hung up the telephone. Three days later on September 30 and unbeknownst to me, Maverick still ran my application as well as a credit check. I sent a follow-up e-mail immediately, and informed the company (again) that a credit check nor forward moving of the application was NOT necessary as I withdrew the application the day after I applied. I received no response. It is now November 8 and I have not received my deposit back nor a response to my e-mail asking about the status of my deposit.



Maverick | Luxury Apartments

Overview Reviews About

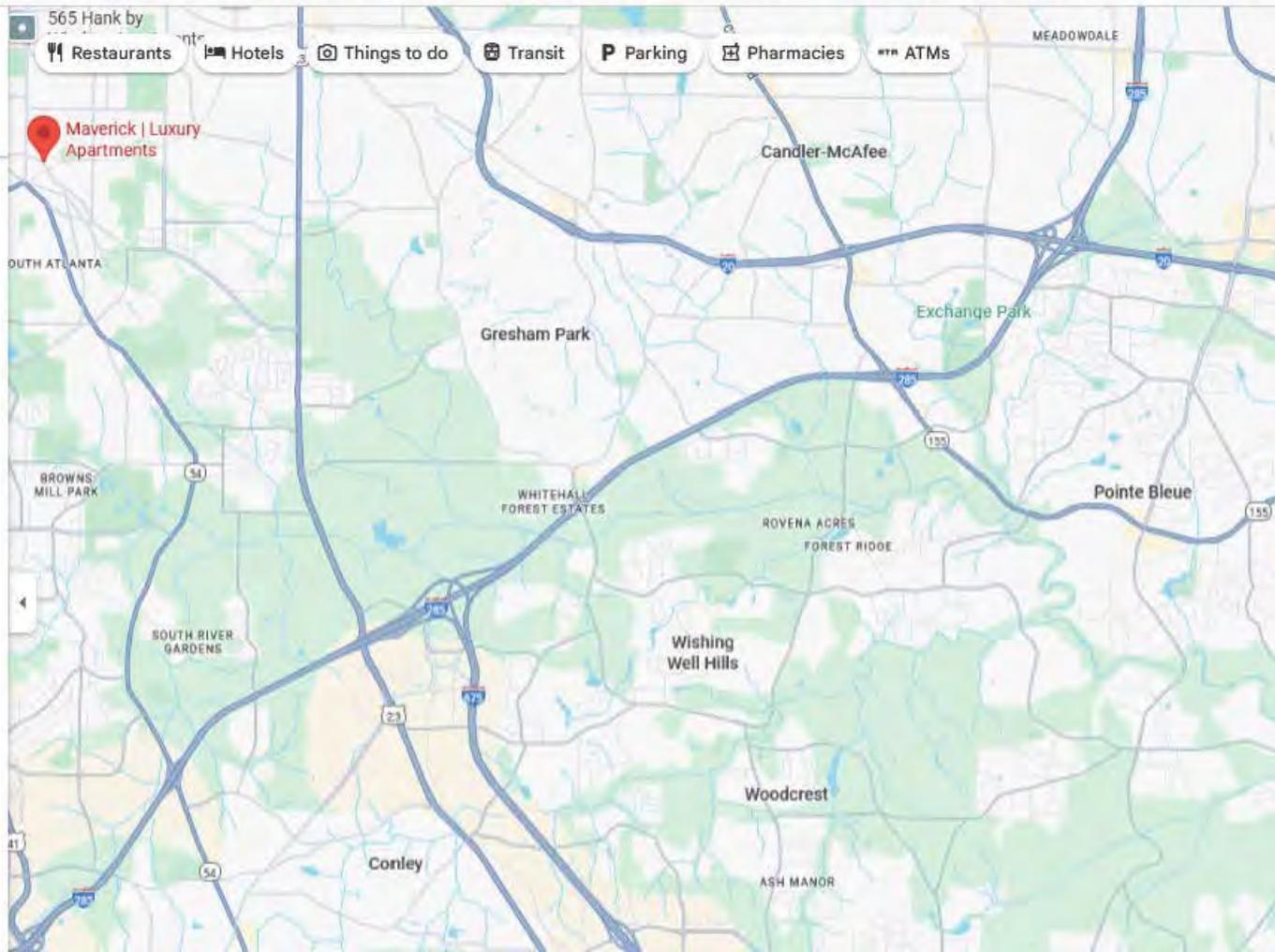
Nick Lommen  
2 reviews

★☆☆☆☆ Edited a year ago  
I've asked multiple times for the management here to address the wifi issues and they have only told me they won't do anything. I've also asked for them to just remove the wifi fee and they said they won't do that either. It's to a point where the wifi is unusable and management won't do anything about it.

Editing this because it will not allow me to respond to the maverick directly. Every time I try to call you don't pick up, when I email I am ignored. If I could give another review on that it would be 1 star as well.

11 likes Share

Response from the owner a year ago  
We appreciate you taking the time to share your concerns, Nick. We're sorry to hear that you've been experiencing issues with the Wi-Fi at The Maverick. We understand the importance of having a reliable internet connection and we're sorry to hear that it hasn't been meeting your expectations. Please reach out to us directly at [cdmaverick@liverangewater.com](mailto:cdmaverick@liverangewater.com) or 404-682-5404 so we can further assist you. Thank you, The Maverick.



Maverick | Luxury Apartments

Overview **Reviews** About

Ready to move in! ... More

2 likes Share

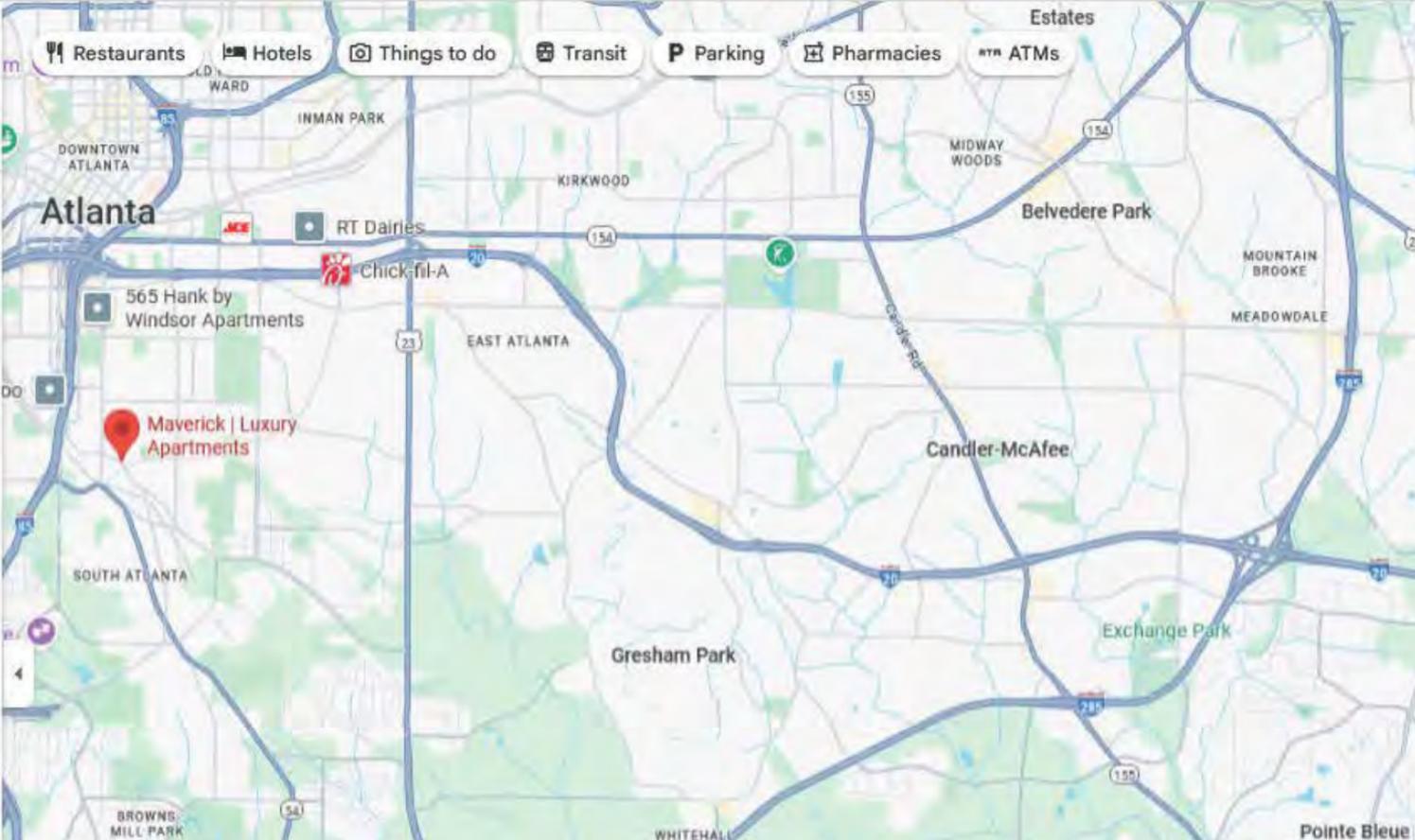
Spn90 Stacks 7 reviews

a year ago

It costed me \$300 to apply and when I got denied, they kept \$175 that they told I would get back. Never got a call back about my money. Never got the check in the mail 30 days later. They some crooks. Bad for business... remember I warned you

2 likes Share

Response from the owner a year ago Thank you for sharing this with us. Please get in touch with our team at your earliest convenience so that we may learn more details and help rectify the situation. We appreciate your patience.



Maverick | Luxury Apartments

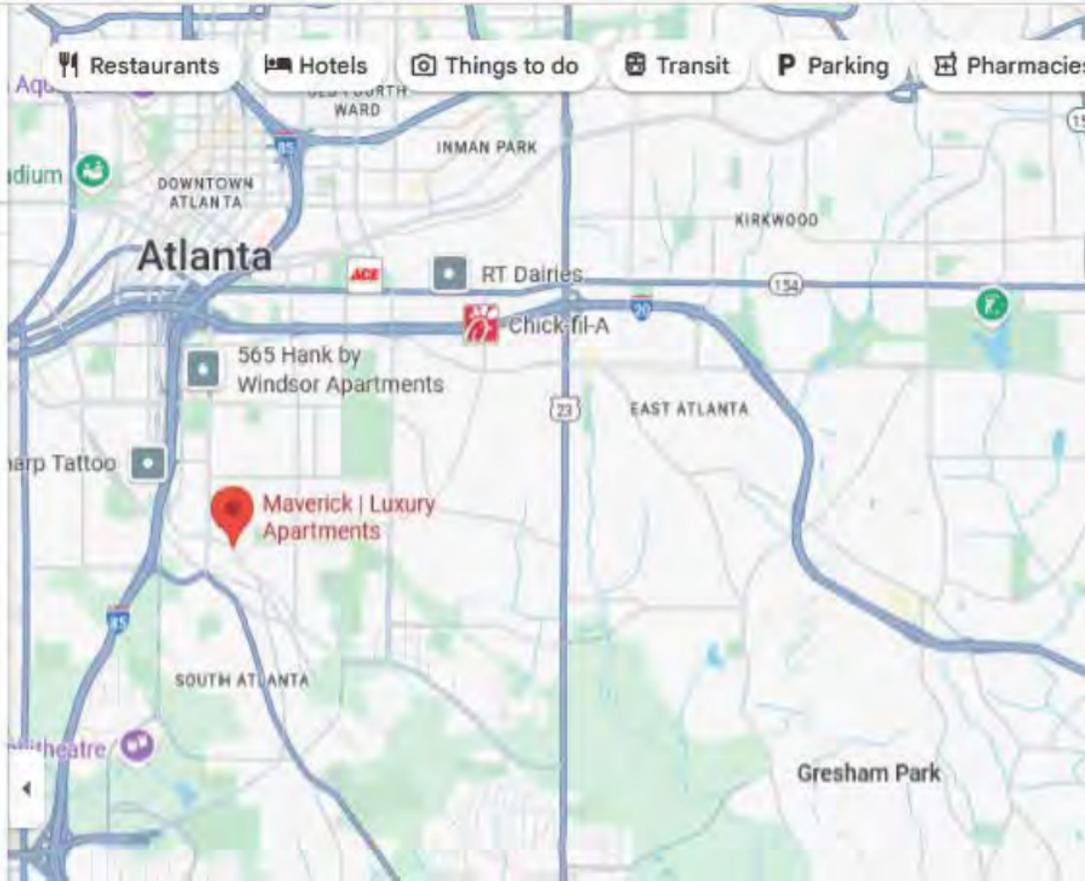
Overview Reviews About



Alicia Chantee' (Spirituallee)  
9 reviews · 8 photos

★★★★☆ a year ago

From the moment I pulled up to the property I loved the aesthetics of it all. I really like living here and it doesn't help that the view of Atlanta from my balcony is beautiful. However there are a few improvements needed. The trash is always overflowing and I do not like the parking policy. They are quick to boot a car and I'm always hesitant when I order food...groceries or if a family member stops by for about 20 minutes...that their cars will be booted because the least amount of time is 1 hour & you only get 72 hours a week for visitor parking. It's stressful & ridiculous to me. However, with that being said...they have a great sense of community and my apartment is really nice.



Maverick | Luxury Apartments

Restaurants Hotels Things to do Transit Parking Pharmacies ATMs

Overview **Reviews** About

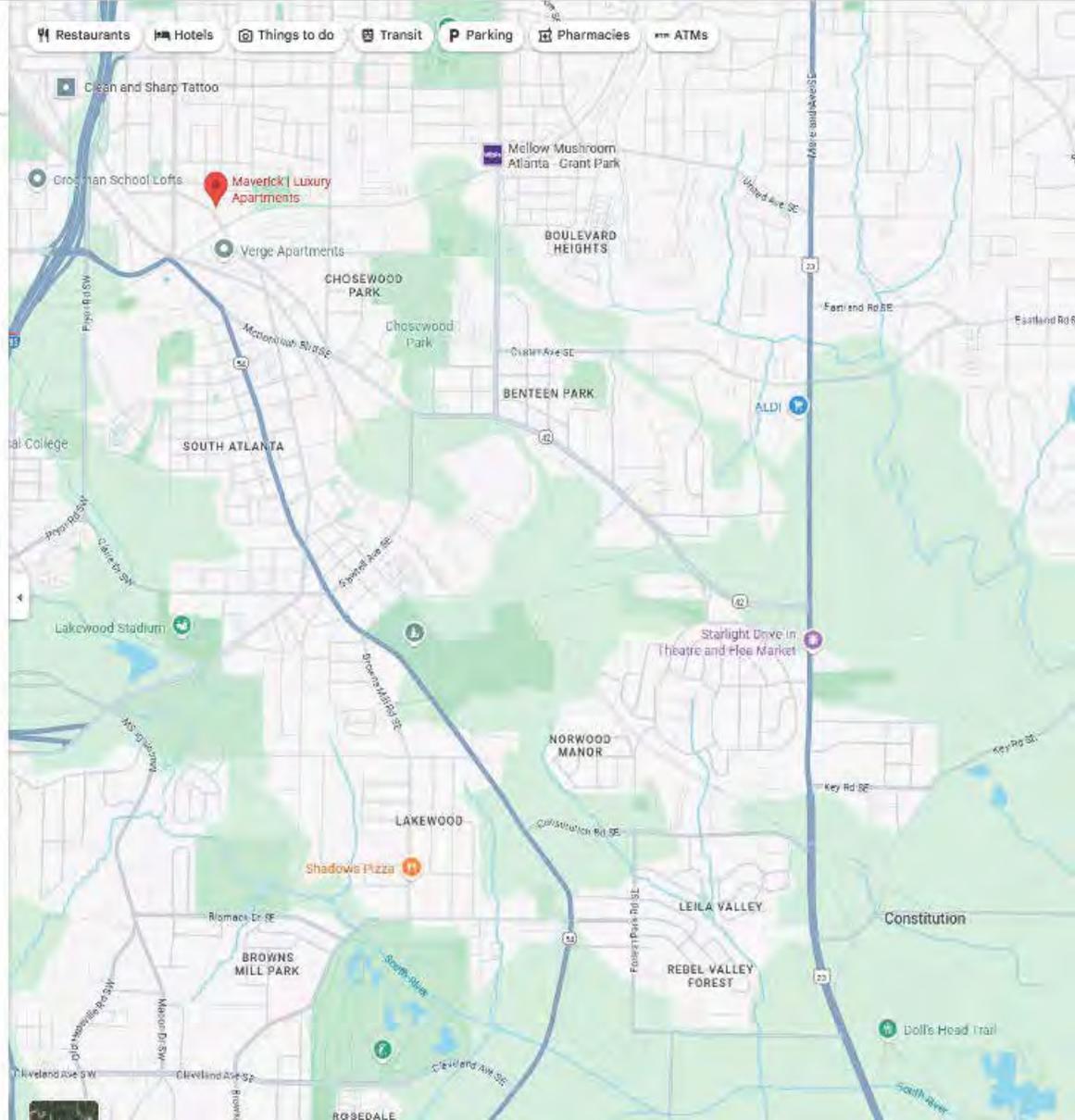
**V** Valenzia Shepherd  
9 reviews · 1 photo

9 months ago

Was sent to collections for an unpaid balance! The balance is wrong and the lovely people at Maverick refused to fix it! I returned the key to JJ on 4/29 which was a Monday...there was a key because I had dual entry, I moved out on 4/22 by the end of the week... everything was out. A few weeks passed and I received emails about the unpaid balance. I asked for a ledger because the amount looked wrong. It was indeed wrong because they took it upon themselves to charge me 2 more months after I had moved, I reached out and said that it was incorrect and they said that I was still occupying the unit. I signed a new lease on 4/22, my things were gone by the end of week. You guys claim to have come by and did a walk through and said that it was still furniture and all in the unit...very strange being that I moved most of my things on 4/22 because that was the only day I had help and a U-Haul. I was completely done by the end of that week, I just needed to clean the unit and return the key. A simple replay of your cameras would have shown that YOU ALL dropped the ball and want to charge me 1k. DO NOT MOVE HERE. I live here for almost 15 months and I hated every single month of it, but needed a place to lay my head. It's no grace! I came out one night to a guy laying behind my car that had been shot. YES SHOT! Parking is horrible, you can hear outside conversations. A number of packages had been stolen because of the way the mailroom is set up! Oh and the whole time I lived there I did not get a mailbox key and my car was hit there and no the people did not leave a note. They don't give a damn about anything except for having that rent paid by the 1st of each month and not a day later. If I could give 0 stars I would!

1 Share

**Response from the owner** 9 months ago  
We're sorry to hear about your frustrations. At The Maverick, we strive to provide the best possible service, and we regret that your experience did not meet your expectations. We understand your concerns. We take your feedback seriously and would like the opportunity to address your concerns directly. Please reach out to us at [cm@mavericklivingwater.com](mailto:cm@mavericklivingwater.com) or 404-682-5404. Thank you, The Maverick.



← Paragon Luxury Apartments 🔍 ✕

Overview Reviews About

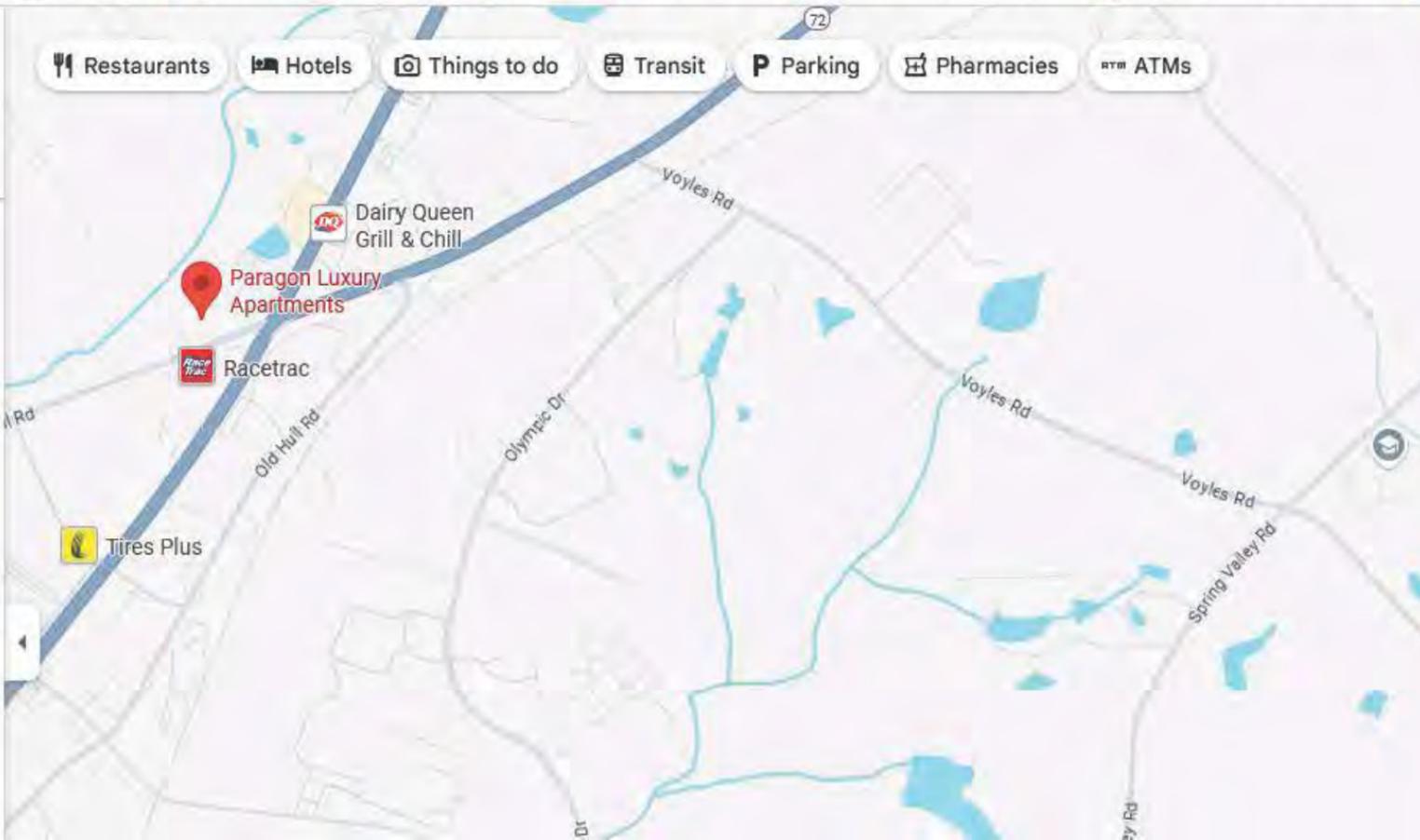
**S** Sara Biggerstaff  
1 review

★☆☆☆☆ 10 months ago

Anytime we have issues with our apartment we are treated like absolute garbage. Took them almost a month to fix our A/C unit. They try to over charge us every month and we had to call them EVERY month to get them to fix it. I do not recommend this place to anyone.

👍 Like    🔄 Share

**Response from the owner** 10 months ago  
We apologize for the difficulties you've faced with your apartment and billing issues. Please contact us directly so we can address these concerns and improve your experience.



← Paragon Luxury Apartments 🔍 ✕

Overview Reviews About

**Response from the owner** a year ago  
Cortney - We couldn't be happier to hear that! Thank you for the wonderful feedback. We look forward to having you here for years to come!

 Melli Quillen  
1 review

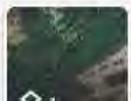
★ ★ ★ ★ ★ 6 months ago

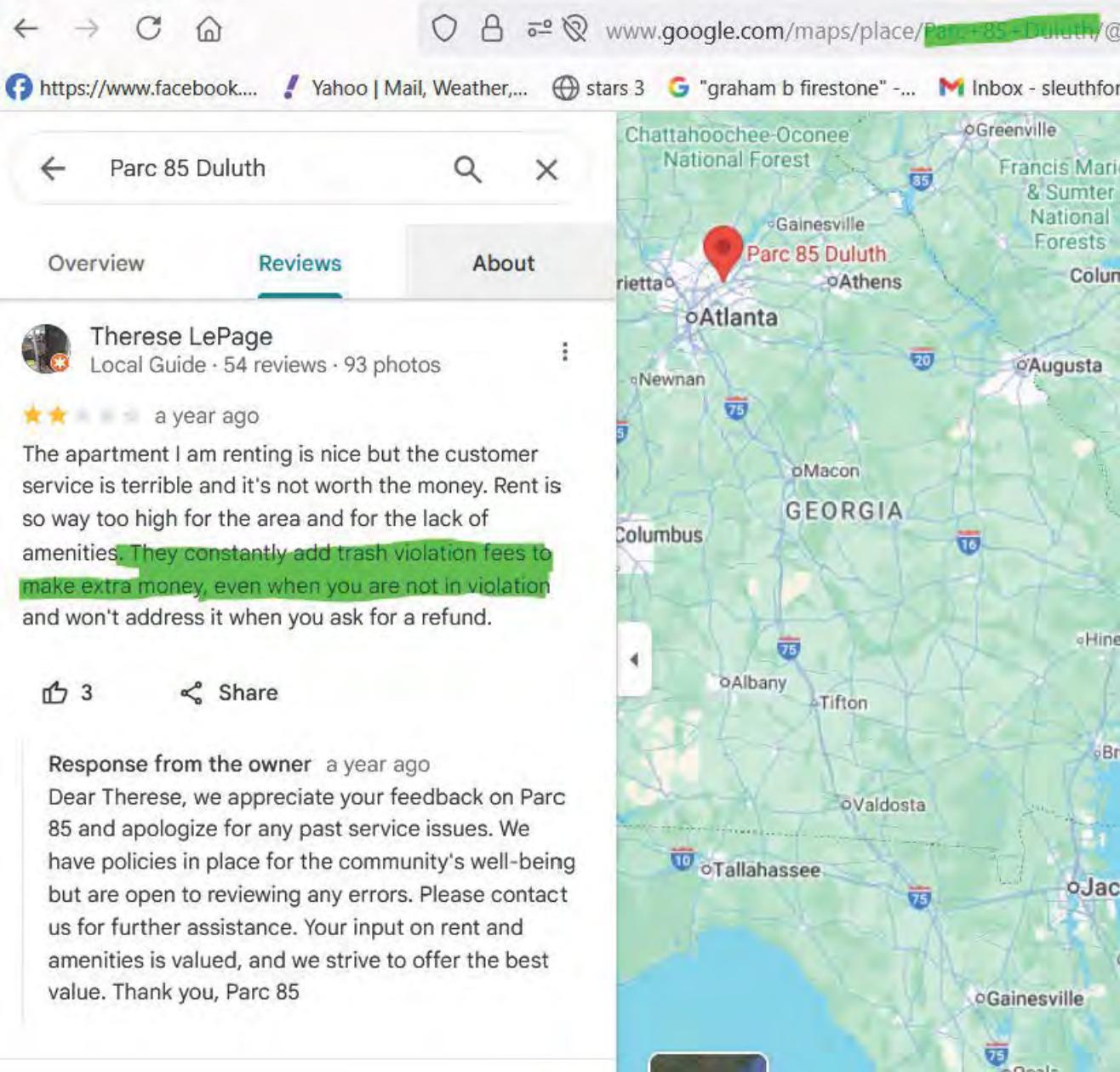
The stole 300 dollars from us, taking our security deposit and then saying that they "switched management" and that we had to submit ANOTHER security deposit. When we asked for our money back they said we had to submit proof, and then they didn't get back to us.

👍 Like    🔗 Share

**Response from the owner** 5 months ago  
Melli, thank you for your feedback. Our desire is to always provide our residents and applicants with the service they expect and deserve, and we sincerely apologize if you feel we've ever fallen short of this goal. We would love to speak with you about your concerns in an effort to resolve any issues. Please come by our office or call us at (706) 810-2363 at your earliest convenience. Thank you. -Paragon Luxury Apartments

🍴 Restaurants    🏨 Hotels    📷 Things to do    🚇 Transit    P Pa





← Parc 85 Duluth 🔍 ✕

Overview Reviews About

 **Therese LePage**  
Local Guide · 54 reviews · 93 photos

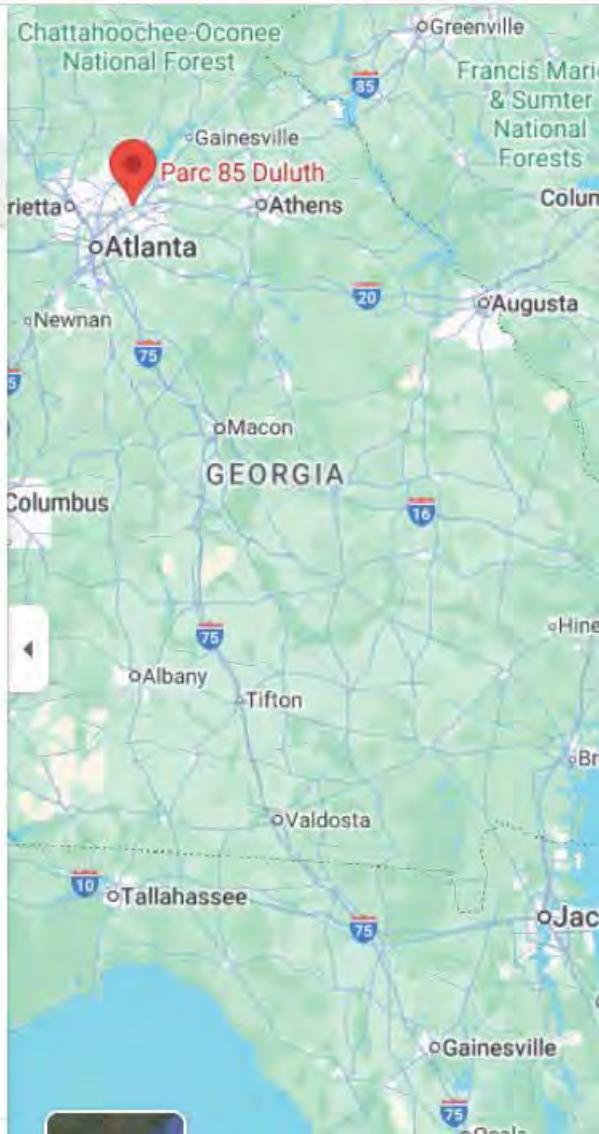
★★☆☆ a year ago

The apartment I am renting is nice but the customer service is terrible and it's not worth the money. Rent is so way too high for the area and for the lack of amenities. They constantly add trash violation fees to make extra money, even when you are not in violation and won't address it when you ask for a refund.

