

Crawford Oaks Community Newsletter August 2020

Landscaping work

The HOA Board has approved the landscaping company to cut the weeds and vegetation that is growing through the black picket fence. The work will be completed in the coming weeks.

Fence Damage

The rail fence along the woods at the back entrance was damaged by a driver for a company doing work in the neighborhood. CMA has been in contact with the company who will be reimbursing the HOA for the repair to the fence.

Card Access Control System

The system that controls the gate entry and exit to the amenity areas was damaged during a recent thunderstorm. The damage caused the system to malfunction. The damage to the system has since been repaired.

Guests at the pool

Reminder that guests are NOT permitted at the pool during the restricted use period resulting from the coronavirus. Use of the facility is for residents and their family members who live in the SAME Crawford Oaks household. The operating procedures that were put in place to reopen the pool must be followed. The operating procedures to reopen the pool were put in place for health and safety reasons. When the pool was closed due to COVID, several people made comments that we're all adults and can follow the rules. That's not happening so if you're violating the rules, please change your behavior accordingly.

HOA Board Transition

In recent months, the Board has added new members as existing members came off the Board as a result of personal changes and people moving out of the neighborhood. The Board has 4 of the 5 positions filled and will be filling the one vacant position in the near future.

Internet Service

Charter - Spectrum is installing cable for internet service in the newest part of the community that up until now only had AT&T as their option as the service provider.

Neighbors helping Neighbors

Wolf Painting, services include painting, pressure washing, sheetrock repairs and some carpentry work.
w7elai@aol.com or 770-846-3336
Tom Wolf

Roger Roesler – Keller Williams Realtor

Selling your home? Who better to help sell your home than a realtor who is a Crawford Oaks resident?

kw
KELLERWILLIAMS
REALTY
LANIER PARTNERS

631 DAWSONVILLE HIGHWAY
GAINESVILLE, GA 30501
OFFICE 770- 503- 7070
FAX 678- 922- 7571

ROGER ROESLER
CELL 770-241-5048
rogroe@kw.com
www.rogerroesler.com

Each office is independently owned and operated

REALTOR ©

**L & V PAINTING
and MORE**

mgali777@yahoo.com
678-994-9951
678-458-1345

*Lissette garrasquieta
victor garrasquieta*

free estimates

Are you in need of systems repair around the house ??
Call Chris Jenkins at 404-664-6441

- A/C Repair or Replaced
- Hot water heaters
- Electrical
- Pool heaters / pumps
- Appliance installation

**Need a Pool Access Card?**

If you need a pool card, please mail your payment (check or money order) of \$40 to

Crawford Oaks HOA c/o CMA
1465 Northside Drive Suite 128
Atlanta, GA 30318

City of Oakwood Splash Pad**Splash Pad Rental Fee**

- Two (2) hour rental from 6:00pm – 8:00pm, Tuesday - Sunday
- 1 to 25 people: \$100.00

Splash Pad Entry Fee

- Per swim session: \$3.00
- Individual Season Pass: \$50.00
- Family Season Pass: \$100.00
- Party pass in conjunction with Community Center Rental (up to 50 people): \$75.00

Splash Pad Hours

- Tuesday to Saturday - 11am - 6pm
- Sunday - 1pm - 6pm
- Closed on Monday

Note: The Splash Pad coin machine does not provide/give cash change but only tokens. Please bring exact change.



HOA Communication

Communication is important. Did you know we have a website at crawfordoaks.com?

Find us on Facebook (link is on the website)

We also use email as a means of communication. We'd like to ensure that we have current emails for everyone. Please send an email to bill@crawfordoaks.com with your name, street address and email addresses that you'd like added to the distribution list.

We will use all of these tools to provide communication to the community.



Yard signs promoting a homeowners personal or commercial business are prohibited.

Additionally, signs that are political campaign signs are not permitted to be placed in the yard or on the house.



Mailbox post style and numbers must remain consistent in look throughout the community. Below are the style of post and mailbox.

Numbers can be obtained at Georgia Mountain Graphics. The contact there is Beth.