👍 3    🔄 Share

**Response from the owner** a year ago

Dear Therese, we appreciate your feedback on Parc 85 and apologize for any past service issues. We have policies in place for the community's well-being but are open to reviewing any errors. Please contact us for further assistance. Your input on rent and amenities is valued, and we strive to offer the best value. Thank you, Parc 85



## Parc 85

Overview

Reviews

Pricing

epIQ

Amenities

Leasing

Management

Education

Q&amp;A



mduncan08@gmail.com

Resident • 2020 - 2023

★☆☆☆☆ 13

2/1/2024

**Greedy Equity firm Incompetent at property management**

As a Rangewater tenant, I witnessed incompetent jerks at every turn. \* NO A/C upon move in. A/C didnt work day one. Zero accommodations were provided, I had to fight to get maintenance out and it was over a month before it was fixed. Once the old unit was ripped out, it was sat outside my bedroom window for 7 weeks. \* Trash piled up all over the complex because management changed up the process and then reached into every tenants pocket and fined everyone. I guess buying an apartment complex is expensive and they needed to pad the purchase. \* SHADY SHADY SHADY people. I completed some paperwork online that was emailed to me. I completed it and called the office for confirmation. Everything was completed. NO RESPONSE FOR THREE MONTHS. Shady Mfers would then claim I didnt complete it and send me an ILLEGAL eviction notice. Note: I never once missed a complete payment. They got caught being terrible and tried to remove the whistle blower. \* 3 shelves COLLAPSED during my stay at PARC 85. HUNDREDS OF DOLLARS of DISHWARE - GONE. BUG INFESTATION in kitchen- Confirmed by pest control. Was asked to in the remove everything from cabinets. Did so - and then no one ever showed. This entire complex lacks ANY ACCOUNTABILITY. \* Will show up unannounced at your door - demand entrance, and then treat you like prison inmate if you dont RUN to the door fast enough. Enjoy being bullied by people you pay THOUSANDS of dollars to a year. These people are clowns. They don't know how to manage treat people, manage an apartment, or apparently hang kitchen shelves. KEEP LOOKING. THIS AINT IT!

Helpful Report

**Property Manager Response**

2/8/2024

We're sorry to hear about your experience. We aim to make Parc 85 a comfortable and welcoming environment for all our residents, and it's disappointing to hear we didn't meet that goal in your case. Please get in touch with us at [cdparc85@liverangewater.com](mailto:cdparc85@liverangewater.com) or (470) 621-3813 to discuss your concerns further. We value your feedback and will take it into account as we work to improve. Thank you, Parc 85

# Parc 85

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

 **Current Resident 1238051** ✔ Verified  
 Verified Resident • 2022 - 2024

★★★★☆ 4.3 ▼

3/25/2024

Everything is nice except for the **gates are always broken**. I would feel safer if they could be fixed. **The resident entry side has not worked for months**. I'm not sure if it is hard to get someone out to fix the gate or what the problem may be.

 Helpful  Report

## Property Manager Response

3/26/2024

We appreciate your feedback, and we understand your concerns regarding the gate at Parc 85. We want all of our residents to feel comfortable in their homes. Your concerns about the gate are important to us. Please contact us at **cdparc85@liverangewater.com** or (470) 621-3813 so we can discuss this matter further. Thank you, Parc 85.

← Parc 85 Duluth 🔍 ✕

Overview Reviews About



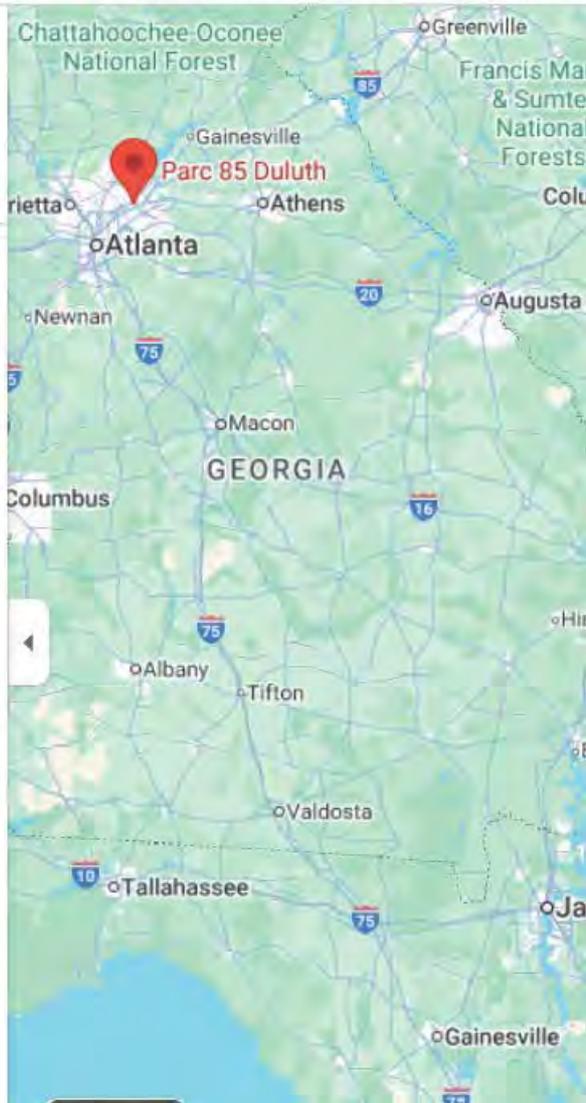
**Mimi Adams**  
Local Guide · 26 reviews · 6 photos

★☆☆☆☆ a year ago

not sure why my one star review was deleted! now i'm positive all the positive reviews are fake! i wonder what other reviews they've deleted

👍 Like    🔗 Share

**Response from the owner** a year ago  
We're sorry to hear that you've had a frustrating experience, Gigi. We assure you that we value all feedback, both positive and negative, as it helps us improve our services. We do not have control over the deletion of reviews, as that would be managed by the review platform itself. If you have any further concerns or questions, please don't hesitate to contact us directly at [acmparc85@liverangewater.com](mailto:acmparc85@liverangewater.com) or (470) 621-3813. Thank you, Parc 85.



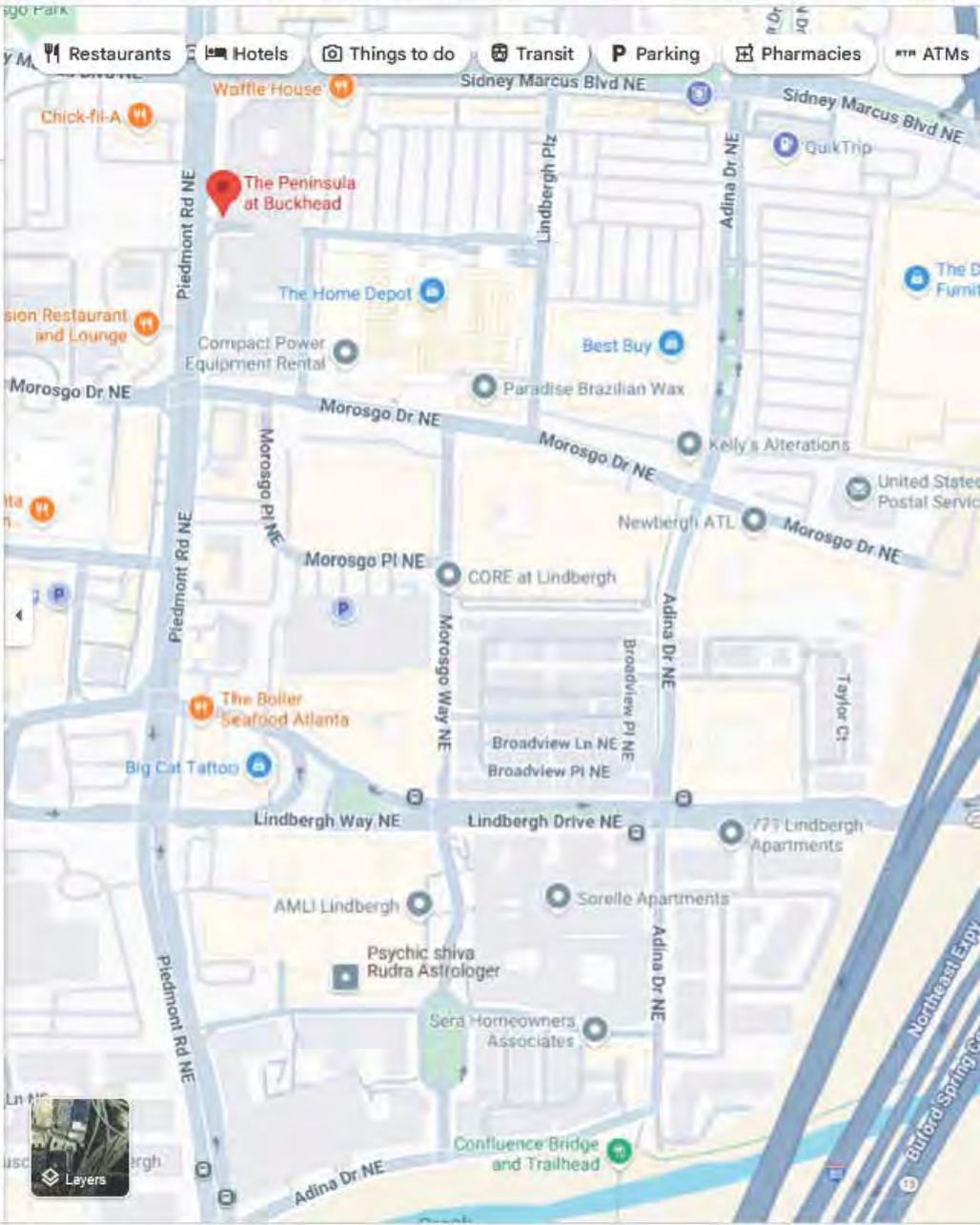
The Peninsula at Buckhead

Overview **Reviews** About

Kayla  
1 review

★☆☆☆☆ a month ago

DO NOT MOVE HERE!! RUN AS FAR AWAY AS POSSIBLE!!! I moved here in January and since I've moved here EVERY month there has been an issue with a MAJOR appliance. I went an ENTIRE month without a washer before it was finally replaced. Shortly after, my microwave went out— they did a "makeshift fix" telling me "Oh yeah when it shorts out just flick the breaker on and off and it'll come back on". My microwave has now COMPLETELY went out. I've been without a MICROWAVE for at LEAST A MONTH!!!! A microwave is an EVERY DAY APPLIANCE & I HAVENT USED MINE IN OVER A MONTH!!!! My OVEN and STOVE will act as though they are cutting on it'll start to warm up and then it will completely blank out. I've talked to maintenance SEVERAL times and they'll make promises like "Oh no worries, we'll get this fixed and we'll have this replaced by such and such time and date" and then the day COMES & PASSES— NOTHING has been resolved & NO ONE has reached out to give you an update. Now here it is the PEAK OF SUMMER & I'm now experiencing A.C. issues & instead of them taking the proper time to discover the true issue at hand— they've yet again done another QUICK FIX which has caused my power bill to DOUBLE from its normal amount in just the span of TWO weeks. ON TOP OF THAT I'm currently experiencing a roach infestation, I am a CLEAN freak. I clean my home, sweeping and mopping included at LEAST 1-2x a week IF NOT MORE. I have killed 5 roaches in this week ALONE. For the amount of rent that I pay, this complex is a COMPLETE NIGHTMARE FROM HELL. They lack sense of urgency & professionalism when it comes to any maintenance request. I HATE IT, I HATE IT, I HATE IT!!!!!! I WOULDN'T RECOMMEND THIS PLACE TO A DOG! -1000/10 I WILL DEFINITELY BE CONTACTING CORPORATE.



# Amenities

## Community Amenities

---

 Online Payments Available 

- Rooftop Oasis with Saline Pool
- Penthouse Rooftop
- Cabanas with Relaxing Pool Beds
- Rooftop Bark Park
- Rooftop Fire Pit
- Fully Equipped Fitness Center
- Complimentary Coffee Bar

- Wifi at Pool & Clubhouse
- **Controlled Access Garage & Community**
- 24/7 Luxer Package Management
- Storage Available
- Onsite Maintenance & Management
- Prime location in Buckhead, with convenient access to Midtown Atlanta in less than 5 minutes, offering residents unparalleled convenience and connectivity to urban amenities.

The Peninsula at Buckhead

Overview Reviews About



Hakeem Mutebi  
10 reviews

★☆☆☆☆ 3 weeks ago NEW

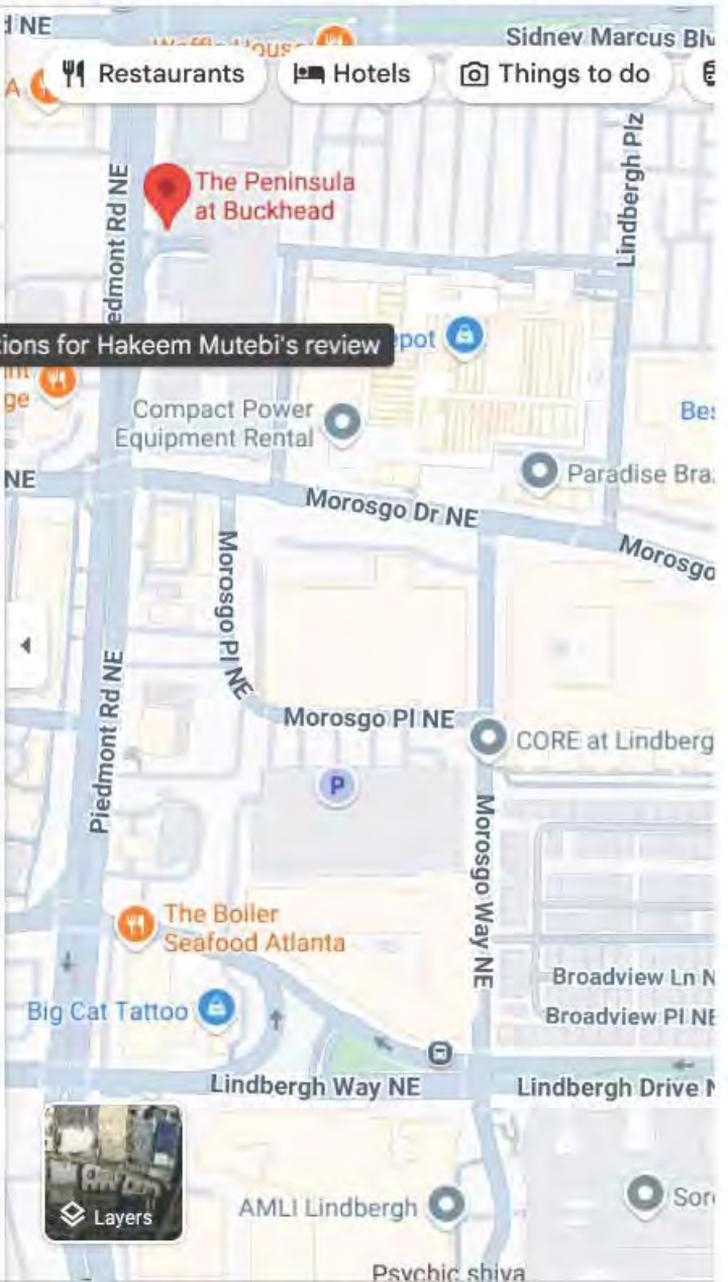
I would not recommend living here to anyone. My car was broken into just three days after moving in — and later on, it was stolen right from the property. The complex did absolutely nothing to help and refused to let me out of my lease, even though they advertise "24-hour security" and a "gated community."

In reality, the gate was broken almost the entire time I lived there, so anyone could come and go. I also saw multiple people who did not live there — including homeless individuals — wandering around the property, which made me feel completely unsafe in my own home.

On top of that, the apartments are infested with roaches. I had to call pest control almost every two weeks because they kept coming back. The management clearly didn't care — just another example of how poorly this place is run.

This place is all about empty promises and zero accountability. If you value your safety, cleanliness, and peace of mind, do yourself a favor and look anywhere else.

Actions for Hakeem Mutebi's review



The Peninsula at Buckhead

Hey which company you all have that writes Parking tickets I'm trying to pay mine I lost my ticket



Answer this question

2 years ago



Ask the community

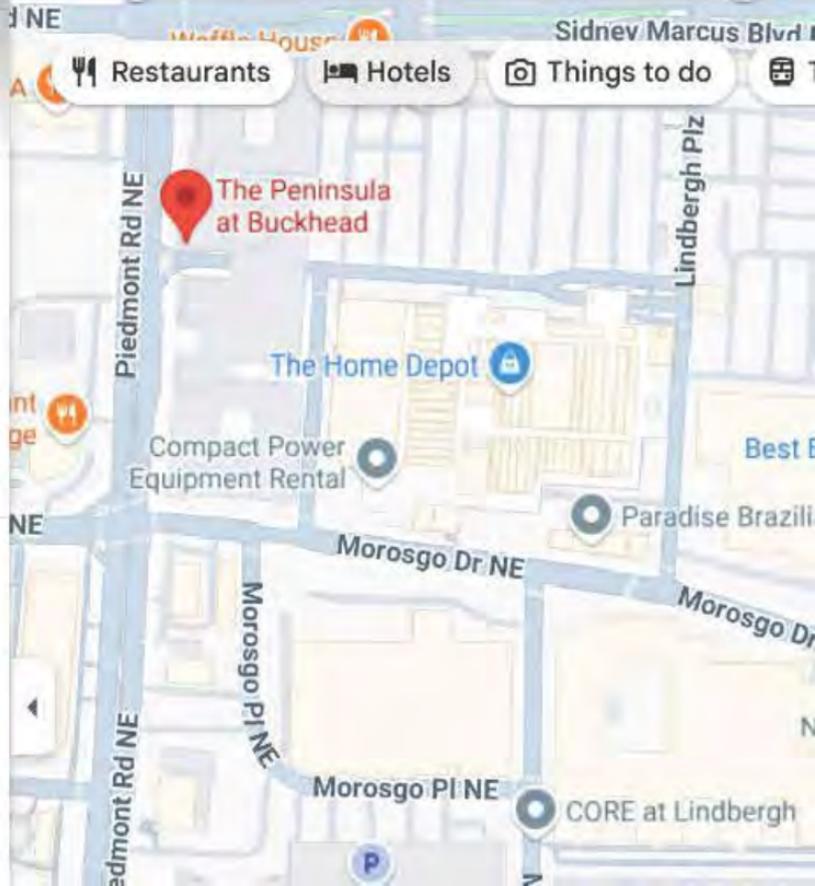
Review summary



4.1



584 reviews



The Peninsula at Buckhead

Overview **Reviews** About

**Rijul Mehta**  
2 reviews

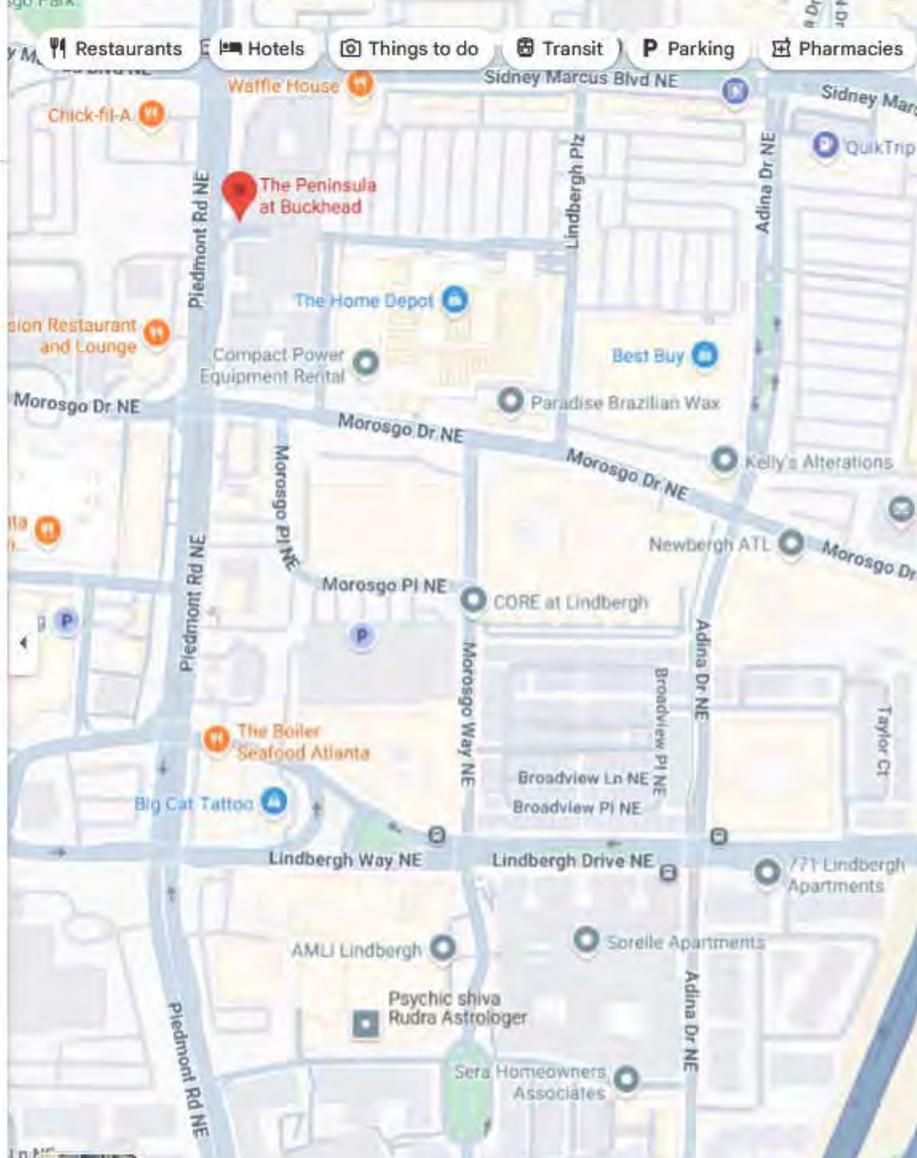
★☆☆☆☆ Edited 5 days ago

If I could, I would not even give this property a 1 star. **All these fives stars are coming from people who go to their events and the leasing people forcibly ask them to rate 5 stars in front of them.** My AC went off for over a week, and after multiple requests, they told me that they would consider it an emergency only if outside temperature went over 80. They couldn't understand the simple fact that the temp had gone way above that inside my house. I had guests over, it was so embarrassing! I was given a bad smelling, dirty dishwasher when I moved in, and they won't replace it, according to their own team member who came to look - they said it was a C class property. Corridors become dirty and remain dirty for weeks, **elevators break and remain broken for months!**

I'm sure I would get a reply to reach out to them, but 9/10 times nobody responds if we call the leasing office... best of luck to whoever is wanting to lease here!

Like Share

**Response from the owner** Edited 2 days ago  
Rijul, thank you for taking the time to share your experience. We regret to hear that it has not met the standard of excellence we aim to provide for all residents. Your satisfaction is very important to us, and we would appreciate the opportunity to connect and learn more. Please email us at **cmpeninsulaatbuckhead@liverangewater.com** so we can further address your concerns.



The Peninsula at Buckhead

Overview Reviews About



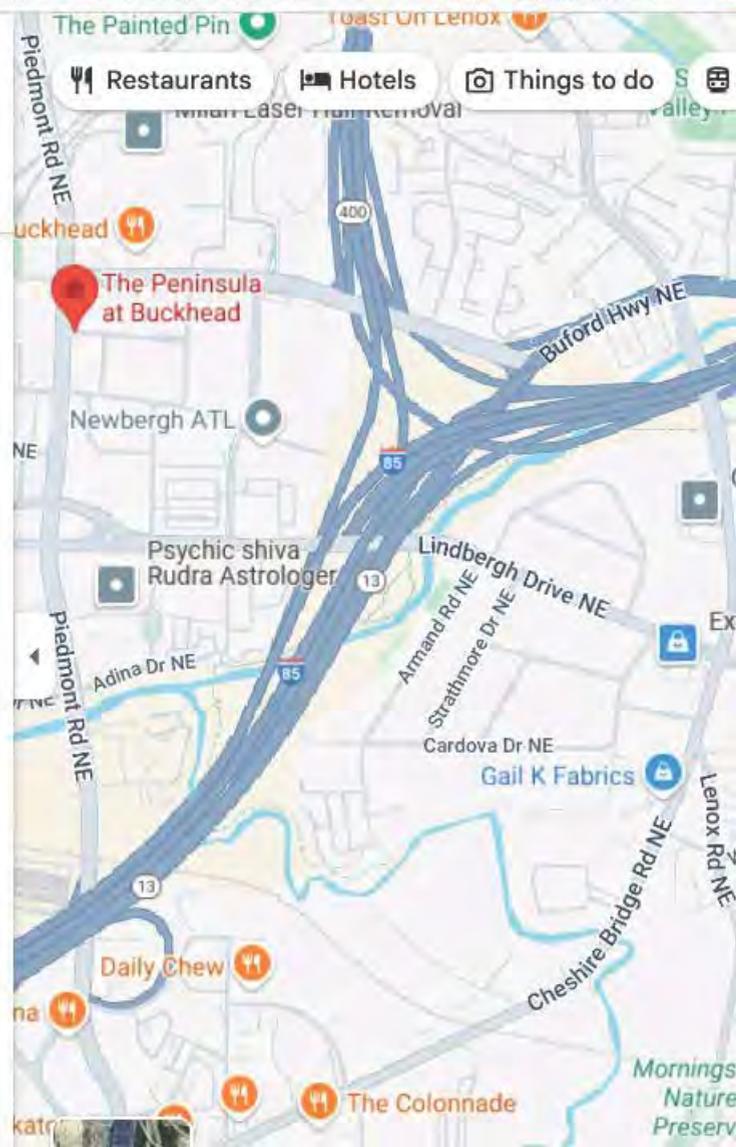
**Emerald Newsome**  
Local Guide · 13 reviews · 3 photos

★ ★ ★ ★ ★ 6 months ago

**Horrible management**, property is poorly managed, car break-ins, doors kicked in, mold growth problem throughout the entire property. They have **poor communication skills**, and they are **completely disrespectful!**

👍 1    🔄 Share

**Response from the owner** Edited 2 weeks ago  
We regret to hear that your experience at Peninsula at Buckhead hasn't met your expectations, Emerald. We strive to create a comfortable living environment and communicate effectively with our residents. We understand your concerns and would like the opportunity to improve your experience. Please reach out to us at 470-865-7557 or [cmpeninsulaatbuckhead@liverangewater.com](mailto:cmpeninsulaatbuckhead@liverangewater.com) so we can discuss your concerns and work towards a resolution. Thank you, Peninsula at Buckhead.



# The Peninsula at Buckhead

Overview Reviews About

**alice a.**  
1 review

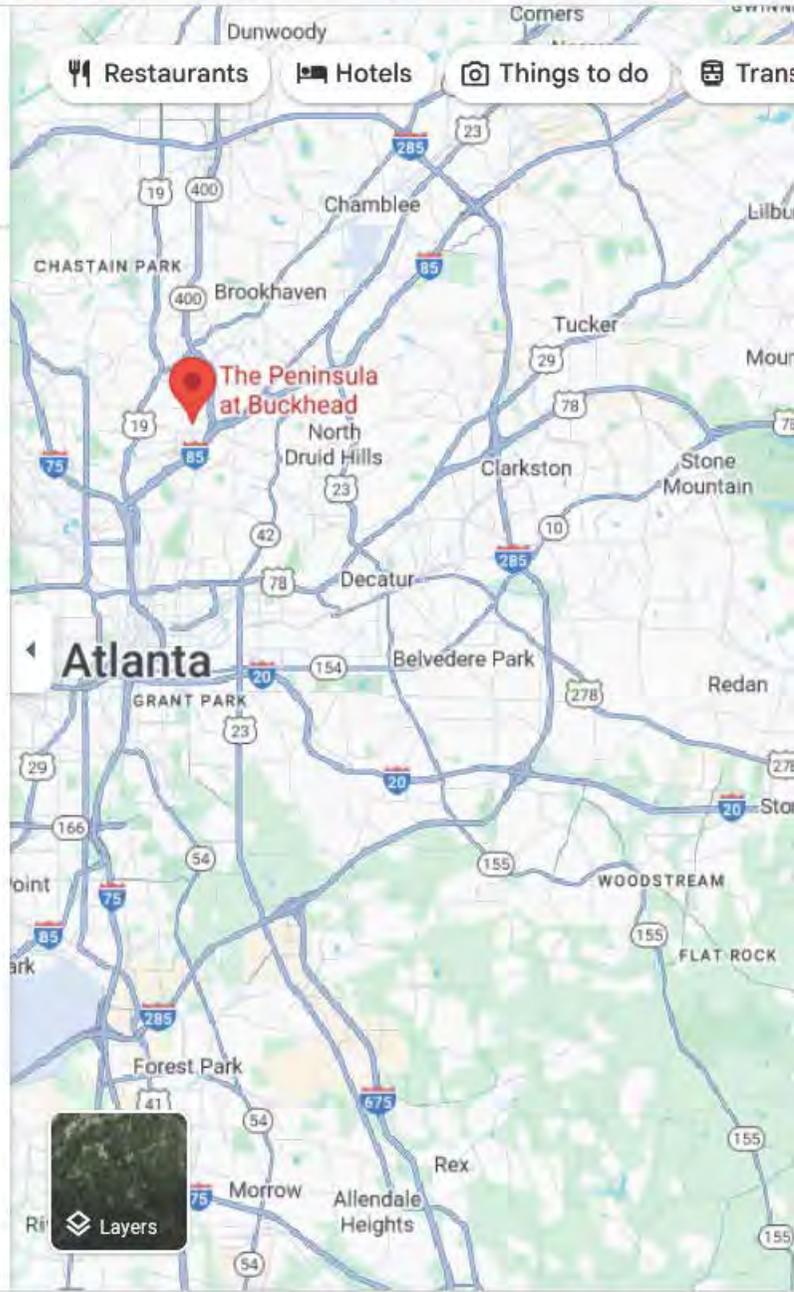
★☆☆☆☆ 8 months ago

PLEASE DONT MOVE HERE. im writing this review at 3 am after the fire alarm randomly went off AGAIN. i've been here for 6 months and thats probably the 8th time the fire alarm goes off randomly. EVERY MONTH THIS HAPPENS AND IT GOES FOR HOURS AND THEY DONT DO ANYTHING ABOUT IT. dont move here the management is TERRIBLE they cant solve problems. read the other reviews and you see what i am talking about.

👍 4    🔗 Share

Response from the owner 8 months ago

We're very sorry to hear about the issues you've faced with the fire alarms, Alice. We understand how disruptive and frustrating this must be. We strive to provide a comfortable living environment for all residents and we regret that your experience has not met this standard. We would like to have a conversation with you to address your concerns. Please get in touch with us at 470-865-7557 or [cmpeninsulaatbuckhead@liverangewater.com](mailto:cmpeninsulaatbuckhead@liverangewater.com) at your earliest convenience. Thank you, Peninsula at Buckhead



The Peninsula at Buckhead

Overview **Reviews** About

M LT  
7 reviews · 6 photos

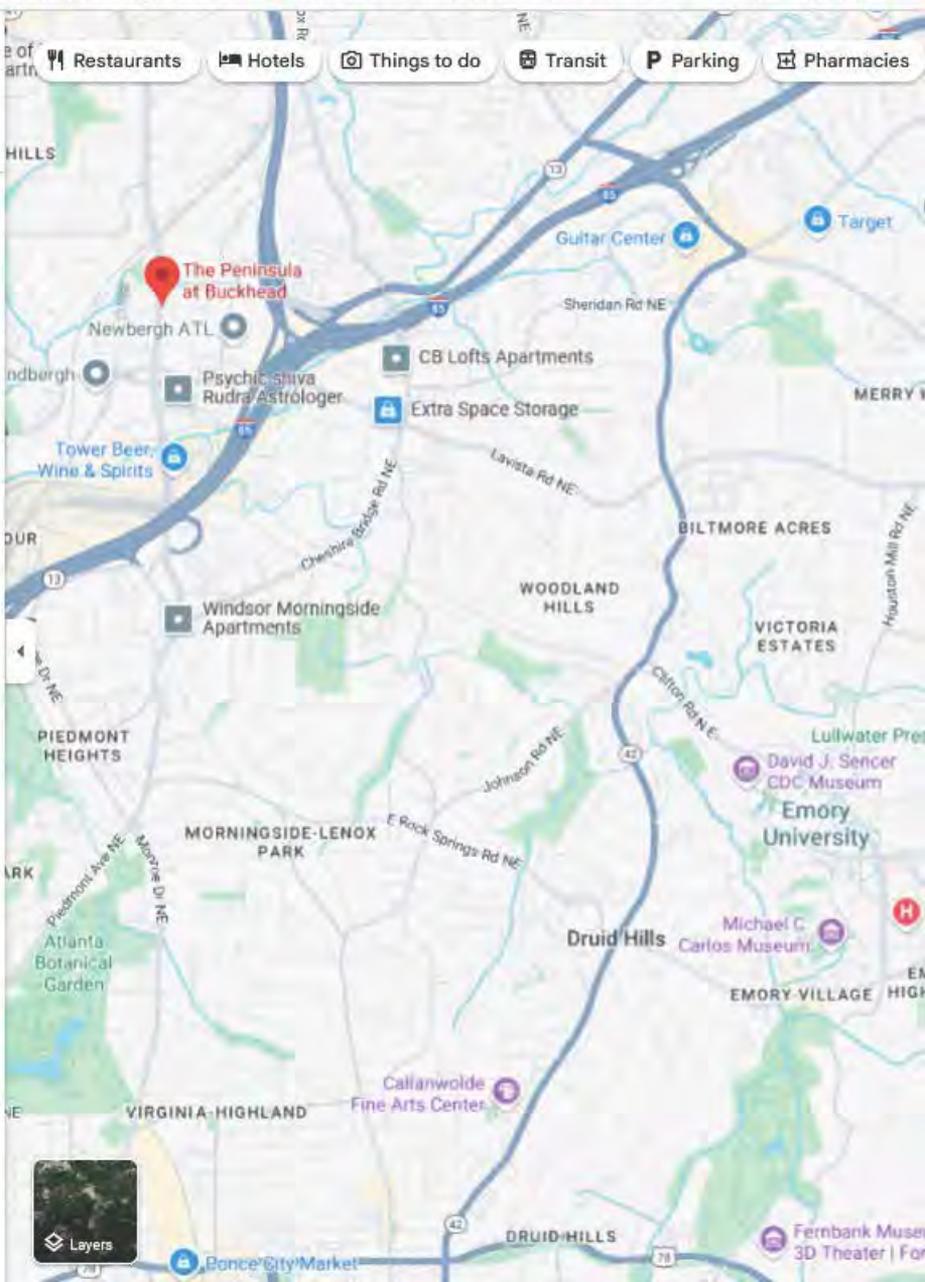
11 months ago

Maintenance will take over a week to fix emergency issues like no heat/ac, no water, etc. Leasing office closes and opens whenever it feels like it without telling anyone so you can't speak with them to get help. Their phones are all automated and nobody ever responds. The hired security is terrible and will ticket your car even if you have a parking pass on it. Allegedly there is a courtesy officer but I wouldn't know because all 3 times i've called when people were illegally DRAG RACING in the parking deck causing a major safety concern it again went straight to the automated messaging. Neighbors are constantly getting evicted so they increase your rent to compensate so they can keep getting money. The public spaces like the pool and gym are always closed for "renovation" yet not a single thing is visibly being done. There is dog poop all over the floors and always pee in the elevators. The ONLY positive about this place is the bedroom walls have great sound insulation. All and all...don't live here.

5 Share

Response from the owner 11 months ago

We're sorry to hear about your experiences at Peninsula at Buckhead. We strive to provide a comfortable, safe, and welcoming environment for all our residents, and we regret that you've encountered these issues. Our team is committed to addressing maintenance requests promptly, and we apologize if the response time hasn't met your expectations. We also understand your concerns about communication and parking, and we appreciate you bringing these matters to our attention. We would like to address these issues directly with you to see how we can improve your experience. We'd



The Peninsula at Buckhead

Overview Reviews About

**L** Lucie Lew  
6 reviews

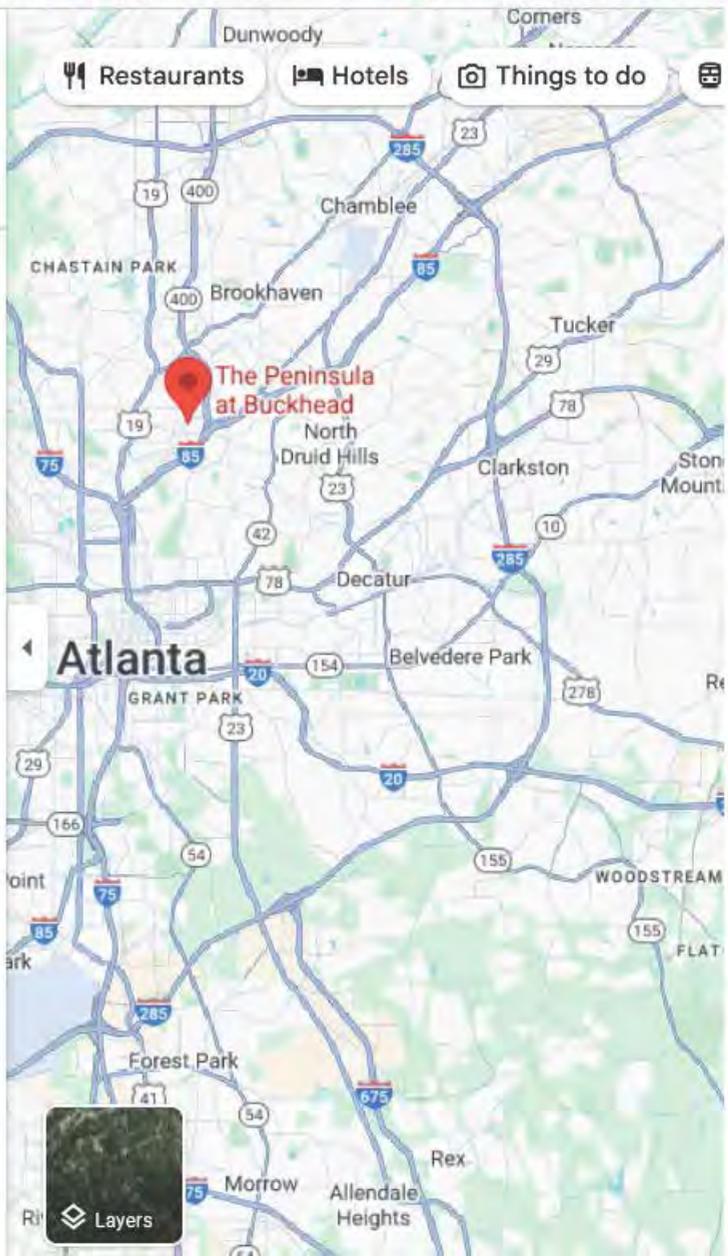
★☆☆☆☆ Edited a year ago

Raven was very pleasant during my tour. The apartment is beautiful I'm hoping I'll be approved to live here it seems like a great place for me.

It has been over a year since my wonderful review I was begged to give. I have yet to receive a refund of my security deposit. I have been to this location multiple times they have gone through multiple managers and employees. No one knows where my money is. They stole from me! Over a year is absolutely absurd! This apartment complex is completely unprofessional I can imagine what the people are going through who actually live there. I pray someone will respond. I'd like my money immediately

👍 6    🔄 Share

**Response from the owner** 2 years ago  
Thank you for writing this review, Lucie! We appreciate the kind words and are delighted to hear of your positive experience with us. - The Peninsula at Buckhead

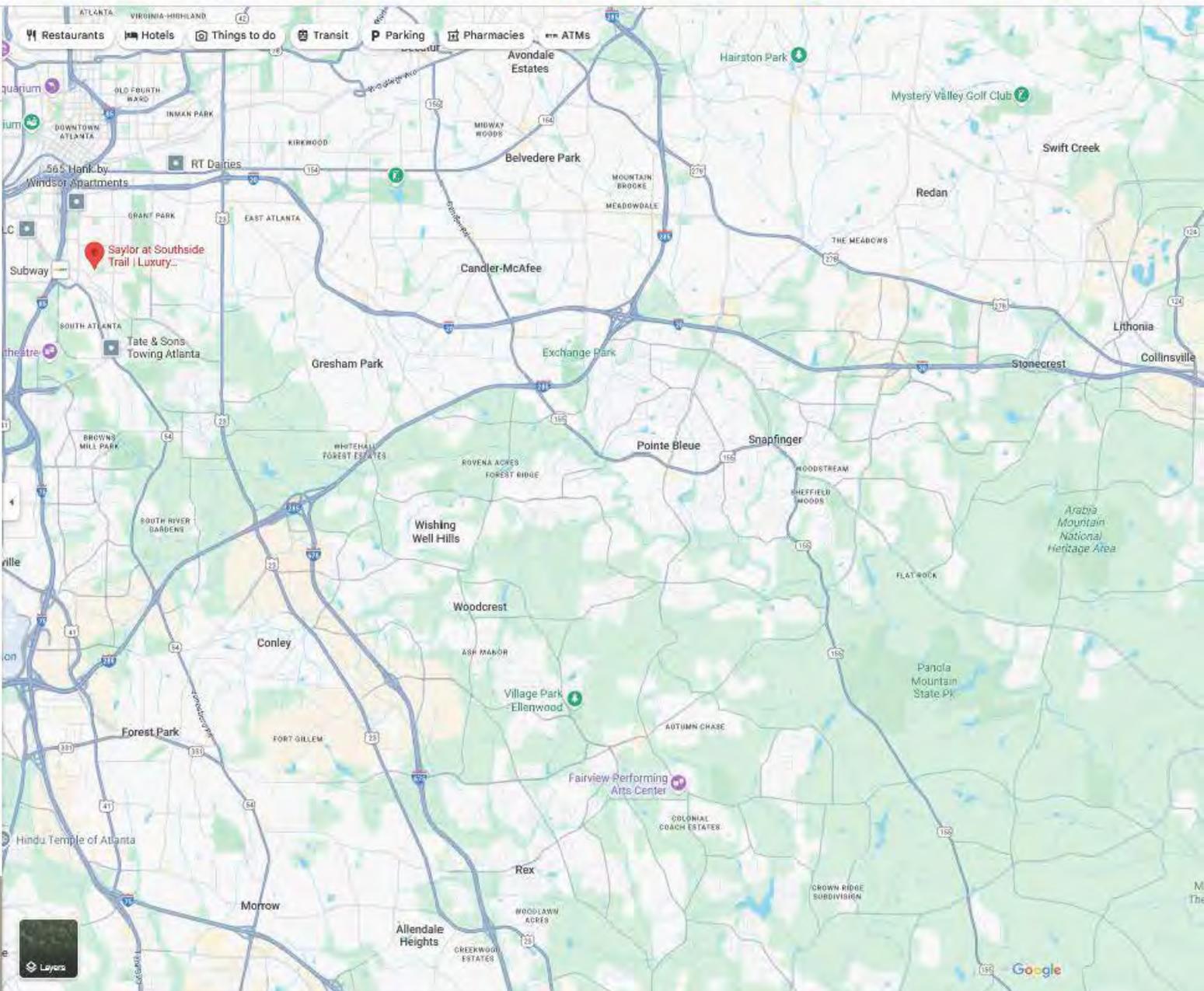


Saylor at Southside Trail | Lux

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 🔍 X

Overview **Reviews** About

**DJ** 4 reviews

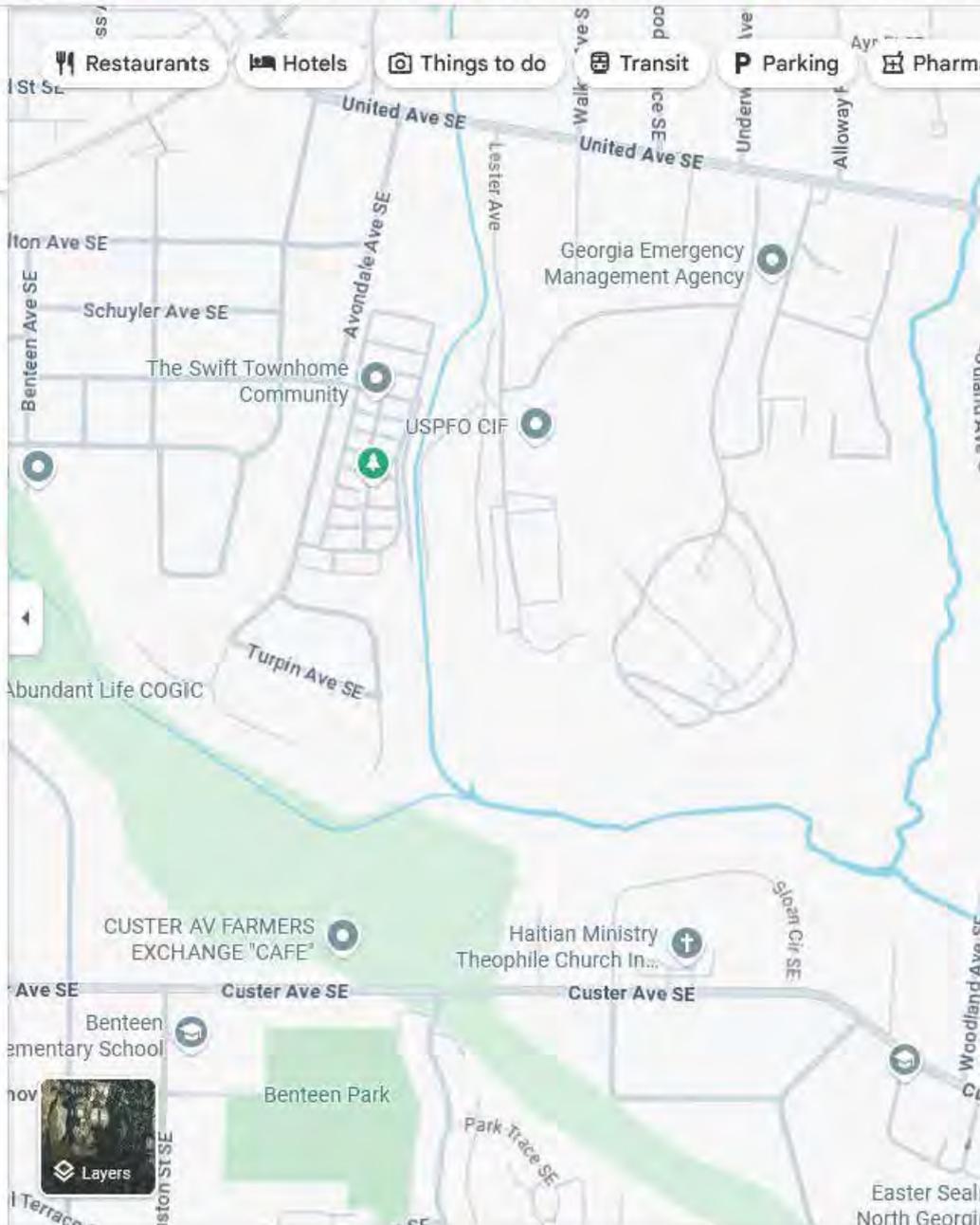
★☆☆☆☆ 2 years ago

Don't move here don't visit here! This place is terrible! They have some kind of relationship with a boot company and allow residents and guest to get booted (probably for a kick back). I parked my car in the back lot and was booted the next morning even though there was plenty of available parking. I could understand if parking was limited and spaces were few but the back parking lot always has tons of spaces available. I will be contacting the BBB and the state Attorney General to investigate these type of business practices.

👍 9    🔄 Share

**Response from the owner** 2 years ago

DJ,  
 Thank you for taking the time to give us your feedback. In an effort to provide the best possible parking situation for our residents, we regulate the time, manner, and place of parking, and therefore we enforce a parking policy. We do our best to clearly mark the parking regulations for each area, and we hope that residents and guests take these regulations into consideration as they park their vehicles. We'd be happy to explain our parking and community policies with you, so please stop by the office when you have a moment or feel free to reach us at (470) 482-6867. Thank you - Skylark



← Skylark 🔍 ✕

Overview

Reviews

About



**Darrell**  
8 reviews

★☆☆☆☆ 2 years ago

Don't move here! If you do and have guest they will get booted and pay \$75 a day!



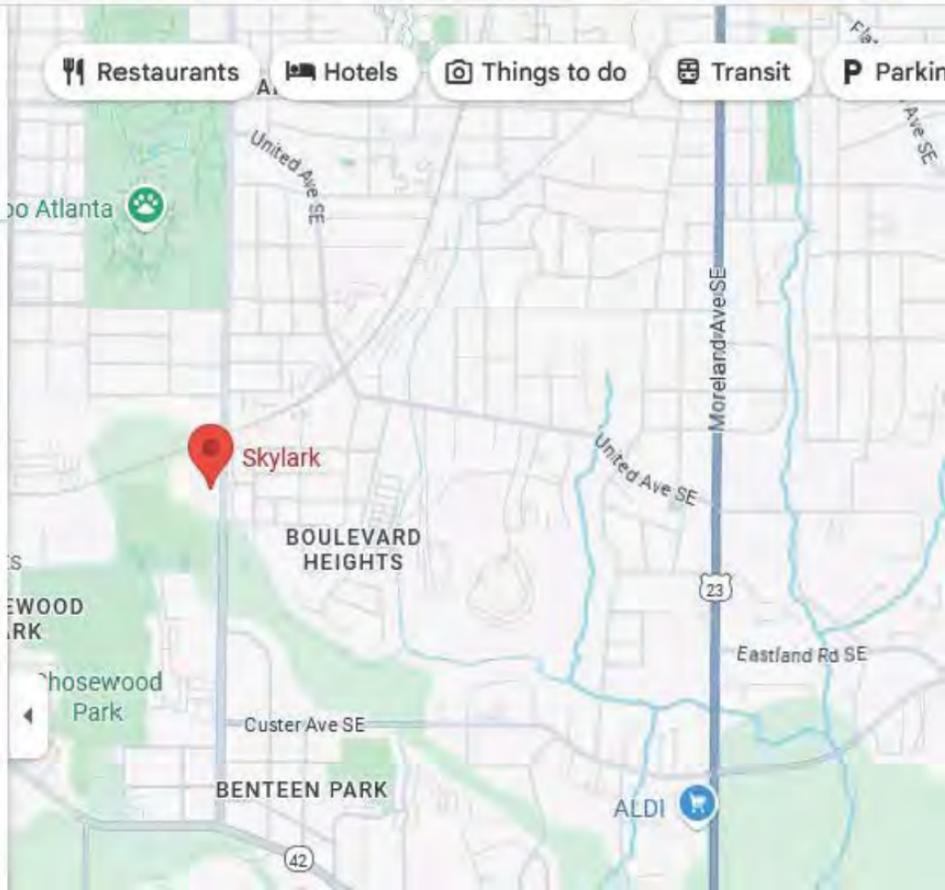
2



Share

**Response from the owner** 2 years ago

We are sorry you feel this way Darrell. Our goal is to maintain the highest ethical standards and principles while being honest, trustworthy and humble in all our words and actions. We would be happy to discuss this with you and invite you to come by our office or give us a call at (470) 482-6867. Thank you. - Skylark



← Skylark 🔍 ✕

Overview Reviews About



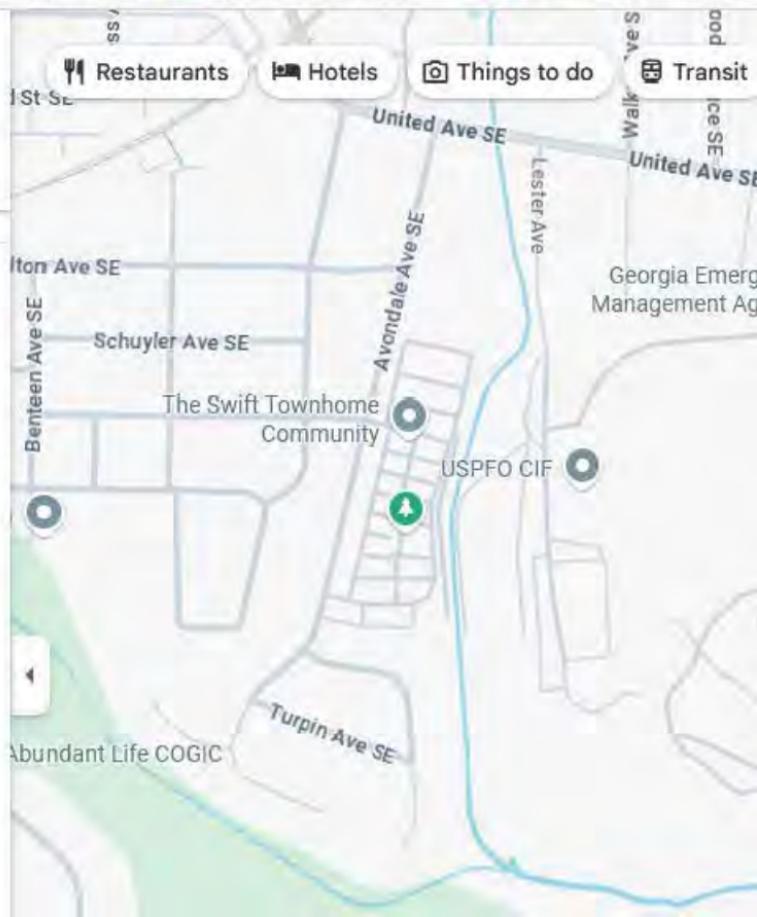
**Claims Adjuster of the Year**  
Local Guide · 61 reviews · 78 photos

★★★★☆ a year ago

The Insurance is an issue for me. 10 months being charged for forced placed insurance even though I have insurance.

👍 Like    🔄 Share

**Response from the owner** a year ago  
We're sorry to hear about your experience with the insurance issue. At Skylark, we strive to ensure that all aspects of our residents' living experience are smooth and hassle-free. Please reach out to us at [cdskylark@liverangewater.com](mailto:cdskylark@liverangewater.com) or 470-437-3333 so we can address your concerns directly. Thank you, Skylark.



← Skylark 🔍 ✕

Overview **Reviews** About

**Dee Freeman**  
Local Guide · 3D reviews · 8 photos

★ ★ ★ ★ 2 years ago

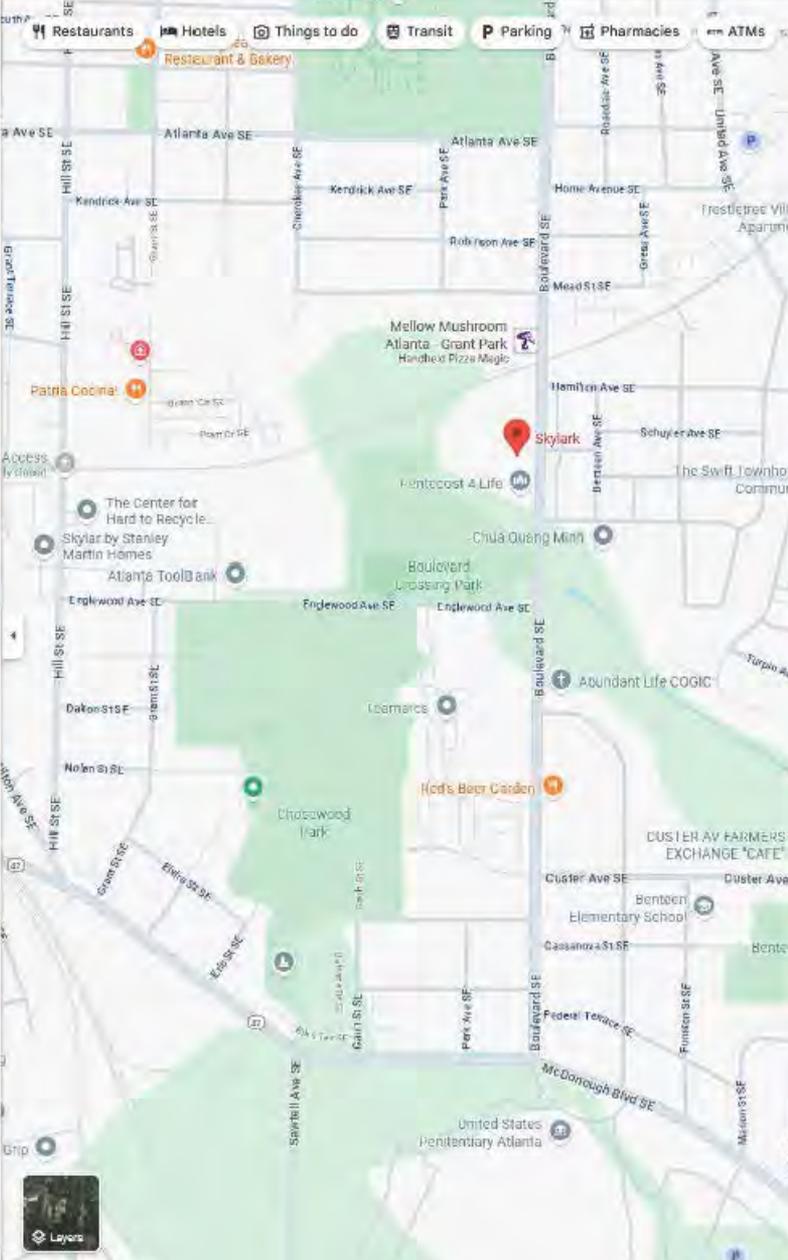
I have now lived at the Skylark apts for 16 months with 13 months left on my current lease. So here is my experience:

1. In the last 16 months there have been multiple car break-ins & 2 shootings with at least 1 person dead. I have video of someone walking thru our building checking door handles. Management said nothing.
2. We have had multiple security guards. They either get fired or quit.
3. Don't let them lease to you in building 4000 that's where they put people who are willing to kill people.
4. For the last 9 months they have charged me an additional \$25 for no insurance. I have had to prove that I have renters insurance & it still continues.
5. Management does not live here. They do not care about your issues or what actually affects you.
6. This property is poorly built. You will hear everything clearly. My neighbor is cheating on his wife. I heard all about it thru our shared bedroom wall. The original architect was fired. So I guess they just let a 2 year old figure it out. This place is poorly designed.
7. I was harassed by an Asian person who tried to block my entry into the mailroom because he needed proof I lived here.
8. This has actually been one of the worst apts I have ever lived in. It's stressful & the general lack of concern from Management is disheartening. If the adage is you get what you pay for, you are already spending too much at Skylark.
9. For some strange reason there are speakers at the pool. Management doesn't care that the music plays all day & night. So if you like hearing R & B for 24 hours straight all thru the night & day this is for you.
10. I have been told by Management that the owners do not care about the residents & you don't want to talk to them. So for me, I will not rent where RangeWater is managing the property. And hopefully I don't run into these owners again.

There you have it 10 reasons to drive on by. Good luck!

👍 24    < 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) 482-6867 with more information. Our goal is to provide our



Skylark

Overview **Reviews** About

**TEE cee**  
1 review  
a year ago

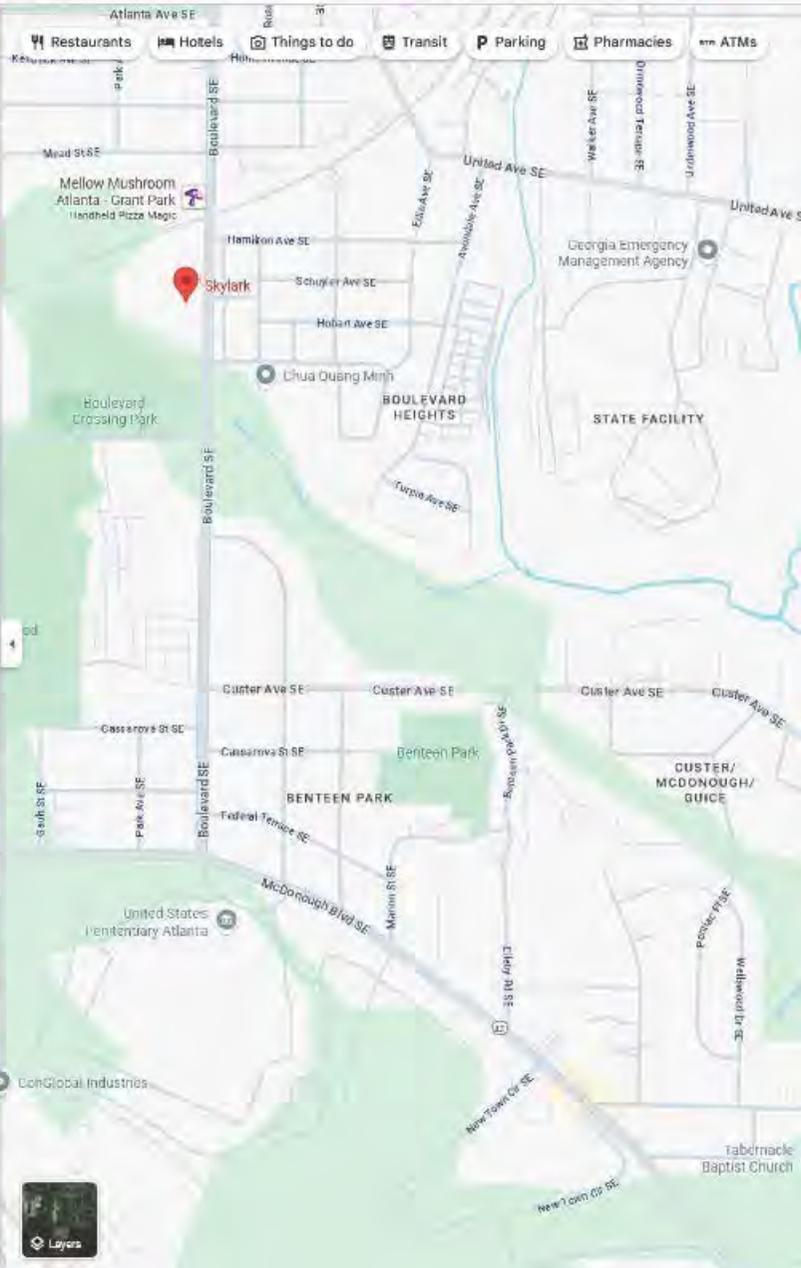
Weirdos above me have made my living experience at this complex a terrible experience. Can't fault the leasing personnel it's the construction of the units. The floors are paper thin, there's non stop stomping above my unit and to make it worse they don't work so even on my off days my apartment is not an enjoyable space. We have to sleep with either the TV or some type of sound on just to drown out the noise. It took everything in me not to terminate my lease early, so grateful it's just about up.

7 **Share**

**Response from the owner** a year ago  
We appreciate your feedback. We strive to ensure a comfortable living environment for all of our residents, and we are sorry to hear about your experience. We encourage you to contact us at cdskylark@liverangewater.com or (404) 293-6884 so we can discuss possible solutions to your concerns. Thank you, Skylark.

**Casey Gonzalez**  
7 reviews · 2 photos  
Edited a year ago

I don't appreciate how people can park their cars in the middle of the parking lot instead of an actual parking spot, which makes it difficult for others to park/get out without getting booted or ticketed. How is it fair that I have to make sure to register my visitors, but others can just park illegally as they please it doesn't make sense... There's also uhaul trucks parking everywhere but a parking spot every night. The day after I moved in, my own car was booted for no reason and it took hours for them to come and remove the boot. This place feels more like a hotel than an actual residence considering most of the units are on Airbnb so there's always different people around. You never know who actually lives here. The insulation is so bad you can hear your upstairs neighbors' footsteps and conversations and will keep you up ALL night. I've complained about the noise for months and the leasing office tells me there is nothing they can do. So I've gone to the length of calling police and the on-site complex officer. Nothing has helped. Also if neighbors smoke it'll definitely make your own apt smell 24/7. The carpet in the hallways stinks of trash like they haven't cleaned it in months. We've had water stains randomly appear on our walls



Skylark

Overview Reviews About

C. Patrick  
1 review

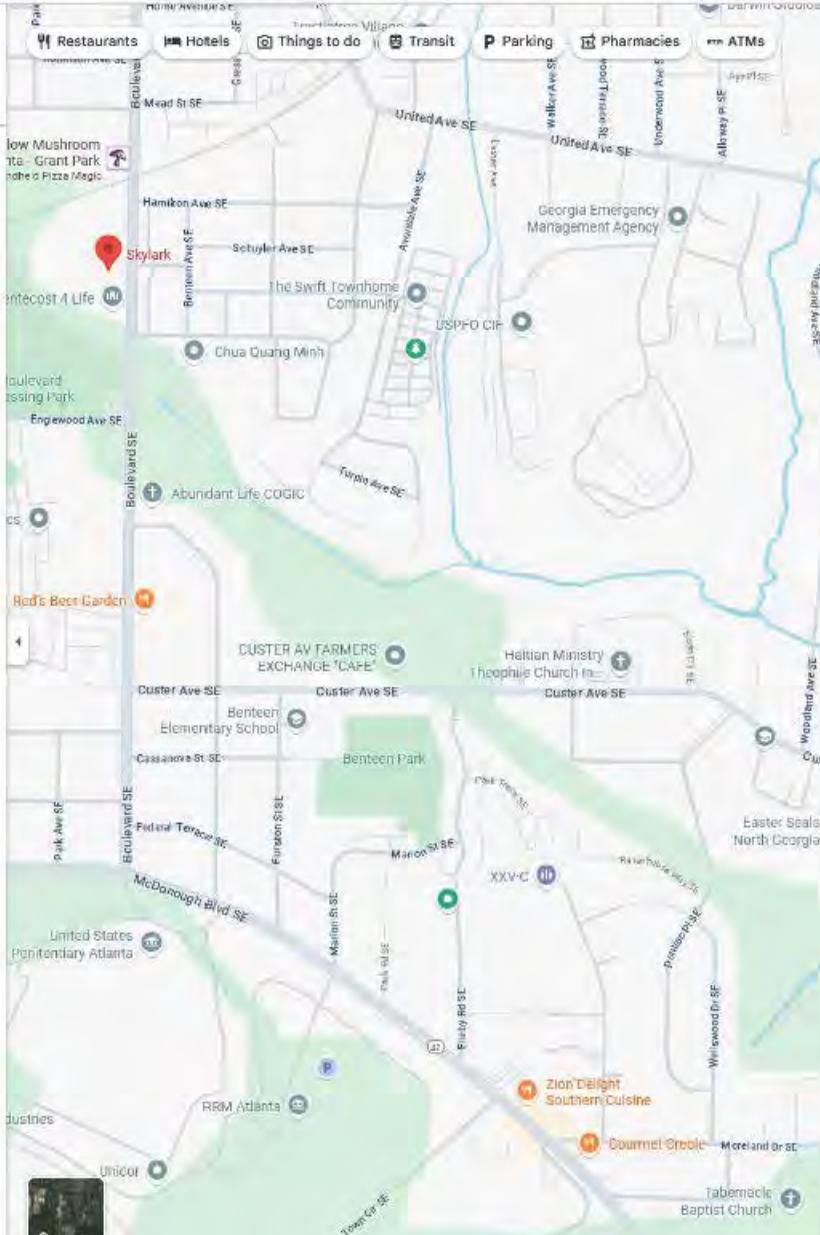
★☆☆☆☆ Edited 10 months ago  
The leasing office staff especially Candace are all liars. Very unprofessional and they will never return your call. Applying here is a SCAM!! When you are denied you will never receive your money back.

👍 5 Share

**Response from the owner** 10 months ago  
We appreciate your feedback, Carl. It's disheartening to hear that you're feeling frustrated with our application process. We aim to provide clear, straightforward procedures for all potential residents. We would like the opportunity to discuss this with you and clarify any misunderstandings. Please get in touch with us at cmskylark@liverangewater.com or 404-293-6884. Thank you, Skylark.

Day Rose  
1 review

★☆☆☆☆ a year ago  
I finally moved out of the Skylark on November 18th. My unit was professionally cleaned and cleared out and I took video of everything. I asked for an updated move out statement about a week after move out, the office stated it would be sent to me when ready. I did not receive the move out statement until 12/05/23. The statement was refunding my full deposit minus my utilities for month. I continued to wait and follow up on 12/18/23 as I had still not received the check, and GA law requires a deposit to be returned within 30 days of move out. Since then, I followed up weekly. By phone and email and got NO response. On 01/11/24, I sent an email stating I will be suing the complex if they do not return my deposit by 01/15/24. Yesterday I finally received my check, the letter was dated 01/11/24. They do not care about you, or how they handle your funds. You are not a priority to them unless you make serious legal threats against the company. I have reported them to the attorney general, and just a reminder, they still broke GA law by not giving me my deposit back within 30 days or even mailing it within 30 days. It was mailed close to 60 days after my move out. This company deserves repercussions for the way they treat current and past residents. Truly a disgusting place to live.



← Skylark 🔍 ✕

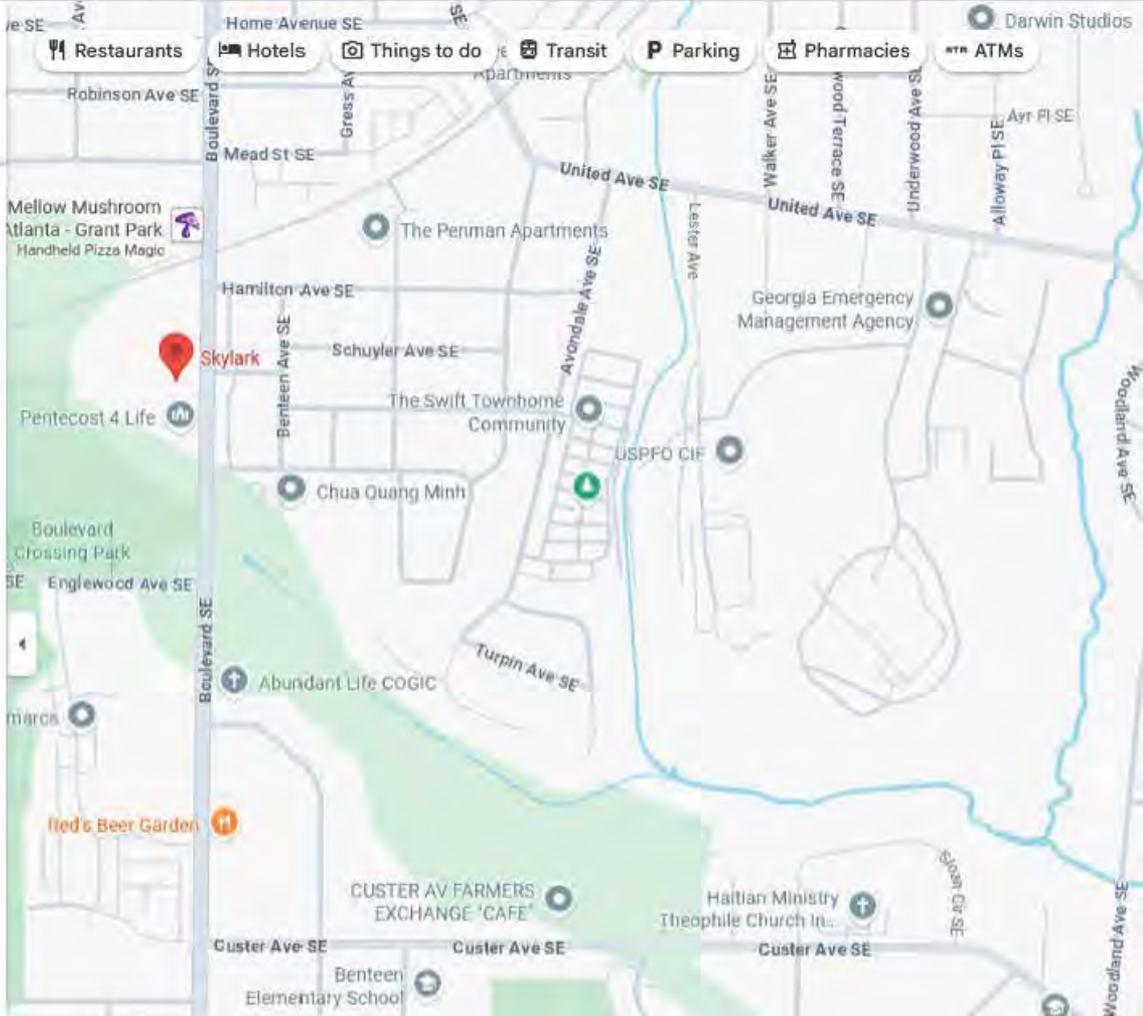
Overview **Reviews** About

**Be Inspired**  
Local Guide · 197 reviews · 123 photos

★☆☆☆☆ 2 years ago

The walls in this complex are painfully thin..I've filled two complaints with the leasing office and nothing has been done. There is a child above me that runs/ stomps through the entire apartment as late as 1am..I'm going from my bedroom to the living room sofa for a week now just trying to get uninterrupted sleep before having to be up at 4am for work. People with large dogs and uncontrolled kids should not be allowed to lease units above anyone especially if the leasing office is not going to address the issue. The flooring is paper thin. I was sitting in the living room and apparently so was my neighbor across the hall, she sneezed and it sounds as if she was in my apartment. After my car was one of the 15 cars broken into while security was on duty! no longer feel safe living here..I don't walk out of my apartment without my gun locked and loaded when walking my dog anytime it's dark..There is security BUT he sits in one spot without the security lights on the top of the vehicle running and most of the times he's parked in a location not visible to prevent crime...next time I'll do a better job at reading the reviews before signing a lease.

👍 13    ↻ Share



Spectator Apartments

Overview **Reviews** About

**Jonathan Phillips**  
2 reviews

★☆☆☆☆ Edited a year ago

UPDATE 9-7-23

As another night passes with the fire alarm going off at 3:00am and lasting an hour all I can do is warn others about this hell hole.

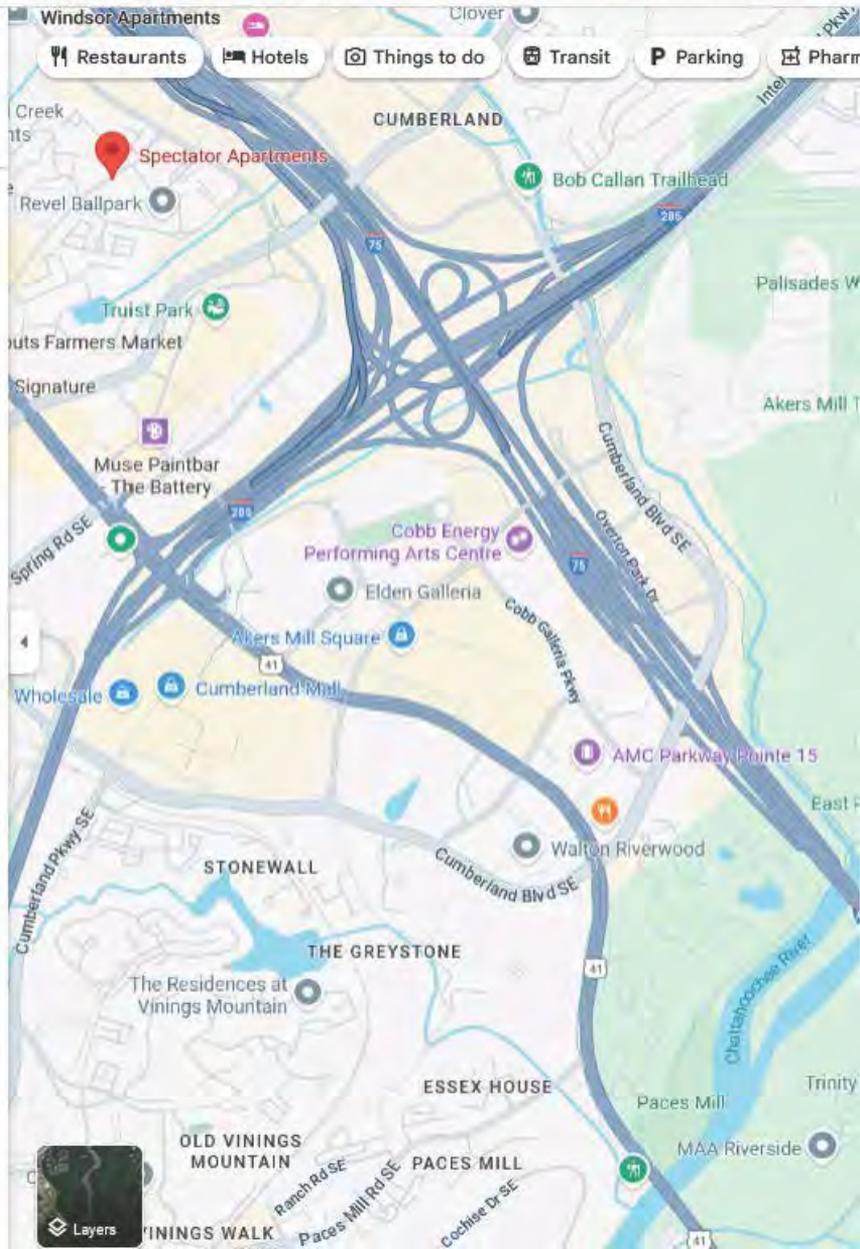
If you are considering living here please understand that your quality of life will go down. I couldn't imagine living here with small children or God forbid a new born.

I also feel bad for the staff. They always greet me with friendly smile and hellos. It's very sad that because of the incompetence that is Range Water Real Estate management that the friendly staff must deal with frustrated sleep deprived residents.

No one is happy at Spectator about the fire alarm catastrophe. Not the tenants and not the employees. Range Water Real Estate needs new leadership.

\*\*\*\*\*

Spectator is a really nice apartment, in a really nice location, with really nice staff. However, the management company absolutely refuses to fix the fire alarm situation. I have been a resident since Dec 2021 and have had the fire alarm go off several times due to technical issues. The alarm has went off at all times of the day and night and has lasted as long as 3 hours. I have lived in apartments the last 8 years and have never seen anything like this. As a business owner I would feel absolutely embarrassed to know my clients are consistently receiving a terrible experience and would spend the MONEY to fix it. As much as they charge for rent they should never have this issue. But other than that great location and great staff!



Spectator Apartments

Overview Reviews About

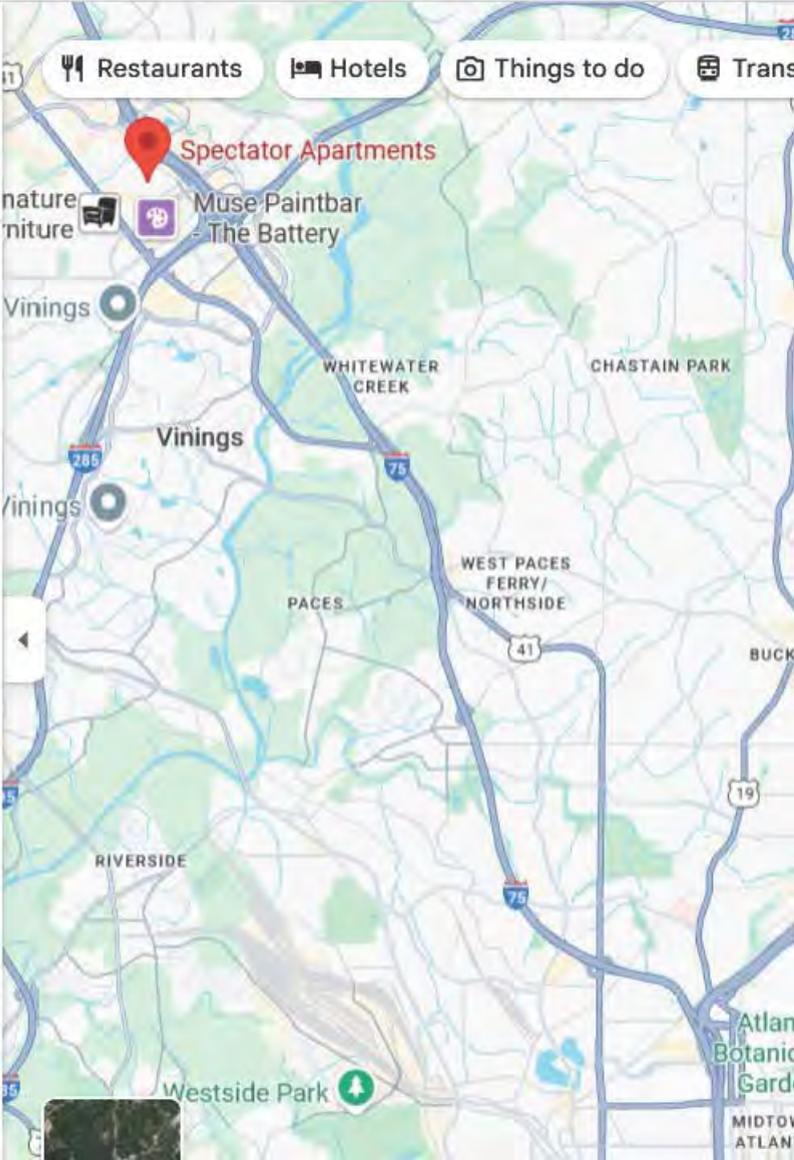
Amber Nguyen  
7 reviews · 4 photos

★ ★ ★ ★ ★ Edited a year ago

9/1/2023 Edit:

It's so unfortunate that I am updating my review in a negative manner. While I initially enjoyed my first year of living here enough that I resigned a lease for another year, things have **only gotten worse in regards to fire alarms, pet waste, trash pick up, and the parking garage gate breaking down consistently.**

Spectator started as very nice and luxury building, but I am at my breaking point today as the fire alarms went off for almost 5 hours straight, starting at 3 am and ending at 8. **The fire alarms have been an ongoing issue and concern and the lack of honesty and transparency from management is appalling.** We resigned our lease with the impression that the fire alarm issue was fixed as we didn't have any incidents for a period and now it's back to being almost a weekly occurrence at this point. I strongly suggest you do your research and due diligence before you move in.



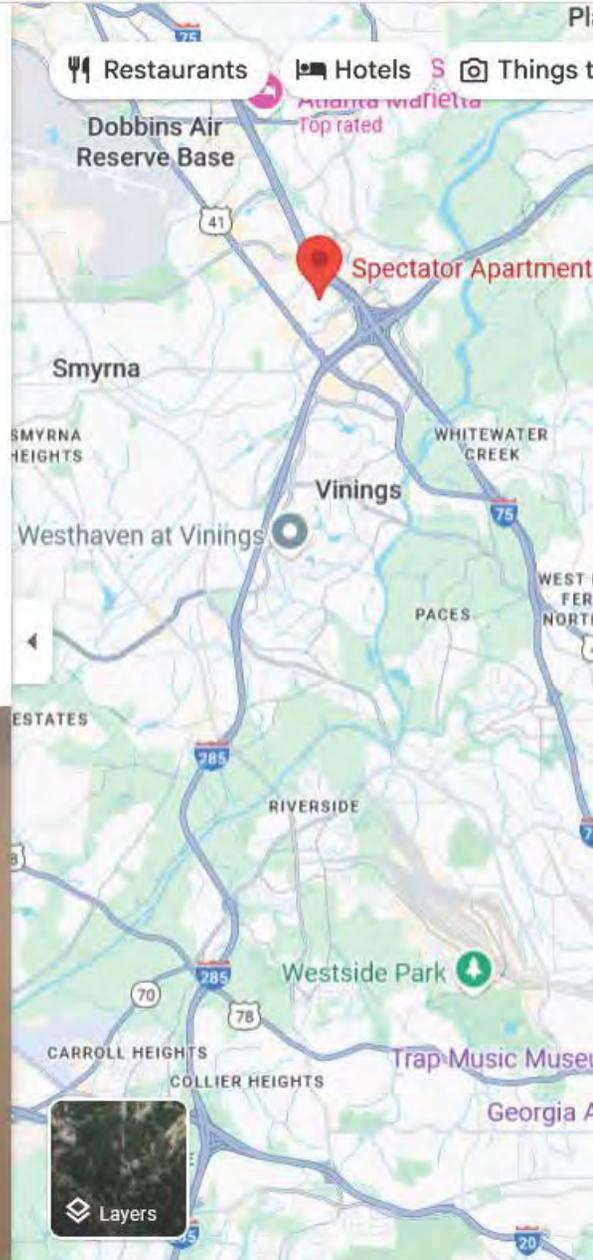
Spectator Apartments

Overview Reviews About

**D** Denis Sconzo  
4 reviews · 1 photo

★☆☆☆☆ a year ago

The fire alarm is broken. It goes off about once every two weeks at random times in the day. Management will give you the runaround and say they are working on getting it fixed, they get a new fire alarm company to check it out, and nothing gets fixed. The apartment has received the below posting from the fire marshal multiple times and nothing has been done. Don't move here!



Spectator Apartments

Overview Reviews About

QA QA  
Local Guide · 20 reviews · 17 photos

★☆☆☆☆ Edited 5 months ago

Okay it's been years and you still hvent fixed the alarms going over at least 6x a year. You replaced management but still have the same trash alarm system . At this point give us something off our rent whenever this happens maybe that will force yall to do something. Pissing me off. If I lose my hearing even just a little bit I'm going to sue u. This is February 22nd the alarm went off.

It's February 23 Sunday and it went off again !

If it's ever a real fire , people will still be in their homes bc it's no longer an emergency. You guys aren't gonna last in office just like the last people if u don't get a hold of this. Each apartment is near \$2000 a month to stay here.

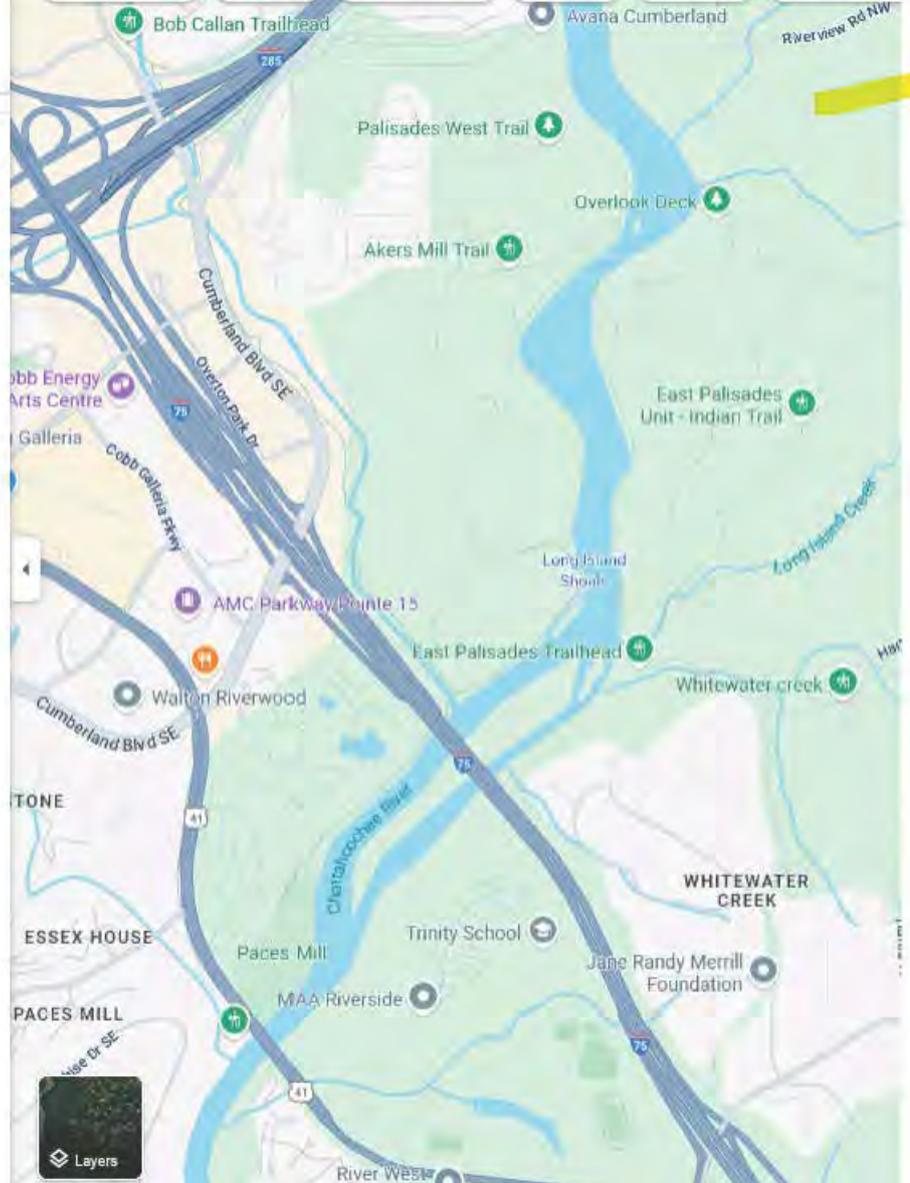
I'm seriously about to report you guys.

1 Share

**Response from the owner** 5 months ago

We regret to hear about your dissatisfaction. Regarding the alarm malfunction, this was due to a water line break caused by the freezing temperatures. Unfortunately, this led to the alarm system sensing that the sprinkler system was out of commission. Additionally, we are unable to turn off the sprinkler system, regardless of weather. The sprinkler system is being repaired today, 2.24.25. Please contact us directly at [cmspectator@liverangewater.com](mailto:cmspectator@liverangewater.com) or (404) 458-9507 if you wish to discuss this matter further. Thank you, Spectator.

Restaurants Hotels Things to do Transit Parking Pharmacie



# Spectator Apartments

Overview Reviews About

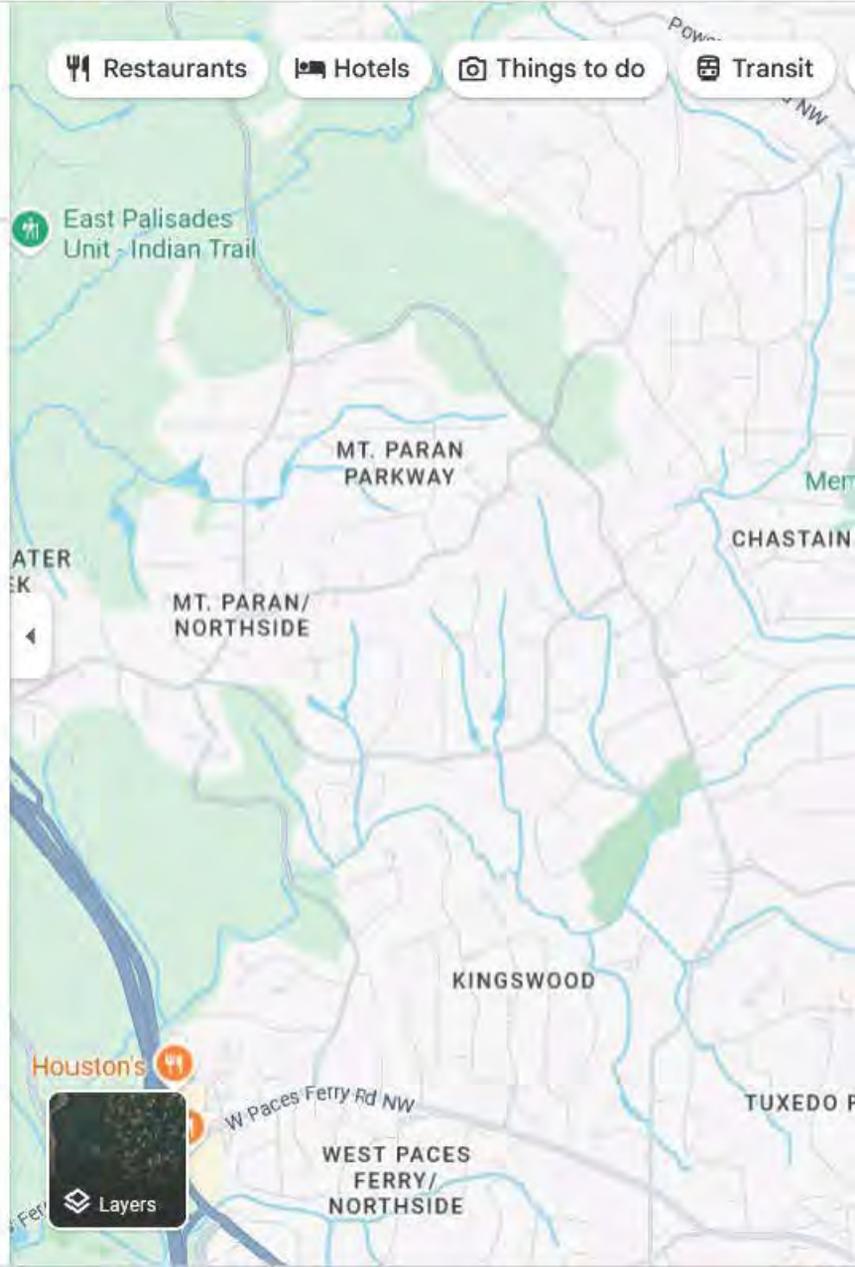
**A** Alex Jason  
2 reviews

★☆☆☆☆ a year ago

This place is an actual death trap. Imagine being groomed into not leaving your home at the sound of a fire alarm. You wouldn't suspect anything until the walls were burning around you. Then management robotically sends an email saying, "we're sorry for the inconvenience, we're desperately trying to fix it." To me it's no longer about the loss of sleep and discomfort in my home that has become all too familiar to us, but the lives that are at high risk here at Spectator. So when would you like to move in and enjoy the frequent dance of life and death?

👍 4    🔄 Share

**Response from the owner** a year ago  
We are sorry to hear about your distressing experience, Alex. Your safety is our top priority at Spectator Apartments, the fire alarms this week were due to a pipe burst in the parking deck from the freezing temperatures. If you would like, we encourage you to get in touch with us at [cdspectator@liverangewater.com](mailto:cdspectator@liverangewater.com) or (404) 458-9507 to discuss these concerns in more detail. Thank you, Spectator Apartments.



# Spectator Apartments

Overview **Reviews** About

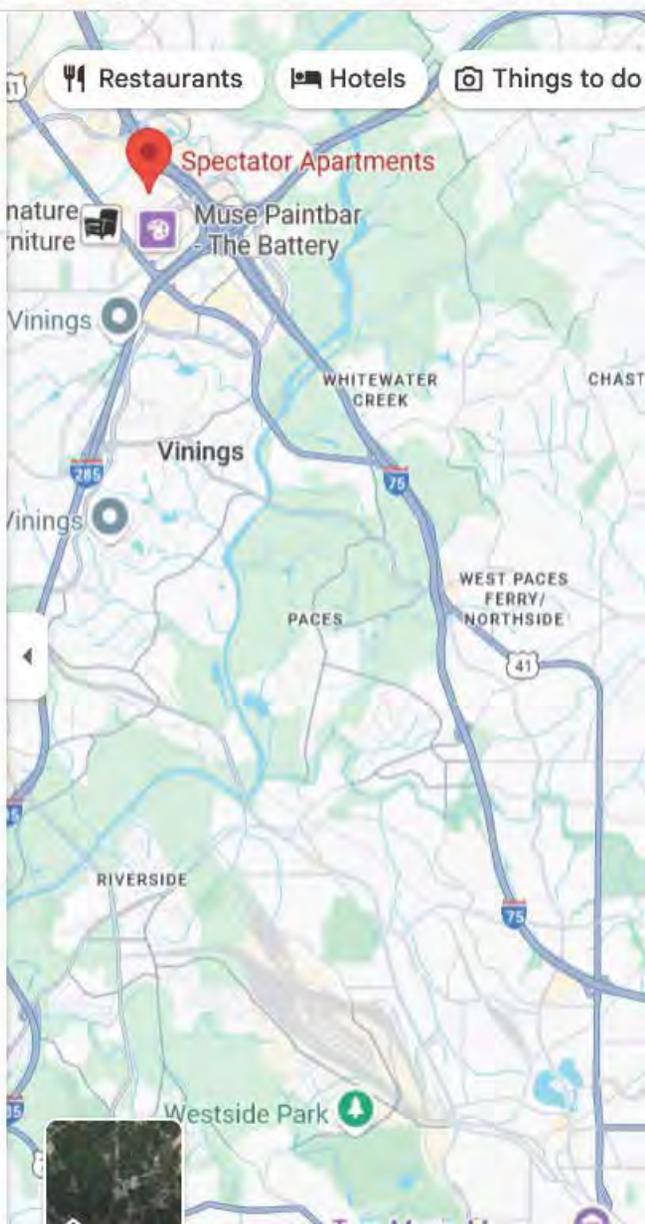
**M** Matthew Connolly  
2 reviews · 1 photo

★☆☆☆☆ a year ago

Lived here for almost two years. **Fire alarms are a non stop problem** no matter how much management claims they fixed it. **They have no sympathy for the situation and continue to nickel and dime us for everything else** along the way. They took away half the parking spaces away to make them "reserved" and no one will rent them. They even lowered the price. **They don't care about their residents, only scraping out an extra buck.** Pathetic.

👍 3    🔗 Share

**Response from the owner** a year ago  
We're genuinely sorry to hear about your frustrations, Matthew. At Spectator Apartments, we aim to provide a positive living experience for all our residents. We also want to be clear that the fire alarms were due to a pipe burst in the parking deck from freezing temperatures this week. If you wish to discuss your concerns in more detail, please contact us at [cdspectator@liverangewater.com](mailto:cdspectator@liverangewater.com) or (404) 458-9507. Thank you, Spectator Apartments.



Spectator Apartments

Overview **Reviews** About

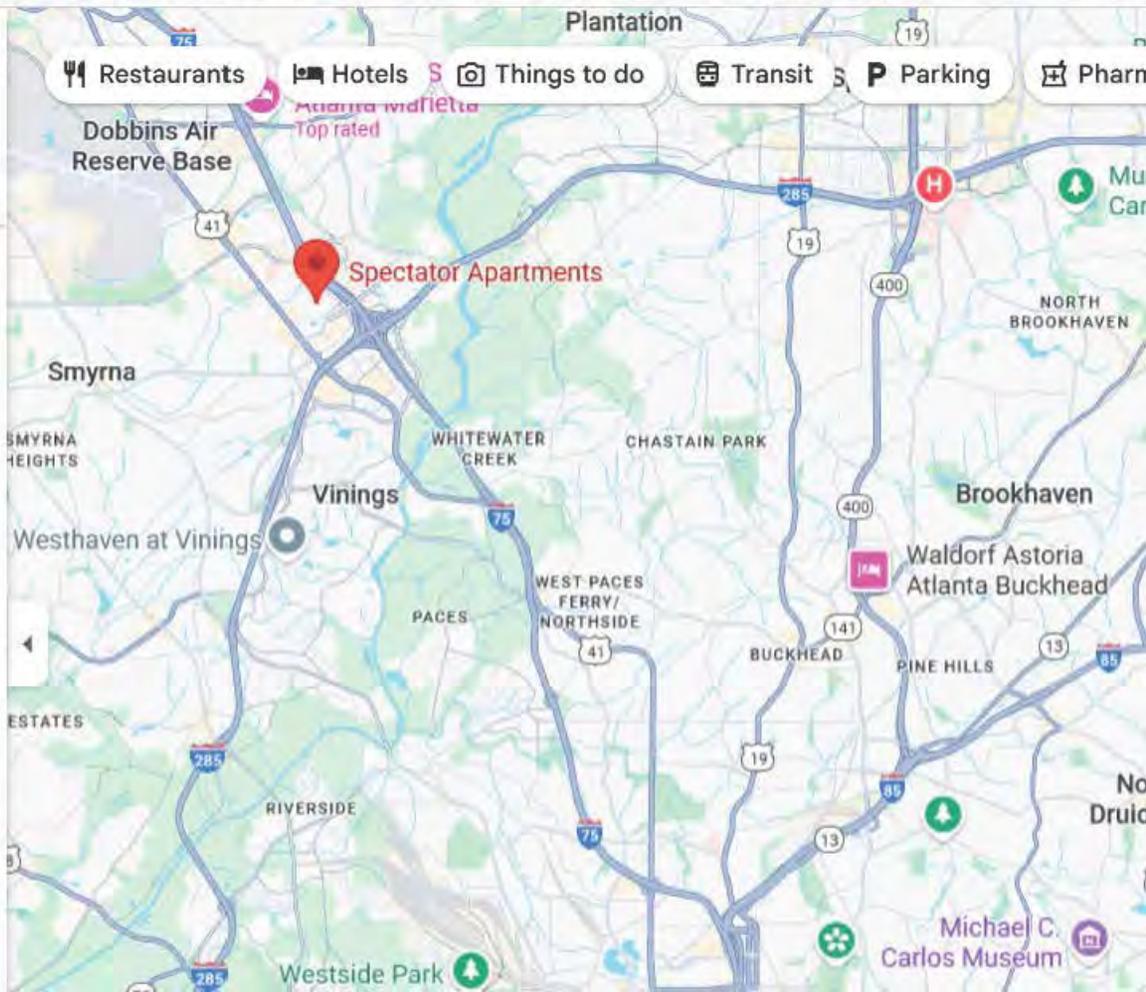
 Sarah Dean  
1 review

☆☆☆☆ a year ago

~THEY ARE REMOVING REVIEWS REGARDING THE TERRIBLE FIRE ALARM SITUATION, IT IS NOT FIXED~

12 Share

Response from the owner a year ago  
Thank you for bringing this to our attention, Sarah. We assure you that we are not removing any reviews regarding the fire alarm situation. We understand the importance of a properly functioning fire alarm and are working diligently to address any ongoing issues. If you have any specific concerns or information to share, please do not hesitate to reach out to us at [CDSpectator@liverangewater.com](mailto:CDSpectator@liverangewater.com) or 404.458.9507. Thank you, Spectator Apartments



Search bar: Story Riverside | Luxury Apart

Overview **Reviews** About

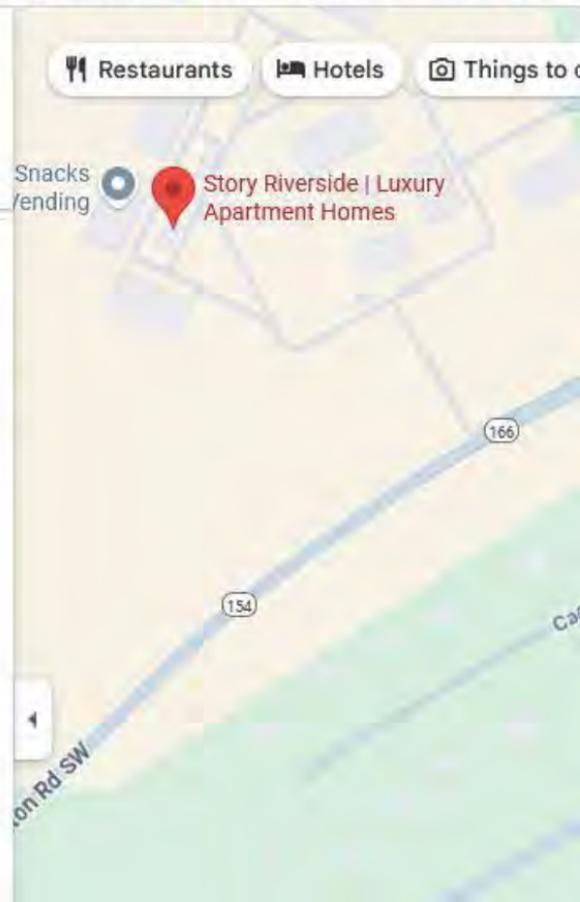
**C** Cherri Miller  
5 reviews · 1 photo

★★★★☆ 6 months ago

No major problems my dryer in my unit has been out of service for about a month and the parking sucks the residents guest take the parking!

Like Share

**Response from the owner** 6 months ago  
We appreciate your feedback and sincerely apologize for any inconvenience caused. We assure you that our maintenance team is working diligently to rectify the issue with your dryer. On the parking issue, we're actively seeking solutions to make it more convenient for all residents. Thanks for your patience.





Story Riverside | Luxury Apart

Overview Reviews About

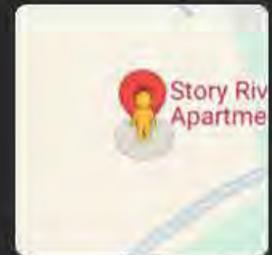
Sarah-Kristen Vazquez Local Guide · 14 reviews · 4 photos

Edited 3 weeks ago

The reviews are inflated because they raffle prizes and gift cards for reviews.

My stay here hasn't been terrible, but it definitely hasn't been stellar either. I returned from a trip to find there was flooding in my apartment and called the emergency maintenance line, they were responsive and came out to investigate and advised a bowl of water had been tipped and it wouldn't occur again. To no one's surprise, it was not a bowl of water, and my apartment flooded again. After submitting another work order they came and repaired the leak but have left me with an unfinished wall for over a month. I submitted a work order for the wall and it was closed stating all walls were painted. I replied with a picture of the unfinished wall - nothing. I allowed time because perhaps they were waiting until the repair had settled. Yet, I then followed up with the leasing office regarding the issue with no response. I only received a response upon advising that I was moving out. Despite their failure in addressing work orders, they were able to promptly respond to my email informing me they expect me to pay all lease breaking fees, despite their inability to uphold their end of the lease agreement.

Story Riverside | Luxury Apartment ... Sarah-Kristen Vazquez Photo - Jul 2025



11 1 2

storyriverside Resident Giveaway: Thank you ~~for~~ for your kind words and awesome review.

Your feedback helps us improve and it could also win you a prize. Don't miss out!

#storyriverside #atlanta #atl #weloveatl #whyiloveatl #exploreAtl #atlantaga #atlantaapartments #southfultonga #residentgiveaway

October 7, 2024

storyriverside

← Story Riverside | Luxury Apart 🔍 ✕

Overview **Reviews** About

 **Asia Wilson**  
5 reviews · 5 photos

★ ★ ★ ★ ★ 5 days ago **NEW**

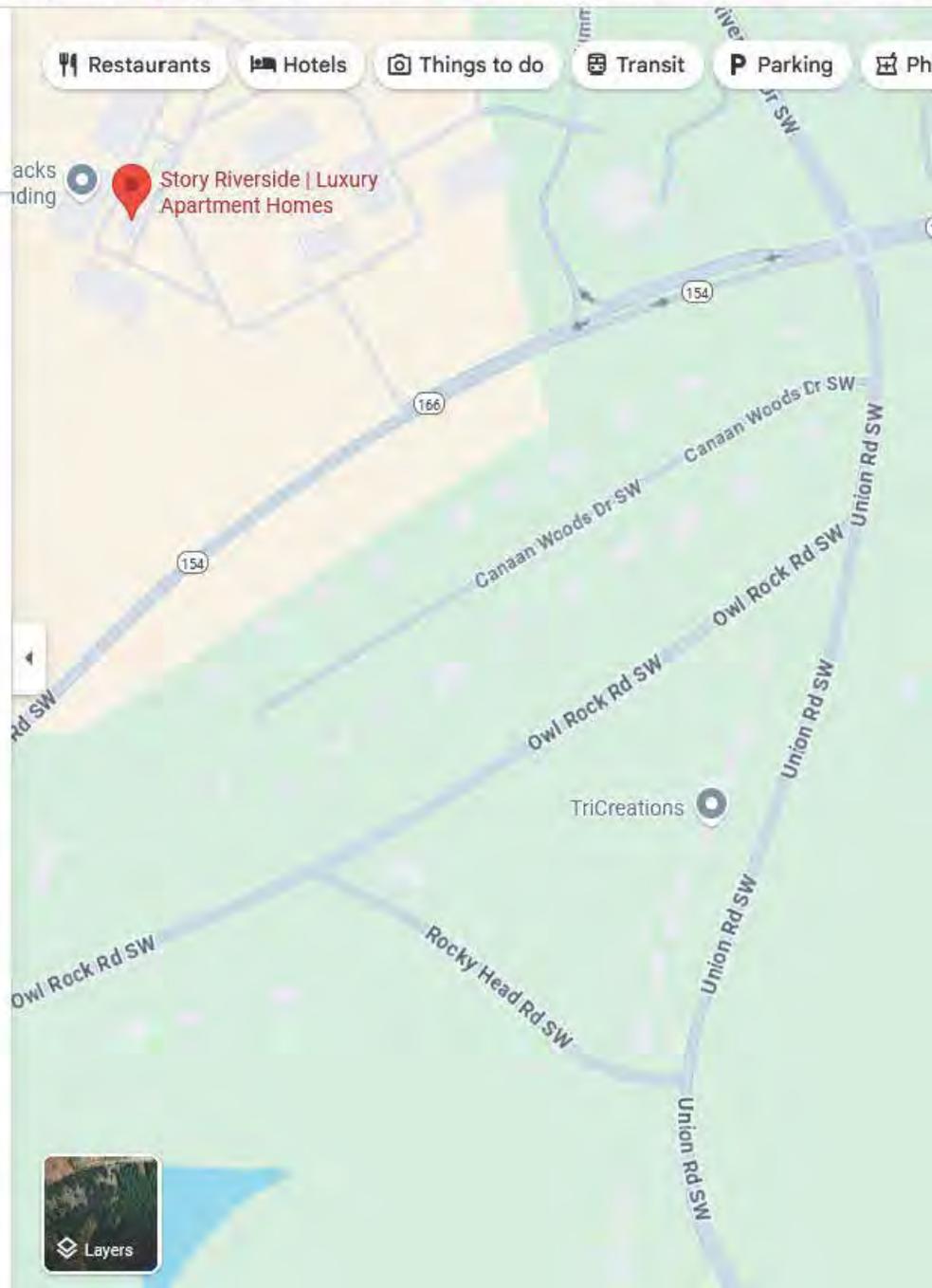
**DO NOT MOVE HERE. I'm warning you.**

I moved into Story Riverside in November 2024 from out of state. Everything seemed okay until February 2025, when I came home to my unit **actively flooding**. **Emergency maintenance didn't answer the fire department showed up before anyone from the property did.** Fulton county Fire Department confirmed it was due to a maintenance issue upstairs, yet **management denied all responsibility.** I lost electronics, personal items, and a brand-new couch.

They told me my unit was unlivable, but offered no hotel stay, no help so I had to couch-hop and find my own replacement unit on their site. I paid \$800 out of pocket to move. **They tried to raise my rent, charge a transfer fee, and restart my lease for their mistake.**

**Fast forward to July, I returned from a business trip and found my car towed.** No notice. Just gone. The new towing company (JCBA) tows if your tags "look" expired, even with valid registration. Leasing said the sticker is enough notice even if you're out of town. That's insane.

I've had 3 different property managers in less than a year. **Staff constantly changes. Maintenance is a joke.** Dog poop everywhere. Loud parties. **No accountability.** Terrible communication. Only giving one star because I have to.



Neariah Freeman 7 reviews · 4 photos

Edited 8 months ago SHOOTING OCCURRED HERE!

Unfortunately this will not be a good review. When I first moved in, the manager on the property was Marlon. He was FANTASTIC! My apartment was beautiful, I had no issues with maintenance or paying rent, everything was just as I wanted it to be. A few months down the line, things started to go down hill. My first issue being a pack of coyotes, whom attacked people on multiple occasions, and the leasing office saying there was nothing they could do, they tried to call animal control and were "waiting on a response from them." In around June, I found out I was pregnant with twins, and at this time I complained to the office that I had been chased by the pack of dogs, which they still never did anything about. It wasn't until someone got bitten by one of the dogs did they have animal control/police finally come out.

At the beginning of September, I expressed my sorrows about having to break my lease, due to being pregnant with twins, having a one bedroom, and not being able to walk to the third floor anymore. Marlon was EXTREMELY HELPFUL in this matter. I put in a 60 day notice, which they asked for, and received all payment in full up until now, me receiving my final bill. In October, the complex was involved in a shooting, where multiple homes were affected. My home specifically had bullet holes above my bed in my bedroom. I expressed that I was afraid for my life and my unborn twins, and did not come back to the apartment. I asked if there was anything the manager could do regarding refunding some of my payment, which they then ignored and never responded to any emails.

With that being said, THIS APARTMENT COMPLEX IS UNSAFE, and they DO NOT CARE ABOUT THE PEOPLE RESIDING HERE. I would suggest looking for alternatives, as you may be subject to your apartment

Story Riverside | Luxury Apartment ...

Neariah Freeman

Photo · Nov 2024



Google

Tapestry Park Apartment Homes

Overview **Reviews** About

**H** Huang Yujie  
3 reviews · 1 photo

★☆☆☆☆ 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.

Restaurants Hotels Things to do Transit Parking Pharmacies

Tapestry Park Apartment Homes

Town Center Dr

Constantine Rd

← The Exchange 🔍 ✕

Overview Reviews About

★ a month ago

Living here has been a huge disappointment due to ongoing cleanliness, maintenance, and security issues. Trash regularly piles up for days, attracting rats and creating an unhealthy environment, while the trash chute is frequently broken. The parking lot is filthy, with a persistent urine smell and even dead rodents left uncleaned. Amenities like the coffee machine, gym wipes, and dog waste bags are rarely maintained, and the entry gates often don't lock, leaving residents feeling unsafe.

To make matters worse, management is unresponsive and often provides conflicting or misleading information about repairs and services. It's frustrating to see them posting fake five-star reviews instead of genuinely addressing residents' concerns. I would not recommend this place until there are real improvements and honest communication from the management team.

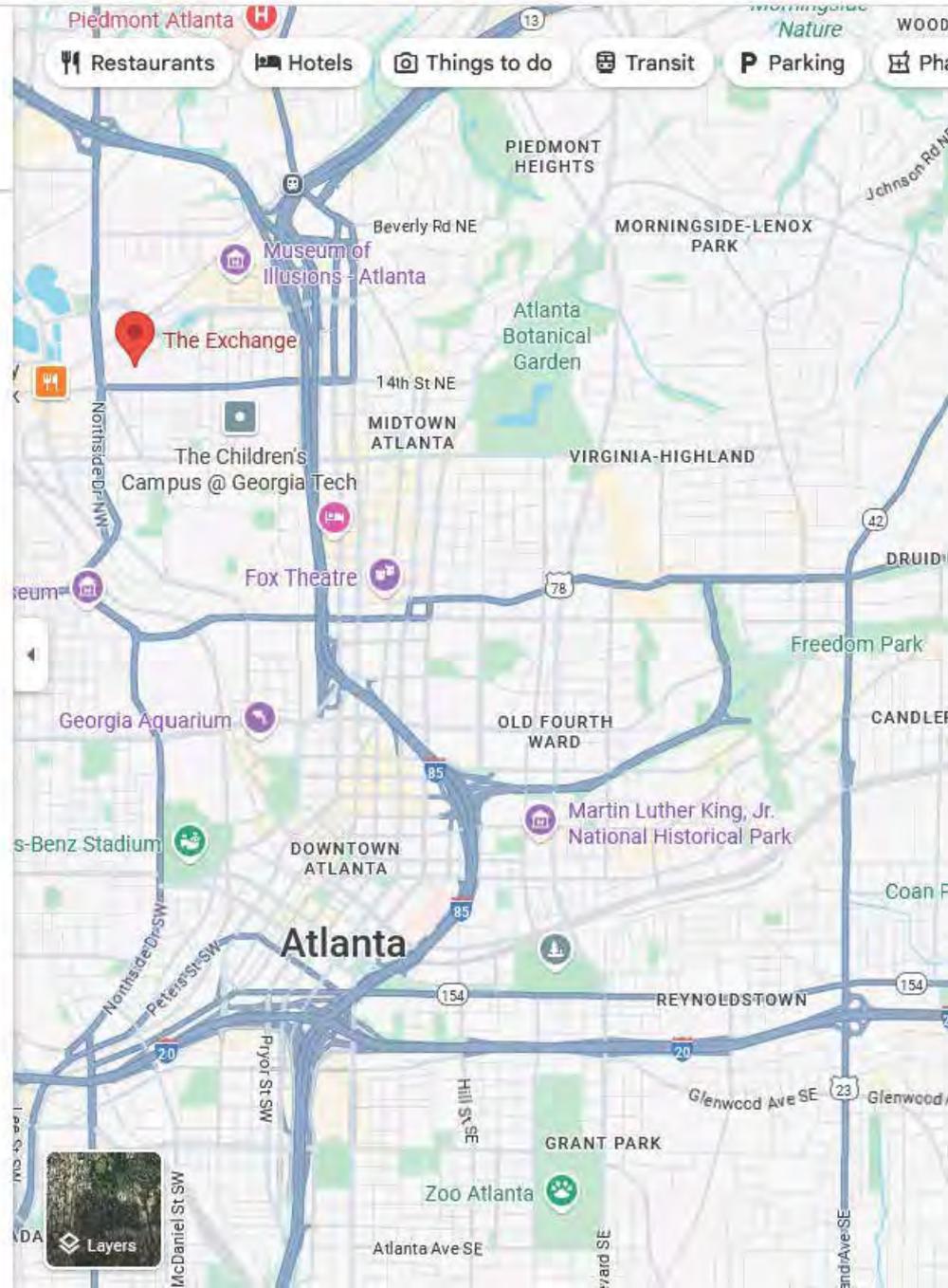
👍 Like    🔄 Share

Response from the owner a month ago

Hi Rajeshwari,

Thanks for reaching out and sharing your feedback; we truly value it. Our goal is to provide a comfortable community and responsive service for all residents.

We were aware of the recent compactor issue, which was caused by oversized items. Repairs have been completed, and it's now good to go. We're also



← The Exchange 🔍 ✕

Close

Overview Reviews About

 **Sagar Nagarajan**  
7 reviews

★☆☆☆☆ a month ago

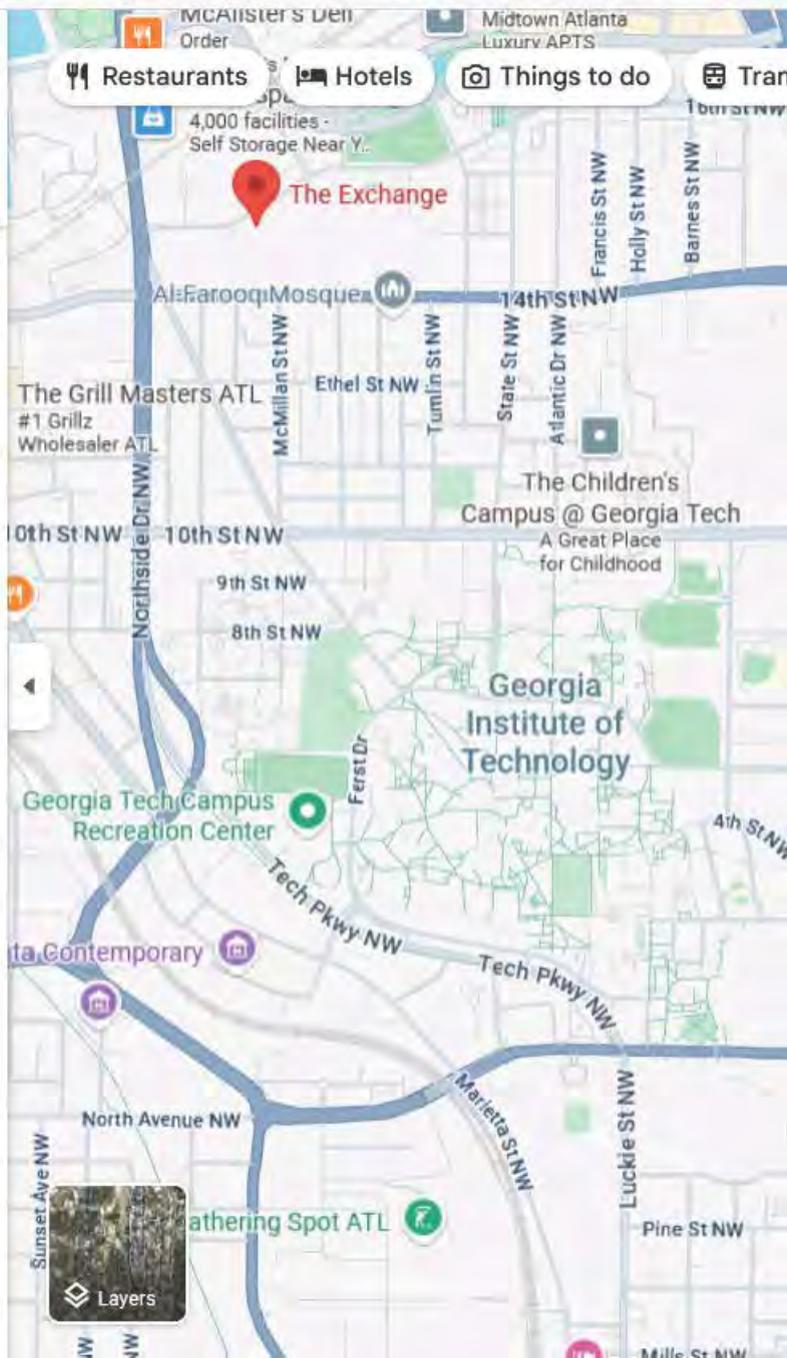
I signed the lease assuming I would live in a gated complex-- little did I know this place aimed to foster morbidly obese rodents in this junk yard. Almost like a chicken farm, but with uncaged rodents eating rotten food off the parking garage. Also management treats tenants like the pests and the fruitflies like they belong here.

Oh and management will not have time to address your issues because they're busy creating fake accounts to leave 5 star reviews on google for this apartment. Reality is the apartment barely scores a 1.8/5 so choose wisely.

👍 Like    🔗 Share

**Response from the owner** a month ago

Hi Sagar, Thank you for contacting us. We genuinely appreciate residents like you sharing their feedback, as it helps us ensure everyone enjoys a comfortable apartment community and responsive service. Regarding the compactor, we were aware of the recent issue, which was indeed due to oversized items being placed inside. We're happy to report that repairs have been scheduled and completed, so it



The Exchange

Overview Reviews About

Ra R 1 review · 14 photos

a month ago  
I've been living here for over two years, and unfortunately, the condition of the apartment complex has declined drastically under the current management.

If you enter through the garage, you're immediately greeted by a strong smell of urine, which has persisted for weeks without being addressed. On the second floor, there's been vomit on the staircase that hasn't been cleaned. Cleanliness in the garage is nonexistent, and the garbage disposal area remains in poor condition despite multiple complaints from residents. I dont even remember when was the pressure washing done last time. The attached photos were taken this morning.

The gate near the leasing office doesn't latch properly and slams loudly every time someone opens it. The emergency door was broken for months - surely a safety code violation- allowing unrestricted access to the building. It was only repaired recently.

We're being charged for a package locker system (Luxer), but lately, packages are just left on the floor because the lockers are always full. This results in a chaotic pile of deliveries and potential for missing items.

Trash collection is another issue - sometimes it takes 2-3 days to get picked up. In the meantime, trash bags are left out in the hallways, creating a persistent foul odor.

There's also a clear double standard when it comes to rules. Residents are often reminded not to park in the "Future Resident" spots, yet office staff regularly park their own cars there. Additionally, this is supposed to be a non-smoking community, but I've personally witnessed office personnel smoking on their patios



The Falls at Forsyth Apartm [Search icon] [Close icon]

Overview **Reviews** About

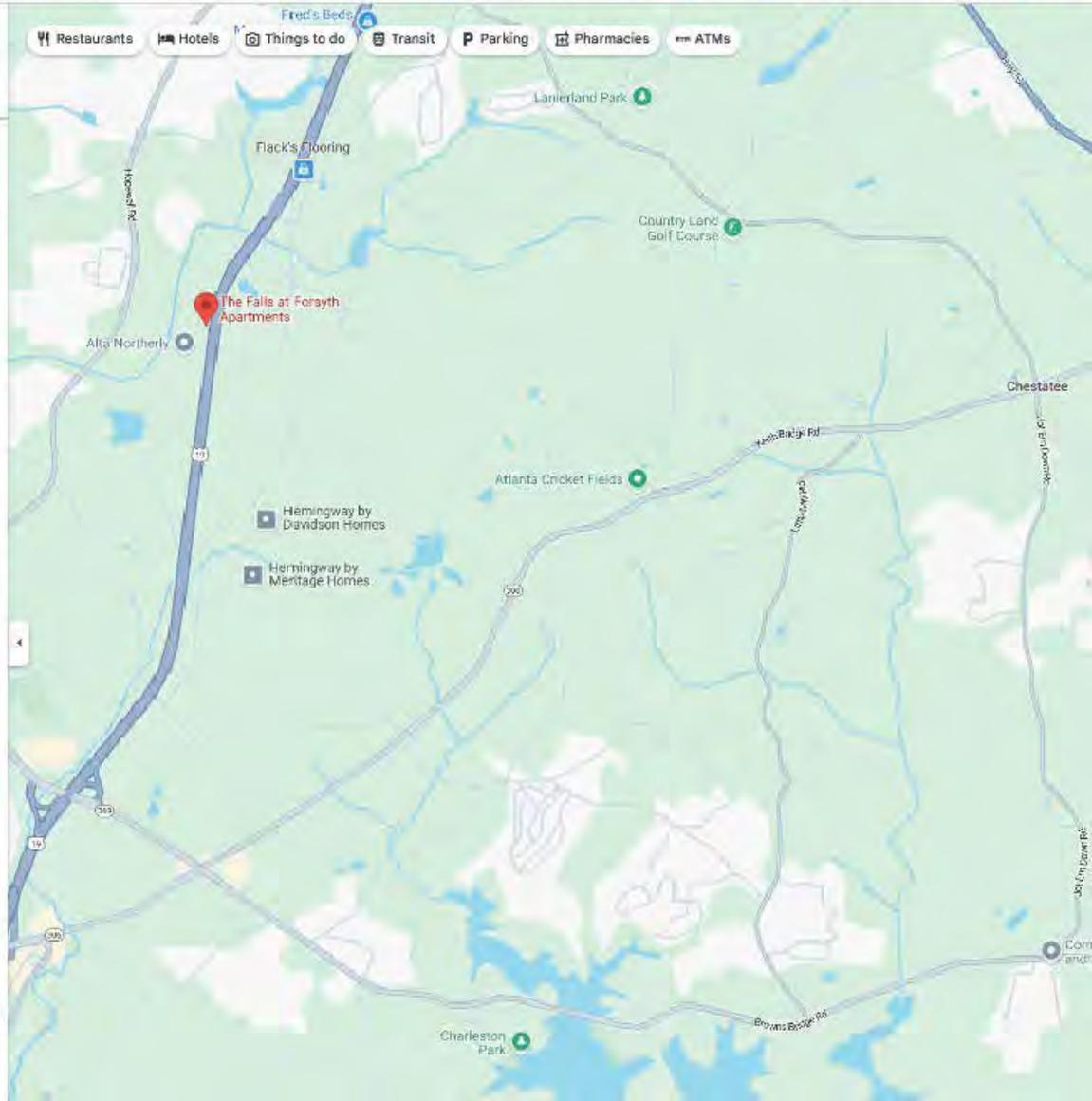
**N** Nicole Murray  
1 review

8 months ago

Don't fall for the charm they show when you are touring or communicating with them about leasing an apartment at The Falls. **They hound you for reviews by offering gift cards and stuff for good reviews, so be cautious of all of the 5 star reviews.** I lived there for 2 years. The ladies in the leasing office are rude, especially when you have an issue. They treat you like children with lease violations (threaten you to revoke your lease, ask you to come to the office like a 10 year old to meet with anyone who contacted the leasing off about you and hash it out in front of them). They charge you for so many things that raise your rent \$100+, and the fees are not consistent. **ANTS INFEST YOUR HOME EVERY YEAR FOR MONTHS, although they change you for pest control and it doesn't control any pests.** The maintenance crew is awful. My AC went out a total of 4 times while living there in the summer and they wouldn't come on the weekend when it went out even though the house was 90 degrees. **Mold is coming from the vents because the ducting is covered in it. My washer motor went out and wouldn't drain the washer water so they ordered a new motor for it and left the water in the washer for a week so the apartment smelled like stinky midew water.** They don't notify you before entering your apartment for any "repairs". Its a nightmare. I could type more but my hands are getting tired. They are uppity and it isn't worth the price you pay to live there to stress and be annoyed 80% of the time. Just run. They are building newer and better apartments all over the county, I would highly recommend you try one of those!

3 [Share icon] Share

**Response from the owner** 8 months ago  
We're genuinely sorry to hear that your experience with us did not meet your expectations, Nicole. At The Falls at Forsyth, we strive to provide an enjoyable living environment and it's disappointing to hear that we fell short in your case. We'd appreciate the opportunity to discuss your experiences further and see how we can improve. Please reach out to us at [cmfallsatforsyth@liverangewater.com](mailto:cmfallsatforsyth@liverangewater.com) or (844)-988-0926. Thank you, The Falls at Forsyth.



1e Falls at Forsyth Apartments



# The Falls at Forsyth Apartments

4.7 ★★★★★ (437)

Apartment rental agency - ♿

Overview

Reviews

About



Directions



Save



Nearby



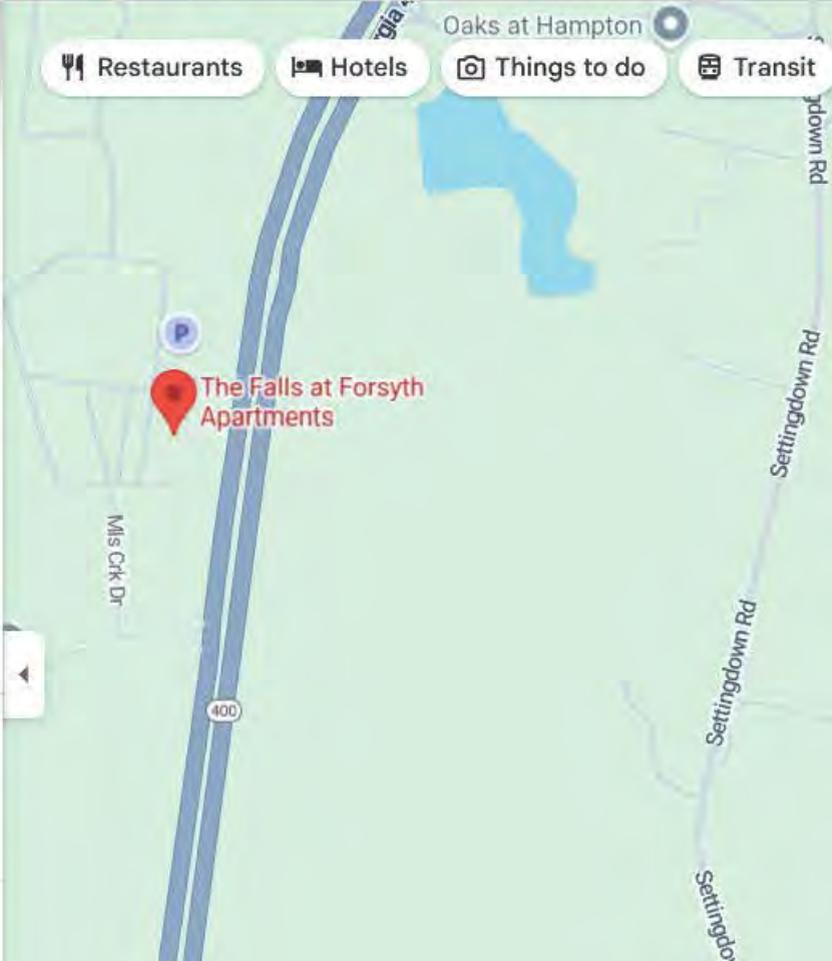
Send to phone



Share



5310 Falls Dr, Cumming, GA 30028



The Falls at Forsyth Aparter

Overview **Reviews** About

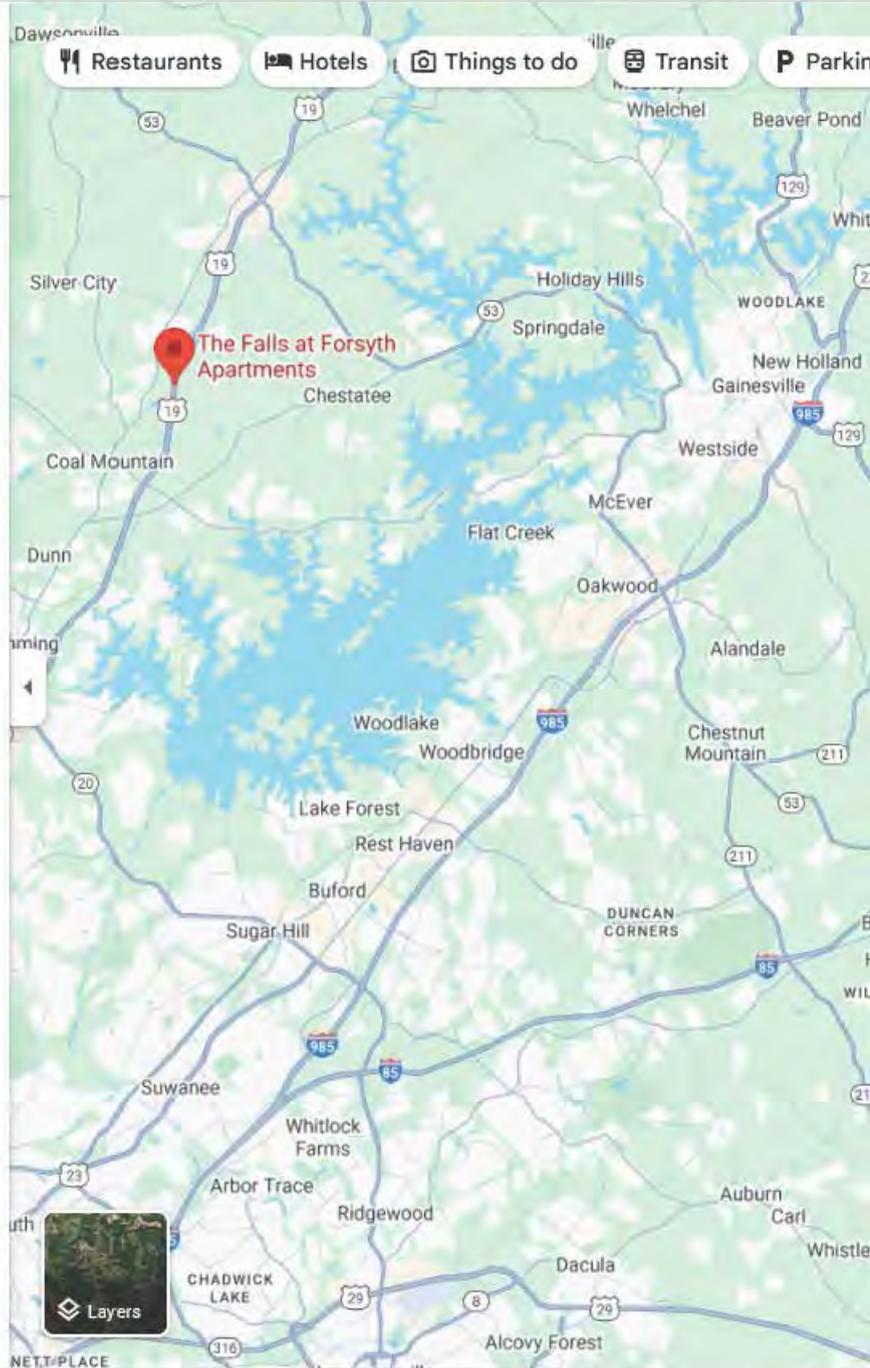
**Jorge Hopkins**  
2 reviews

★ ★ ★ ★ ★ 9 months ago

**FAKE REVIEWS:** Most of their reviews are fake. Be aware. These people are the biggest scammers. They tack on all kinds of unknown fees that adds up to over \$100/ month. DO NOT MOVE HERE. They lie about everything during the showing to get you to sign the lease and get their commission. Their maintenance team is non existent. They hire the worst pest control and make you pay for it. All the units are infested with roaches. Deb is the crankiest rude old lady here. She is useless and rushes people off the phone. Gates are always down: Not safe. Cars have been broken into. If anything goes wrong in your unit, you are on your own. Maintenance never responds. Don't be fooled by how the outside of the property looks. Once you are in, it's a dumpster. There's dog waste everywhere in the stairways. They need to hire competent people to run this property.

👍 5    🔗 Share

**Response from the owner** 9 months ago  
We're sorry to hear about your dissatisfaction, Jorge. We strive to provide the best service and living conditions possible for our residents, and it's disappointing to hear that your experience has not met your expectations. We take your concerns seriously and we want to assure you that we are committed to addressing these issues. Please contact us at [cmfallsatforsyth@liverangewater.com](mailto:cmfallsatforsyth@liverangewater.com) or (844)-988-0926 so we can discuss your concerns further. Thank you. The Falls at Forsyth



The Ivy at Ariston



Overview

Reviews

About



Dia Phillips

10 reviews · 7 photos

★★★★☆ 5 months ago

A nice community to live in. The staff is very pleasant and responsive. However, there is no such thing as normal wear and tear, you will be charged upon moving out. Make sure to report anything of concern while leasing, I mean every thing!



Like



Share

Response from the owner 5 months ago

It's great to know that you've found The Ivy to be a pleasant community and that our staff has been responsive to your needs, Dia. We understand your concerns about move-out charges and want to assure you that we follow standard industry practice. We encourage all our residents to promptly report any issues so we can address them. Your feedback is valuable to us. For any further concerns, feel free to contact us at 470-238-2742 or cmivy@liverangewater.com. Thank you, The Ivy.

Restaurants

Hotels

Things to do



The Ivy at Ariston

Mall of Georgia Blvd

ation 18

Dakota Mill Creek

The Reserve at Ivy Creek Apartment Homes



## The Lakes

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

 **Current Resident 923410** Verified  
Verified Resident • 2019 - 2021

★ ★ ☆ ☆ ☆ 2

7/3/2021

There is no community here. The main office appears to be polite and professional but when presented with problems the are not taken care of. The maintenance creepily stares at you and doesnt care about your issues with the living space either.

 Helpful  Report

### Property Manager Response

7/6/2021

Thank you for taking the time to express your reservations. 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 706-569-6900, or send me an email at [cdlakes@liverangewater.com](mailto:cdlakes@liverangewater.com). Thank you. - Michelle Johnson, Community Director

[\[Show Less\]](#)

## The Lakes

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

Updated Review

 **Current Resident 776087** Verified  
Verified Resident • 2020 - 2022

★☆☆☆☆ 1 ▾

12/1/2022

At first it was nice, quiet and clean but now is HORRIBLE. Garbage all over hallways, ground, dog poop everywhere that no one seems to pick up. Loud people coming late at night with car radios blasting loudly, drunken people vomiting on apartment steps, throwing garbage all over the place, and many people walk their dogs without leashes which I've been chased after while walking my dog. I really hate the place now, ever since the previous maintenance people left the company this apartment complex has gone downhill. I have reported this, emailed them pictures and still nothing has been done. I am strongly considering to leave this place I call the -----, once my lease is up. It is sad when my kids tell me they don't want to go the our hoke because it doesn't feel like a home anymore. When kids notice how dirty and unsafe their living area is, that is asign it's time to leave.

 Helpful  Report

### Property Manager Response

12/1/2022

We are sorry to see that you have not had the positive experience that we seek to provide all our residents and guests. We would like the opportunity to speak with you personally and ask that you come by our office or call us at (706) 569-6900 when you have time. Thank you. - The Lakes Apartments, Community Director

[\[Show Less\]](#)

The Reid Apartments

Overview Reviews About

**M** Michael  
2 reviews

★ ★ ★ ★ ★ 2 months ago

The building doors do not lock, it's been broken for months. The lighting in the hallway is very dark and boxes are left in the hallways over days. There was recent shooting here and I found red stains in the carpet. It was cleaned and not replaced.

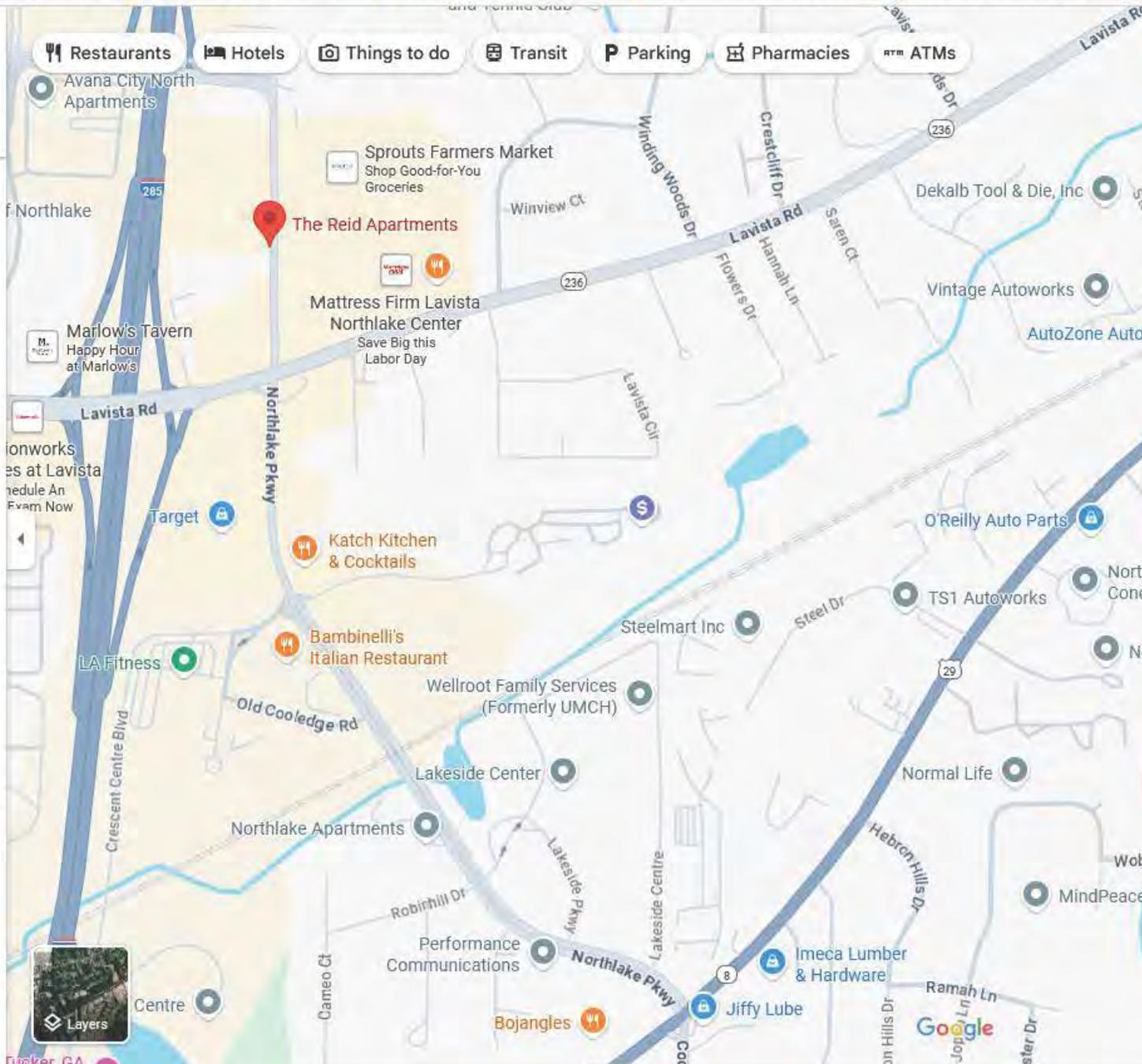
👍 1    Share

**Response from the owner** 2 months ago  
Thank you for bringing your concerns to our attention, Michael. We aim to provide a well-maintained community that offers residents peace of mind, and we regret if that is not your experience. We would like to speak with you so we can better address your feedback. Please contact us at [residentrelations@liverangewater.com](mailto:residentrelations@liverangewater.com) when you have a moment. We look forward to hearing from you.

**L** Larry Britain  
1 review

★ ★ ★ ★ ★ 2 months ago

The upkeep of this community has been going down while the prices go up for rent. The trash bins are overflowing and attracting roaches and rats. Everyone is so nice and smiling from ear to ear to get your money and after down hill.



The Reid Apartments

Overview **Reviews** About

**jasmine lee**  
2 reviews

5 months ago

My car was broken into and they stole my daddy ashes  
i dont think i could ever come back from this.

PLEASE INQUIRE ABOUT THE CRIME RATE BEFORE MOVING HERE... the entire neighborhood have the same situations happen. I fear for my well being living here. Also, there has been a huge drug bust here google it! ...

4 Share

**Response from the owner** 5 months ago  
We're truly sorry to hear about your experiences, Jasmine. At The Reid, we aim to provide a comfortable living environment for all our residents, and we regret if your experiences have not reflected this. Unfortunately, crime has no address and can occur anywhere. We value your feedback as it helps us improve our community. We encourage you to reach out to us directly at [cmthereid@liverangewater.com](mailto:cmthereid@liverangewater.com) or 470-300-8581 so we can address your concerns in more detail. Thank you, The Reid.



The Reid Apartments

Overview **Reviews** About

towards resolving them. Thank you, The Reid.

Noah Shine  
6 reviews

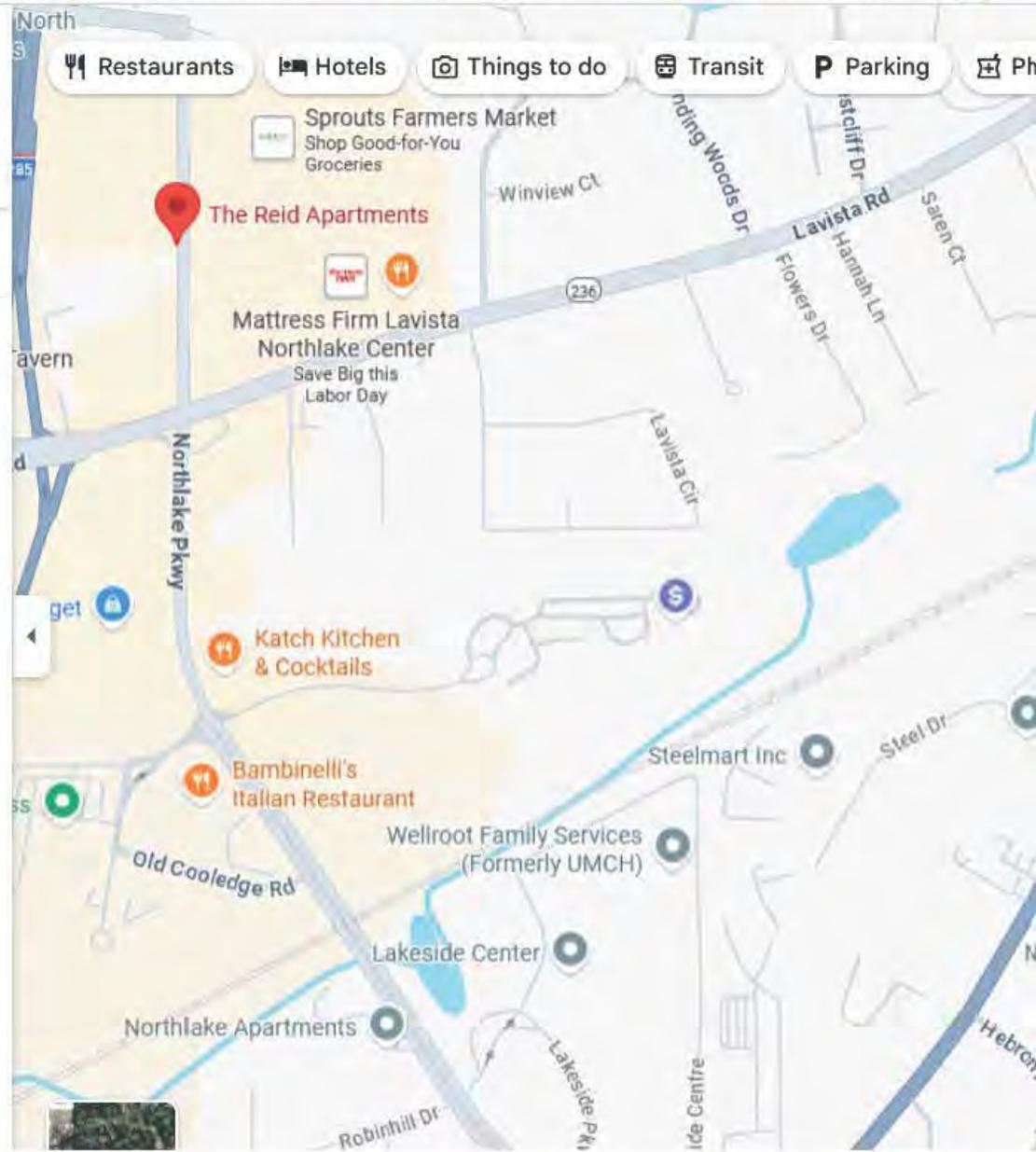
2 months ago

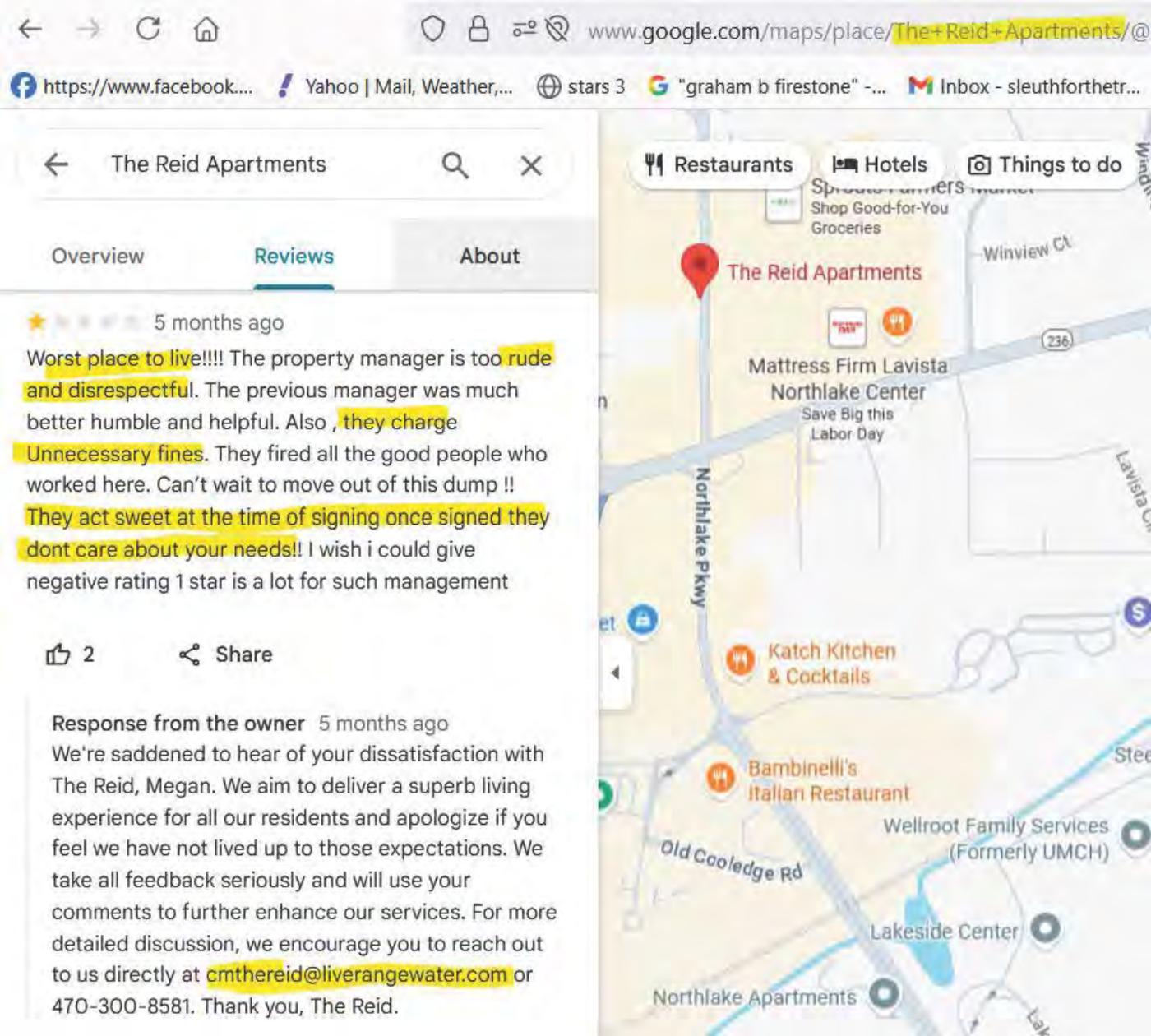
I'm disappointed with the apartment complex, the maintenance is very low quality. I found roaches at the bottom floor and the elevator gets stuck. If only the apartment complex was kept as clean and hygienic as the leasing office.

I can't ever get anyone on the phone, it's always goes to voicemail. I walk into the office there is no one to be found.

Like Share

Response from the owner 2 months ago  
Hi Noah, although I cannot find you in our system, our goal is to provide the best living experience with friendly, attentive service. We're sorry to hear that we haven't fully met your expectations. We'd love the opportunity to discuss how we can better serve our residents. Please reach out to us at cmthereid@liverangewater.com.





← The Reid Apartments



Overview

Reviews

About

★☆☆☆☆ 5 months ago

Worst place to live!!!! The property manager is too rude and disrespectful. The previous manager was much better humble and helpful. Also, they charge Unnecessary fines. They fired all the good people who worked here. Can't wait to move out of this dump !! They act sweet at the time of signing once signed they dont care about your needs!! I wish i could give negative rating 1 star is a lot for such management



2



Share

Response from the owner 5 months ago

We're saddened to hear of your dissatisfaction with The Reid, Megan. We aim to deliver a superb living experience for all our residents and apologize if you feel we have not lived up to those expectations. We take all feedback seriously and will use your comments to further enhance our services. For more detailed discussion, we encourage you to reach out to us directly at [cmthereid@liverangewater.com](mailto:cmthereid@liverangewater.com) or 470-300-8581. Thank you, The Reid.

🍴 Restaurants

🏨 Hotels

📷 Things to do

The Reid Apartments

Mattress Firm Lavista  
Northlake Center

Save Big this  
Labor Day

Katch Kitchen  
& Cocktails

Bambinelli's  
Italian Restaurant

Wellroot Family Services  
(Formerly UMCH)

Lakeside Center

Northlake Apartments

The Reid Apartments

Overview

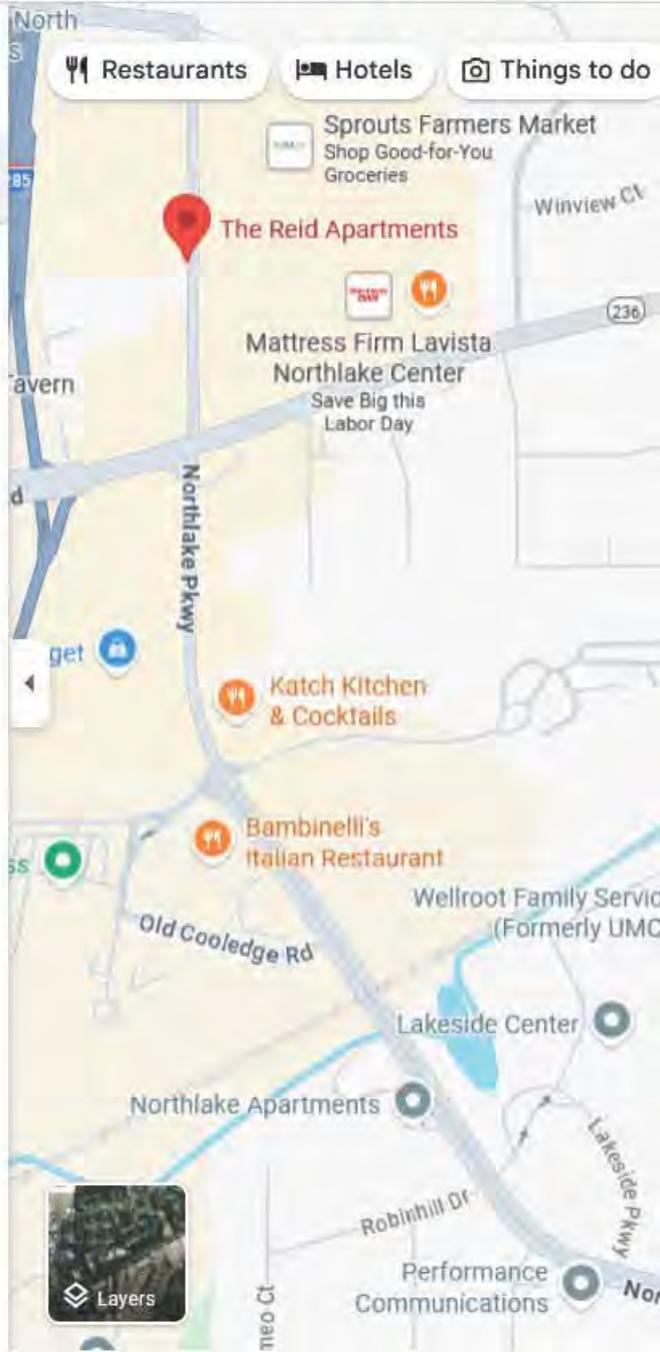
Reviews

About

Susie Bougee  
5 reviews · 3 photos

★★★★☆ Edited 11 months ago

I've been living here since 2022 all i can say is things have definitely changed. Let's start by as soon as you pull up to the entrance of the property you're greeted with CAUTION tape. Let's talk about how the visitor gate has been down for the past month which means any time guests arrive or you're looking to receive any type of delivery you have to go downstairs to the gate and use your key fob to buzz them in. The call box barely works by the way. Constant emails speaking about quiet hours that aren't enforced. The encouragement to reach out to the courtesy officer for noise complaints but when you do they ARE NEVER on the property and don't follow up whenever they arrive to the property. Let's talk about the parking or rather the lack of it! Let's talk about the emails speaking on pool rules that say that each tenant can have up to two guests at the pool at a time but tenants are throwing FULL parties and bbqs at the pool with 10-20 guests at a time instructing they're guests to park in the already limited parking spaces for residences. And last but not least lets address reaching out to the staff for help and getting brushed off or met by them simply not having any type of solution and not caring enough to try to figure one out. The staff seems nice enough they just never have an answer for what's happening on the property. It's disheartening and depressing. Anyway a



The Reid Apartments

Overview **Reviews** About

**Lamarcus Bailey**  
1 review · 1 photo

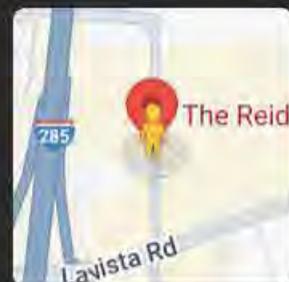
★☆☆☆☆ Edited 2 months ago

They are nice but a few things that bother me about the place the pool is closed in the middle of summer here are giant rats by the pool area where the trash cans are literally walked to the pool a while back with my kid and boom a dead rat by the grills by the pool area and they charge an arm and a leg for rent just for them to keep changing management it's ridiculous honestly not only that further more so one was shot in this gated community this morning there is no security guard on duty and to top it all off the a woman that was shot on 5/8/25 is in critical condition sad how these apartments charge a arm and leg and u cant even feel safe a 40 year old woman was shot and I'm afraid for my mom to stay here now they have to get it together

**The Reid Apartments**

Lamarcus Bailey

Photo - May 2025



2:39 5G E 100

incident.

- Police are still searching for suspects and are asking the public to submit tips anonymously via the Tip411 app or by texting "DKPD" to 847411.

**DEKALB COUNTY, Ga.** - DeKalb County Police are investigating a shooting that left a woman critically injured early Thursday morning.

**What we know:** Officers responded around 6:33 a.m. to reports of gunfire at an apartment complex in the 2100 block of Northlake Parkway. When they arrived, they found a woman in her 40s who had been shot multiple times. She was taken to a local hospital in critical condition.

A second woman at the scene had been pistol-whipped and sustained minor injuries, according to police.

2:39 5G E 100

incident.

- Police are still searching for suspects and are asking the public to submit tips

The Spoke at Peachtree Corners

Overview

Reviews

About

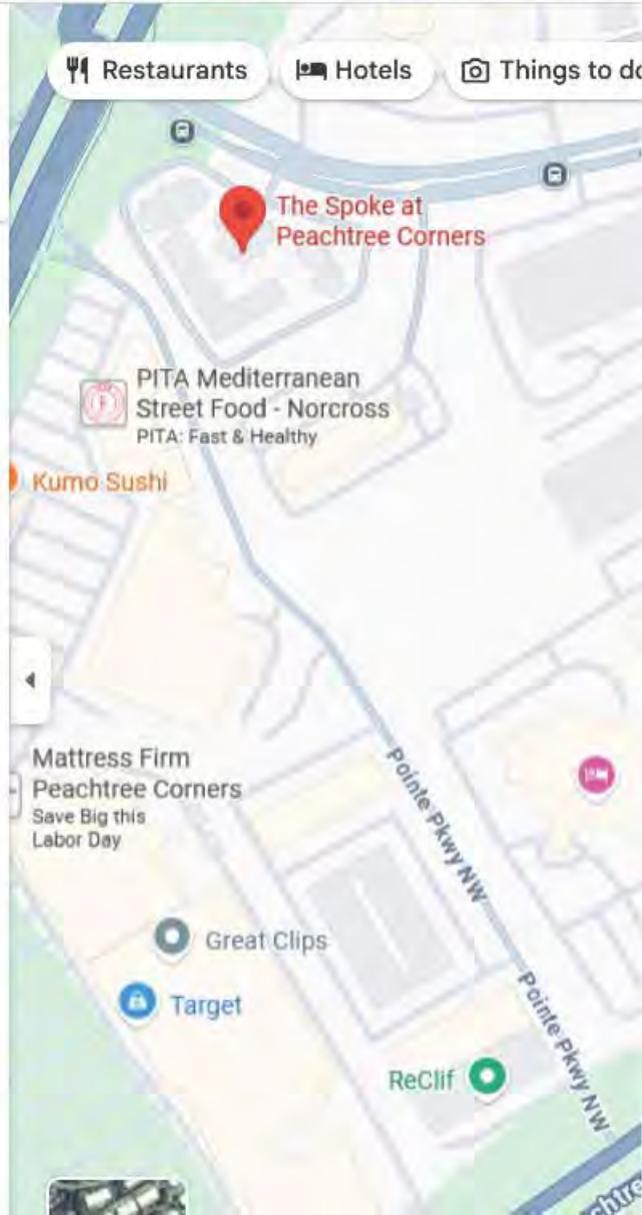
Anish Patel  
2 reviews

3 weeks ago NEW

Avoid This Apartment Complex at All Costs – Especially If You're on a Budget PART 1

I very rarely write reviews, but my experience here was so frustrating and disappointing that I feel compelled to warn others. If you're considering living here, don't. Especially if you're on a budget or expect even basic competence from your apartment management. This place is a money trap, and the management makes things far worse.

Let's start with utilities. This complex aggregates utilities across all units and splits the total bill among residents, regardless of your usage or apartment size. My unit is ~400 sq ft, and I'm barely ever home due to work. I'm out early in the morning and back late at night – and yet I was consistently charged an extremely high amount for electricity/water/gas. It's way more than my parents pay for an entire house. There's no transparency and no incentive to conserve power because you're paying for everyone else's usage anyway.



# The Spoke at Peachtree Corners

Overview **Reviews** About

**Khanh Kieu Dang**  
2 reviews

★☆☆☆☆ Edited 2 months ago

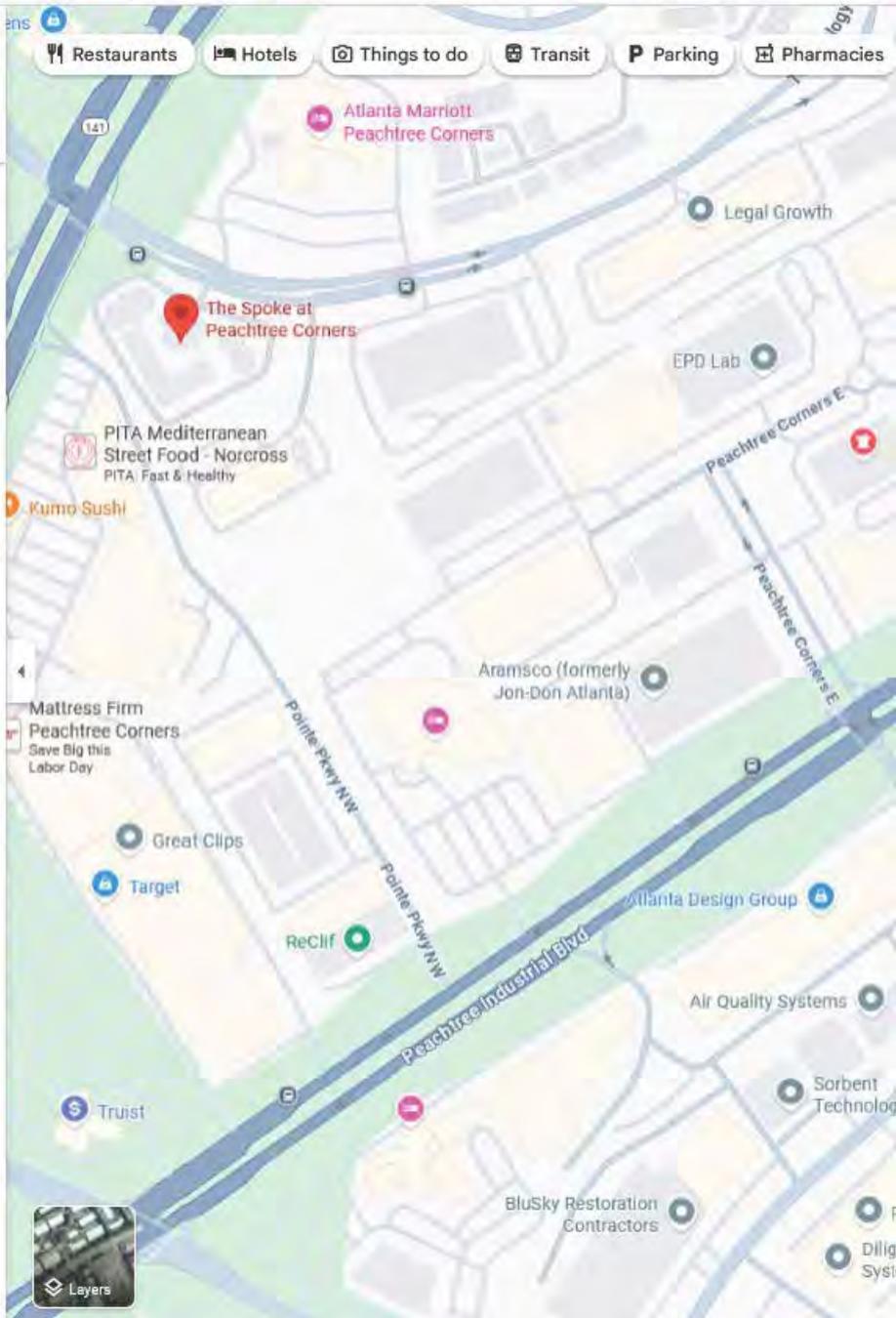
Please consider this before deciding to stay here. This apartment was previously a hotel, which contributes to its poor design and lack of soundproofing. I've been here for three weeks on the first floor, and I can hear everything from the second floor and even from the adjacent room when doors are opened or closed. you can even hear people talking, playing their music and smell their smoke. I haven't been able to sleep well during this time, and I feel extremely stressed and exhausted. Because of the lack of sleep, I struggle to get anything done during the day. I've tried multiple earplugs from Amazon, but they haven't helped. This situation is truly overwhelming for me.

Additionally, during the tour, the representative mentioned that I could terminate the lease without penalty as long as I provided 60 days' notice. That assurance influenced my decision to proceed with this option while I was still considering better alternatives. However, I learned that I would need to pay an additional two months' rent to terminate the lease. I also noticed that rent prices have recently increased. Honestly, there are many better options available at this price in Atlanta.

Beside, all utilities, including electricity, water, and internet, are shared between units. I still have to pay \$110 a month for electricity for my small unit (while my parents only pay \$120 for their entire large house), even though I was traveling and wasn't there for two months. It's completely ridiculous. It feels like a scam—stay away from this place.

👍 4    🔗 Share

**Response from the owner** Edited 2 months ago  
Khanh, we value feedback from our residents and really appreciate you taking the time to share your



Highlands Apartment Homes

Overview **Reviews** About

**Zack Marshall**  
2 reviews

a year ago

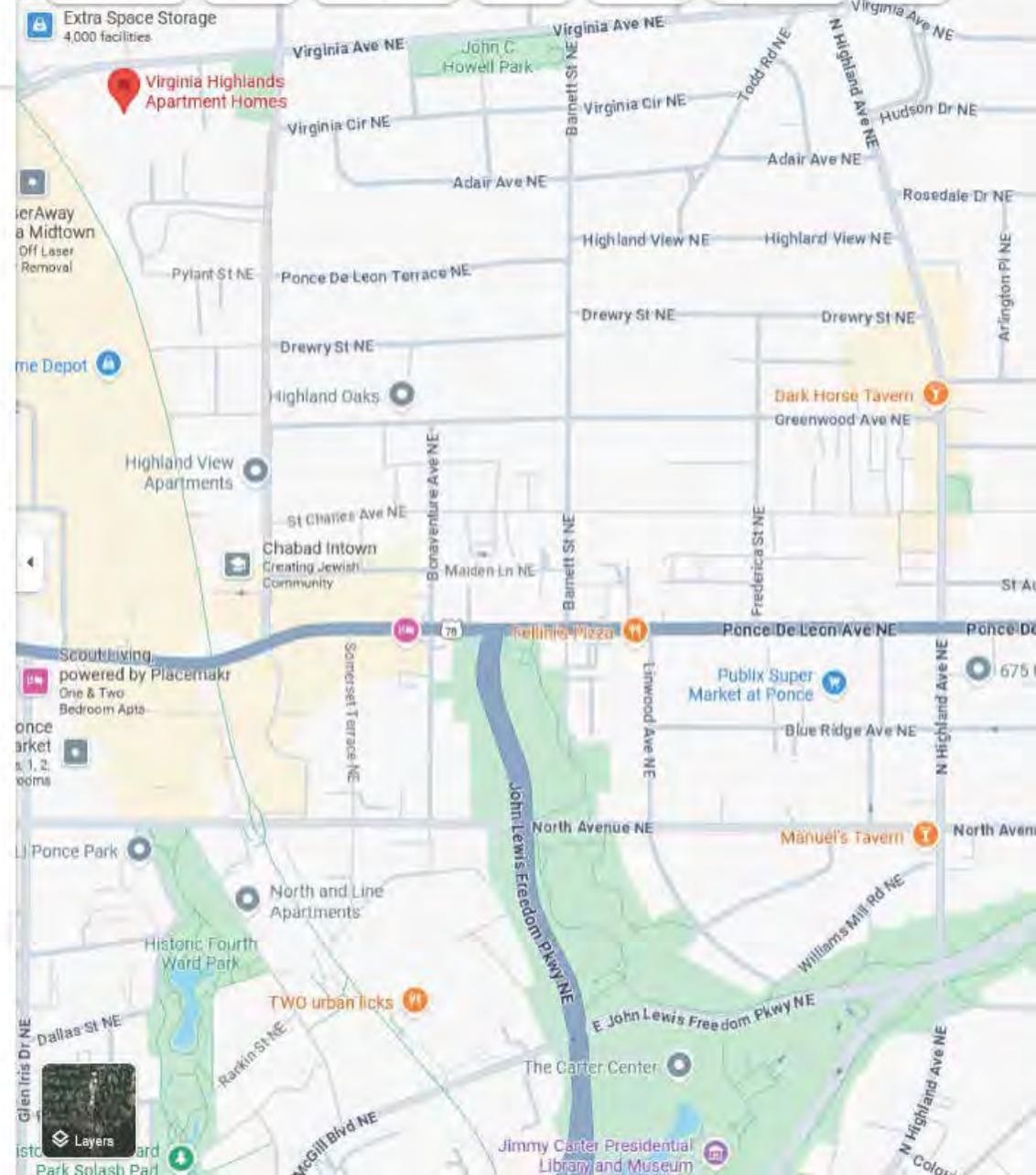
Worst Apartment Complex I've ever lived at. They are not willing to assist you with basic living issues and basically state 'thats not my problem' whenever possible. This is the only google review I've ever written and I feel compelled to warn others.

First 3 weeks of my lease, I did not have power and leasing office did not discount rent. Other services requests received similar lack of resolution.

Maintenance left my door open after servicing my apartment for a routine inspection, and I was out of town for the next 3 days. I showed the office video from a neighbors ring camera and still did nothing. In getting my first passport both it and my birth certificate were shown as delivered to the apartment but I did not receive. The leasing office had apparently sent back packages delivered to the office back to carriers but I could not locate. It was addressed to my apartment and I had to order replacements for both. A branch also fell and broke my car side mirror, which I understand is an act of nature but still is a frustrating point.

After all of these events occurring, I was still willing to renew my lease but received an increase in rent of \$250. I was told even with the experience I had and detailing the incidents to them even in email, there was no wiggle room. In moving out now, they charge an absurdly high fees. One I want to call out is they charged me \$75 for throwing out cloths, I had left in the dryer upon move out. I called asking if they still had the clothes within a week of receiving the information, but was told that they had thrown them out and had to still pay. In total, I had to pay \$175 dollars for the cloths, leaving a stick of butter in the freezer and cleaning a bathroom that already cleaned on move out. Here I lived in the older model apartments, which they are in the process of renovating and this unit as it stands, will be unlikely to see a new tenant in its current form.

Restaurants Hotels Things to do Transit Parking Pharmacies ATMs



Highlands Apartment Homes

Overview **Reviews** About

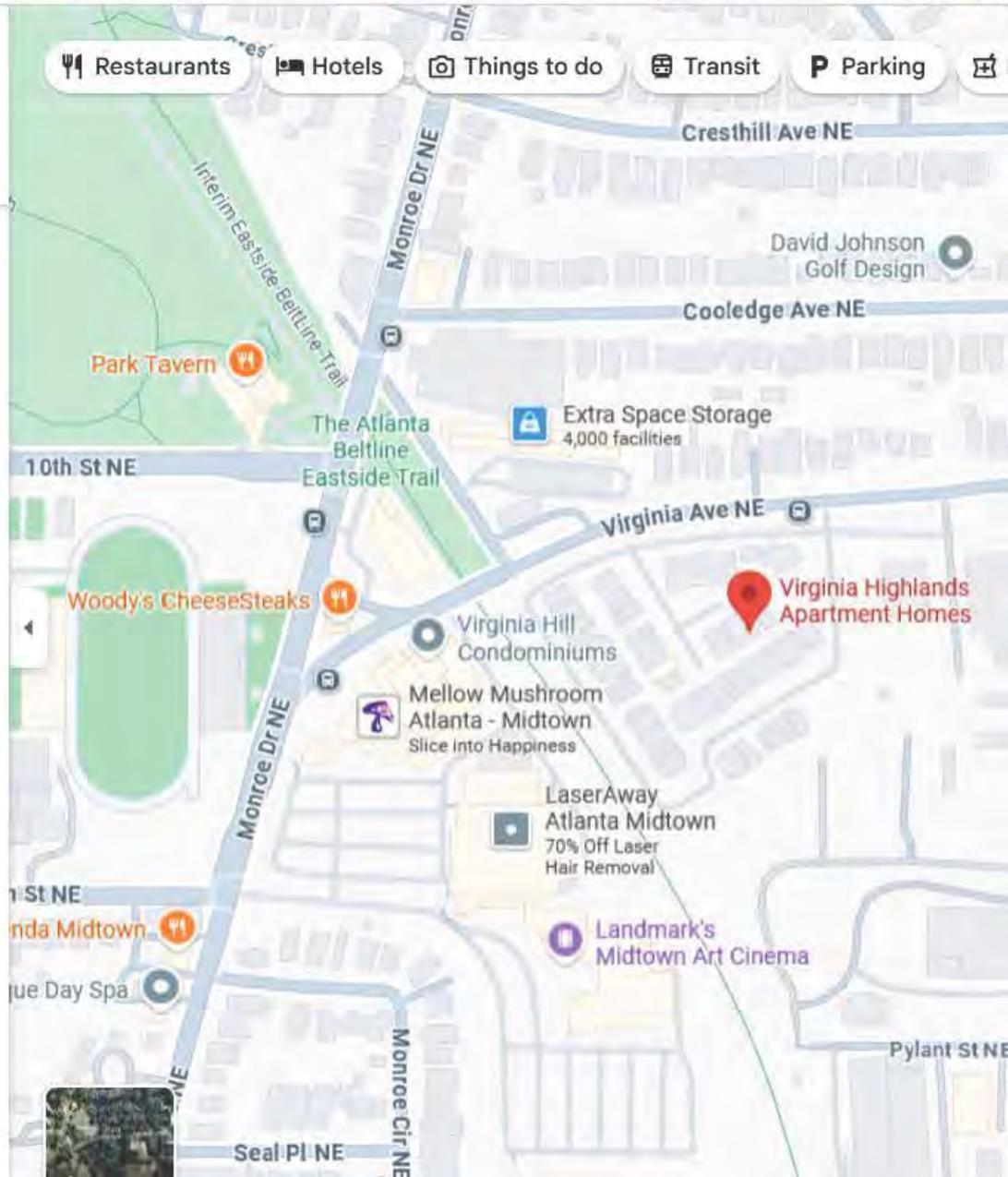
**Simcha Cohen**  
2 reviews

9 months ago

RENTER BEWARE: Current management unlawfully charged us over \$800 in damages once we moved out. Apartment was deep cleaned before we left and there were no damages beyond normal wear and tear. They're not responding to my emails and now I have to take them to court to reclaim my money. Office staff is passive aggressive and rude to deal with. I heard they also raised the rent about \$500 after we left. Take your hard earned money elsewhere where you will be respected and treated well. Plenty of better options further down the Beltline.

2 likes Share

**Response from the owner** 9 months ago  
We're truly sorry to hear about your dissatisfaction, Greg. We strive to provide the best possible experience for our residents and it sounds like we fell short in your case. We'd like to address your concerns directly and work towards resolving any misunderstanding. Please contact us directly at [cdvirginiahighlands@liverangewater.com](mailto:cdvirginiahighlands@liverangewater.com). Thank you, Virginia Highlands Apartment Homes.



← Highlands Apartment Homes 🔍 ✕

Overview Reviews About

**Katie Mackie**  
5 reviews

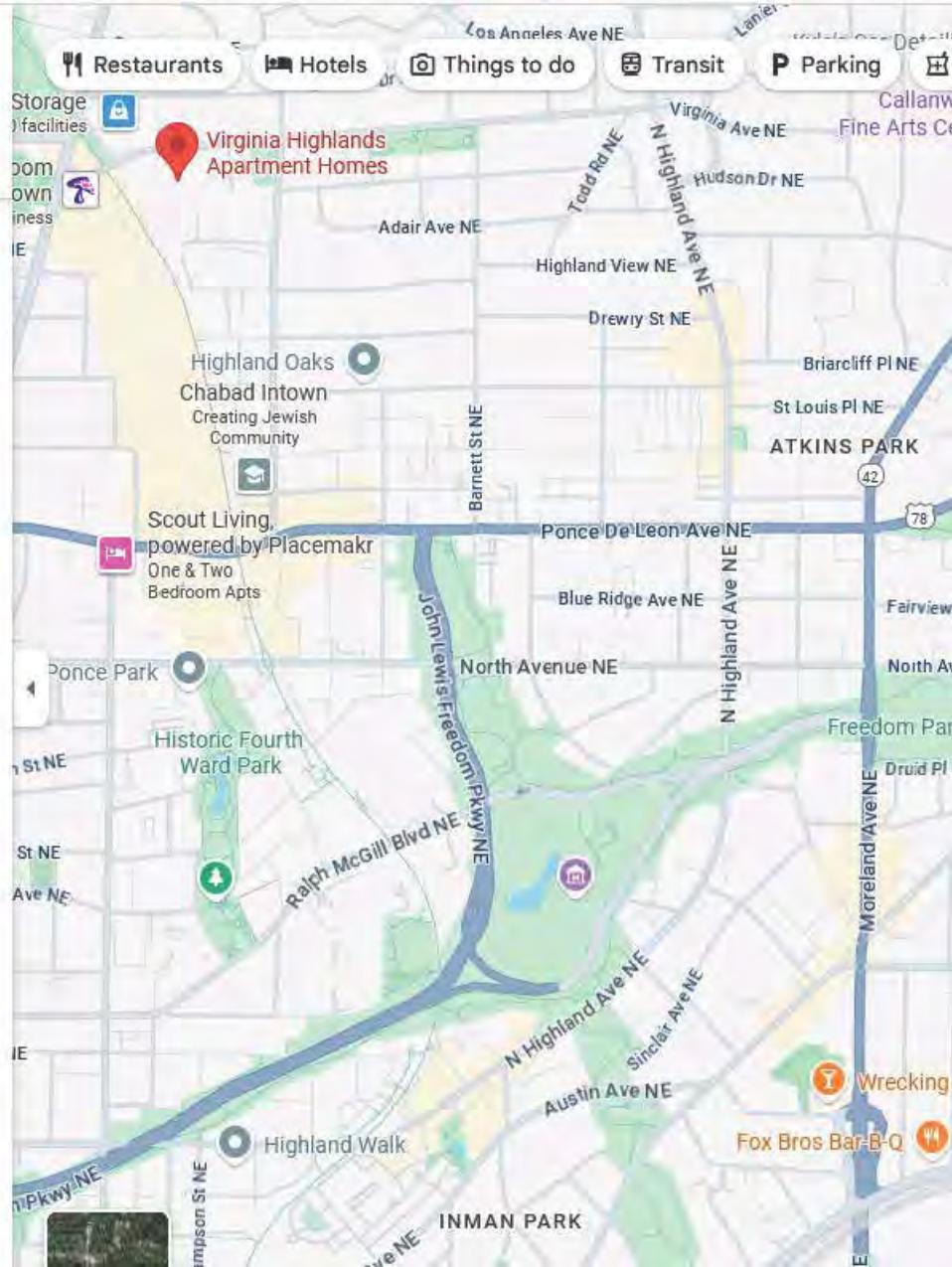
★ ★ ★ ★ ★ a year ago

When I toured this complex, I filled out the application the same day. I paid the \$275 application fee, that I was told by the agent, would be refunded due to a special they were running that day. After over a week of not hearing anything, I called and emailed numerous times with no response. So I left a voicemail saying thank you never mind, I'll find another place. A few days later they reached out to tell me I was denied, but they still have not returned the application fee. I understand it was brand new management, but it is a little ridiculous to be ignored by a company, especially after paying such a large fee. I am a teacher and didn't have over \$350 (including my co-signers application fee) to throw at this place, but sadly that's what happened. Just leaving this review so they don't scam anyone else.

👍 Like    🔄 Share

**Response from the owner** a year ago

We're sorry to hear about your experience, Katie. We strive to maintain open communication with our prospective tenants, and it sounds like we fell short in your case. Your feedback is important to us and we take your concerns seriously. We would like to address this directly with you, so please contact us at [cdvirginiahighlands@liverangewater.com](mailto:cdvirginiahighlands@liverangewater.com). Thank you. Virginia Highlands Apartments



Highlands Apartment Homes

Overview **Reviews** About



Mary Byrd  
2 reviews

★☆☆☆☆ a year ago

Do not waste your time living here. The location is great and that is it . Management and maintenance is very disorganized. **They do not put their residents first** . It is impossible to get ahold of them . The phone line is never working . **I moved out four months ago and still have not received my security deposit back** . They just shrug you off and say we will email you , and you should get it in a few days . Still haven't received it after multiple attempts of going up to the office and **no response back to emails** . They are very good at being nice and convincing it is a great place to live . Don't fall for it .

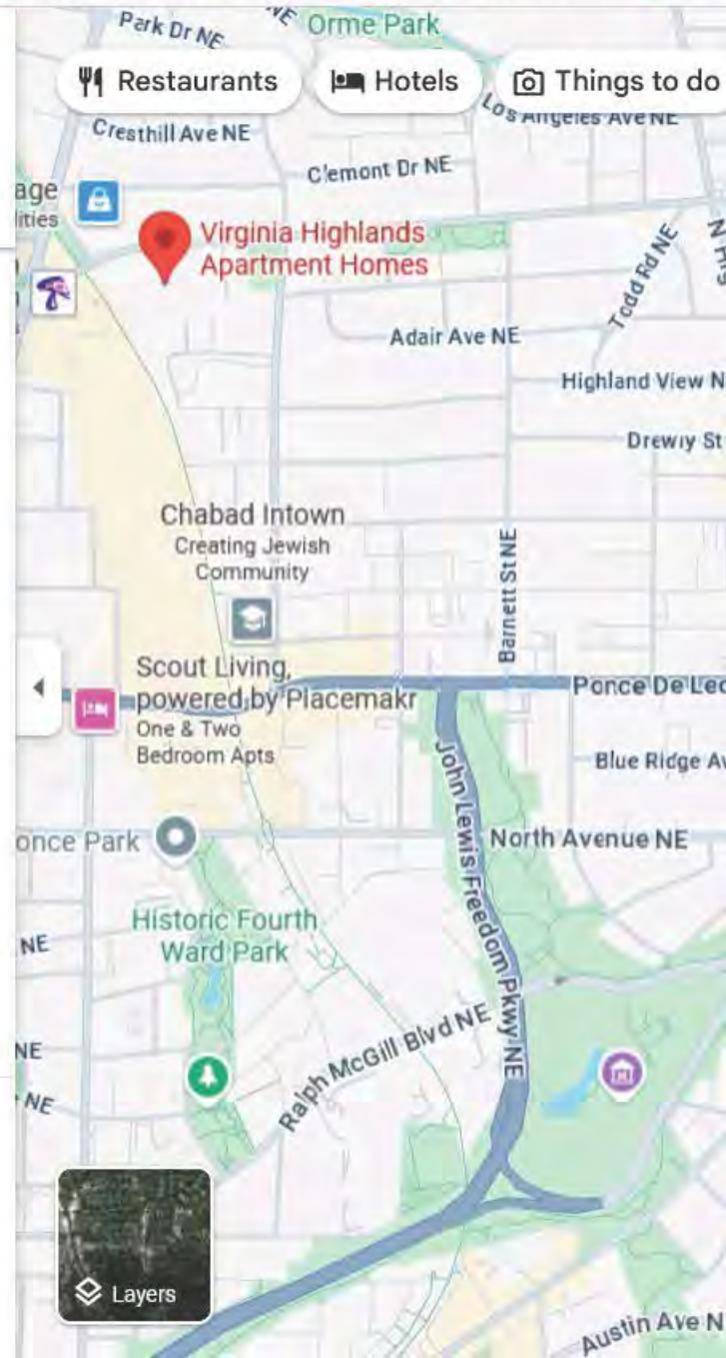
14 Share



Karissa McFadden  
Local Guide · 16 reviews · 3 photos

★☆☆☆☆ 2 years ago

DO NOT LIVE HERE - the five star reviews are fake paid reviews!!!!



Vaughn Townhomes

Overview Reviews About



Brianna Phillips

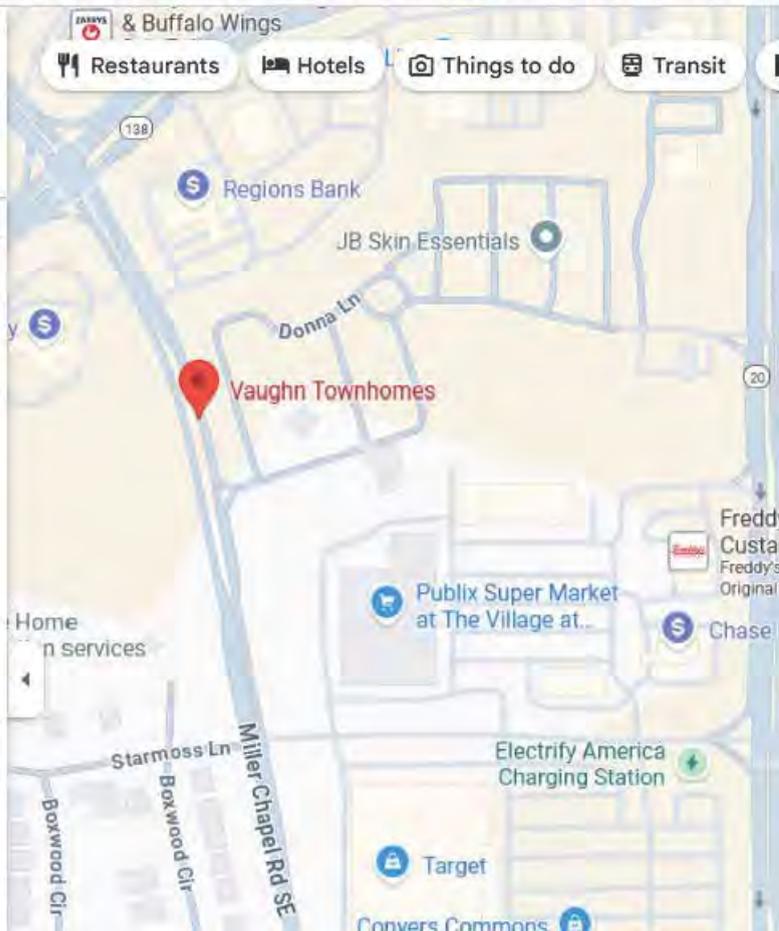
1 review

9 months ago

I wish I could give this rental property zero stars. My whole experience applying for a unit has been nothing short of a nightmare. Despite my thorough application, my request was denied without a clear explanation, which was frustrating enough. However, the absolute worst part is that it has now been over three months, and I still have not received a refund for my admin fee!

The management team has been extremely unprofessional throughout this entire process. I have called and emailed multiple times, only to be met with vague responses and empty promises. It's disheartening to see such a lack of accountability and communication.

If you're considering applying here, I strongly advise against it. Save yourself the stress and look elsewhere!



Verdant Peachtree Creek

Overview **Reviews** About

Ty S  
7 reviews

a month ago

Honestly, this is by far the worst apartment I've ever lived in—100%. 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.

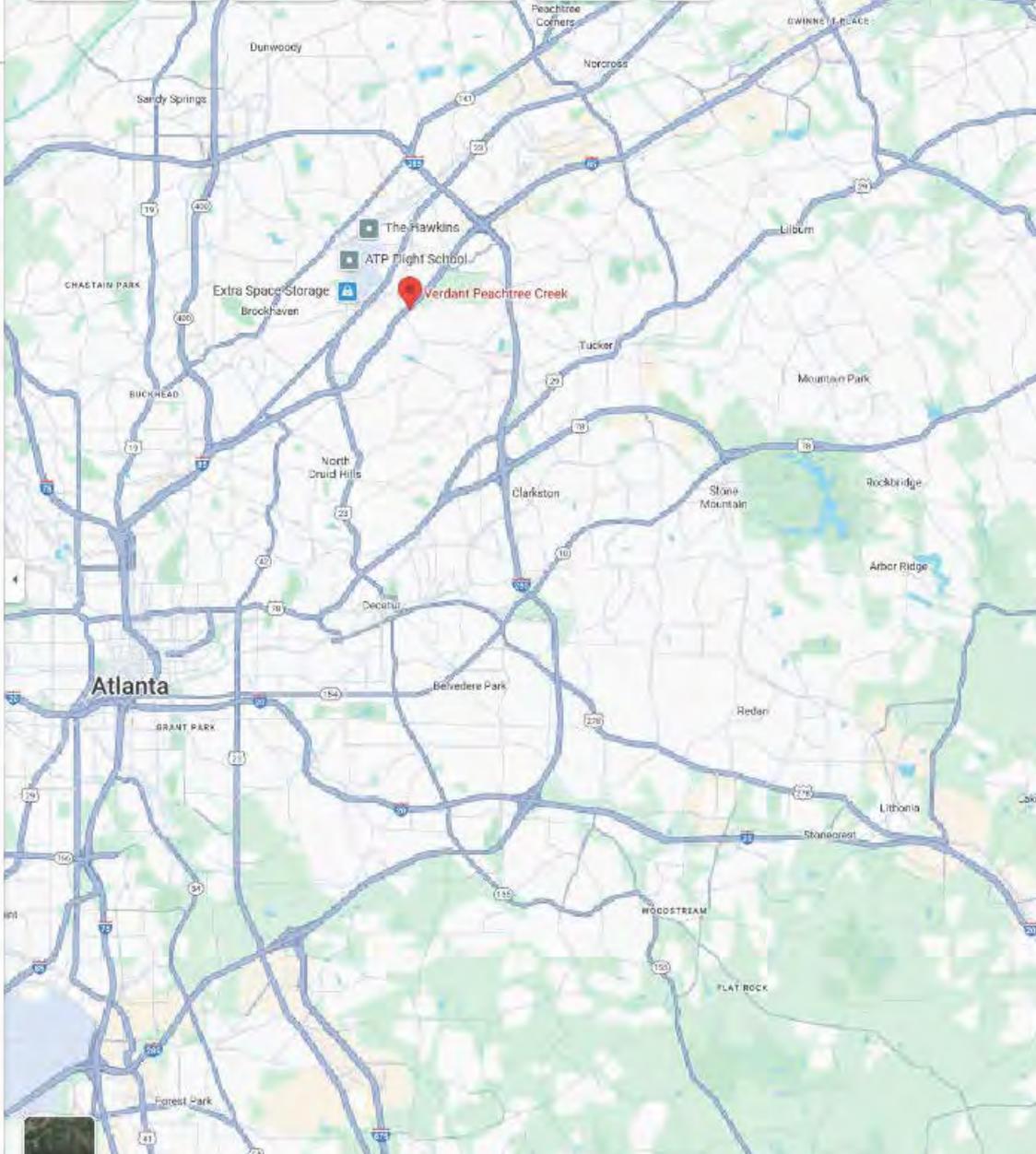
I could go on and on about how terrible the service is. It's incredibly frustrating—especially for someone who pays rent every month. Some of the women working in the office could not care less.

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

Like Share

**Response from the owner** a month ago  
Thank you for sharing your concerns with us, Ty. As the new property management team, we know that a clean environment and respectful service are vital to your comfort, and we are sorry to hear that you have not felt cared for during your time with us. We are working to address your concerns regarding our trash service and the general maintenance of our community. In the meantime, we'd welcome an opportunity to connect with you directly. We invite you to email us at [verdantpeachtreecreek@pacapts.com](mailto:verdantpeachtreecreek@pacapts.com).

Restaurants Hotels Things to do Transit Parking Pharmacies ATMs



Waterstone

Overview

Reviews

About



Toni Roberson

Local Guide · 25 reviews · 2 photos

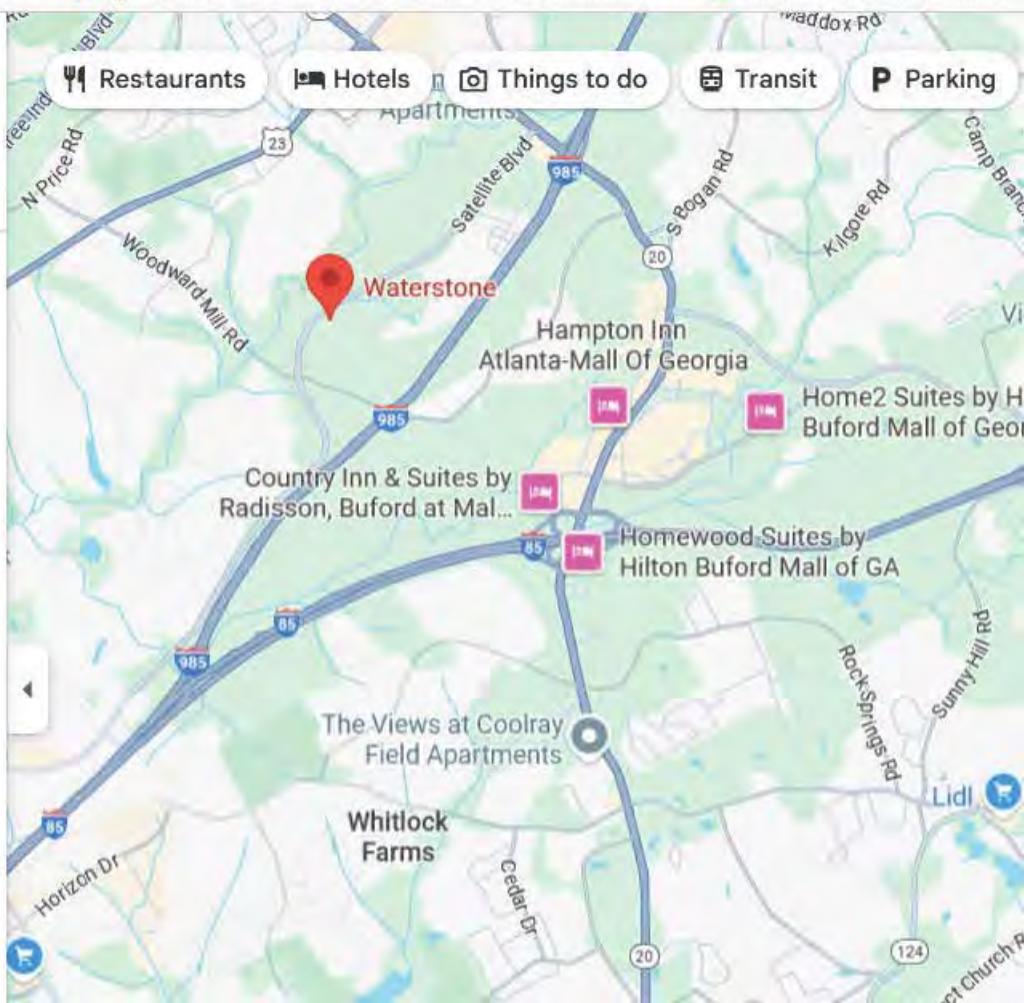
★★★★☆ a year ago

Complex is very nice, staff was nice. However, do not apply here unless you absolutely know for sure you want to live here and can get approved. I have been waiting 3 months for my refund. Communication of when I'm going to get it is lacking.

Like Share

Response from the owner a year ago

We're sorry to hear about your experience, Toni. We understand your concerns and want to assure you that they're important to us. Please reach out to us at 770-932-7368 or waterstone@liverangewater.com to discuss this matter further. Thank you, Waterstone.



Waterstone

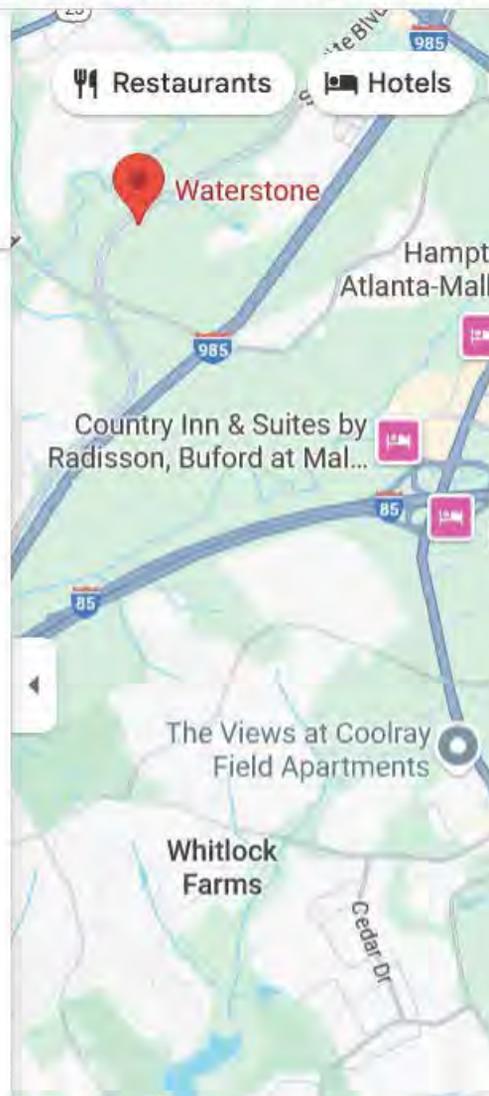
Overview Reviews About



Hernandez Family  
3 reviews

★☆☆☆☆ 2 months ago

I applied here a month ago, they stated if I was denied I would receive my administrative fee back- it has been over 30 days and have not received anything yet. When I was denied I was told it can take up to 30 days- upon calling the office everytime I speak to Theresa she states all I have to do is wait. Even after explaining to her that the address that it was "sent" out I no longer live at so I have been contacting that property daily to see if I have received anything. I also advised her that once someone moves into that apartment I will not be able to have access to any mail that is delivered there. Truthfully it is unprofessional how Theresa has handled this. I have requested to give me contact information to better assist me, she replied back to me with "well you can google it". Unprofessional and rude is the best way to describe this whole interaction. I would give zero stars if possible.



The Willows Ashley Park

Overview Reviews About



Flannery Koster

12 reviews · 1 photo

5 months ago

They waste your time and money. Charged \$300 for application to be denied. They make money off applications not renting, dont bother with this place

Like Share

Response from the owner 4 months ago

Flannery, we're sorry to hear about your frustration. We strive to make the application process as smooth as possible for all potential residents. We value your feedback and invite you to contact us directly at 770-252-4600 or via email at cmwillows@liverangewater.com so we can better understand your experience. Thank you, Willows at Ashley Park.

The Willows Ashley Park

Susan Sosebee

Photo - Feb 2025

The Willows Ashley Park

Overview **Reviews** About

**L** La cy Cash  
1 review

★☆☆☆☆ a year ago

I've been living here for all little over a year. I must say this place has gone downhill in a year. A year I would have given it 10 starts and now I wish I could give a negative 10. You pay for valet trash and you're lucky to get your trash picked up once a week. Trash has not been picked up since Thursday and IT STINKS OUTSIDE. The breezeway in building 300 is absolutely disgusting. I don't understand why there has never been anyone out to power wash the breezeways and the buildings. I saw a couple allow their dog to poop in front of a residents door on the first floor. Trash leaks out bags and you now have an infestation of ants and who knows what other kind of bugs. Dogs poop anywhere outside, so when it's hot you can only imagine what it smells like when you walk outside. Willows please do better. This is no longer luxury living: (.



Mark Ling, MD

The Willows Ashley Park

Overview **Reviews** About

**L** Lisa Oren  
7 reviews

★☆☆☆☆ a year ago

I loved everything about living here - except when I moved out. They charged me \$1500 for smoke damage- I don't smoke. It was so ridiculous! Don't move there.

👍 2    🔄 Share

**Response from the owner** a year ago  
Lisa, we regret to hear that your move-out experience at Willows at Ashley Park didn't meet your expectations. We aim to be transparent about all potential charges during the move-out process. We would like to discuss this matter further with you, please reach out to us directly at [cdwillows@liverangewater.com](mailto:cdwillows@liverangewater.com) or (770) 252-4600. Thank you, Willows at Ashley Park.