Georgia Mountain Graphics

3477 Atlanta Hwy
Flowery Branch, GA 30542
(770) 287-1715





- Please make plans to pressure wash the siding of your home to remove any mold, dirt or mildew, also if your shutters or doors are discolored or faded in any way, please make plans to paint the approved color. This helps demonstrate a neat appearance and improves curb appeal.
- Now is a good time to freshen pine straw or mulch and plantings in flower beds
- Please remove oil stains from your driveway
- Pet waste stations are located throughout the community – PLEASE USE the baggies provided to clean up after, and dispose of your pets waste. Cleaning up after your pets is courteous so that others aren't exposed to stepping in the waste. Animal waste can create a health hazard to others, so please do your part.
- Recycle bins may be placed at the curb after 4pm on Monday for Tuesday pickup. Bins are to be removed from the curb by the end of the day on Tuesday.
- Trash cans may be placed at the curb after 4pm on Tuesday for Wednesday pickup. Cans are to be removed from the curb by the end of the day on Wednesday. Trash cans should be stored out of public view, except on trash day.
- Residents are asked not to park on the streets. The number of cars at any given residence should not exceed the number of parking spaces on their own parking pad. If you have guests and do not have room for them to park at your residence, please notify the HOA to obtain permission for them to park in the parking area next to the pool. Email Roger at roger@crawfordoaks.com. Cars parked on the street create a safety hazard. Please do not block another person's access to their driveway/property. If this occurs, the police may be notified, cars may be towed, and residents may be fined.
- Pets must be on a leash when outside your home or fenced yard. Both the City and County have leash ordinances.

Property Manager Inspection Reminders

Each month, our property manager completes routine inspections of the community. Below are a couple of things that have been noticed as being out of compliance. If any of these apply to your home, please address the issues in order to avoid non-compliance letters and fines.

- Some driveways have visible cracks in the concrete. Please repair or replace the cracked areas of the driveway.
- Trash cans are left out after trash days Please store trash cans and recycling containers out of public view the evening of trash day.
- Mailbox posts are in need of re-staining, some are leaning and some are missing the protective shield at the bottom of the post. If you need a protective shield for your mailbox, please email Roger at roger@crawfordoaks.com
- Mailboxes are in need of repair or replacement. Repairs include correcting faded paint, repairing the door and repairing or replacing the red mail flag indicator.



Lawn Maintenance

Lawn service days are Monday and Tuesday.

August is a tough time to stay excited about gardening, but it is a very important time for the health of your plants. It is hard to drag ourselves into the garden when it is 90 plus degrees every day, try getting out early in the morning or late in the day whenever possible.

Here are some items that are important this month:

1. Watering – gardens and turf need the equivalent of 1 inch per week.
2. Spraying for insects and diseases – look for off color or chewed up leaves.
3. Staking – use stakes to shore up floppy plants so you can enjoy the foliage and flowers.
4. Mulch- both for decorative and water conservation purposes.
5. Deadheading – remove spent blooms on summer annuals, roses, etc. to encourage continued blooming.
6. Liquid feeding – to keep those summer annuals healthy and blooming.
7. Pruning – remove spent flowers off the summer blooming shrubs and perennials when they are spent.

You will be rewarded with flourishing plants with the work you put in during this tough gardening month!

From the HOA Board.....

The landscapers are in our community each week during the growing seasons to mow, edge (rotating between the front and back every other week) and blow. Weed control will be performed at the appropriate time of the year.

If you have a complaint, please contact our Property Manager, Memrie Creswell and do not take a confrontational approach with the landscaping crew. The landscaping crew is working hard to provide a service and deserve to be treated with respect by everyone. If you have questions about the lawn maintenance, please direct those to Memrie and not the maintenance crew. They have a lot of work to do and need all the time possible to complete the work.

Pet Feces in yards

The lawn maintenance crews WILL NOT service yards that are found to have feces in them. It is each homeowner's responsibility to clean up after their pets, whether in their own yard or when out walking.

Doggie stations are placed throughout the neighborhood when walking your dogs.....please use them and clean up after your pet. Please be respectful of others and ensure that you clean up after your pet.



Our HOA is financially sound. As of July 31st.....

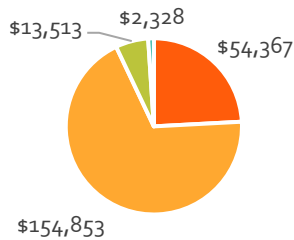
- Total Assets: \$ 269,319.70
- Operating Account: \$ 67,465.08
- Reserve Account: \$ 130,063.32
- Certificate of Deposit: \$71,791.30 (Board decision to purchase a 13 month CD at a return rate of 2.52%)

HOA monthly fees are due for receipt by the first day of the month. If you find yourself in a situation where you are unable to pay your HOA dues, or are behind on your dues, a payment plan may be considered. To discuss a payment plan, please contact Memrie Creswell at CMA.

2020 OPERATING BUDGET INFORMATION

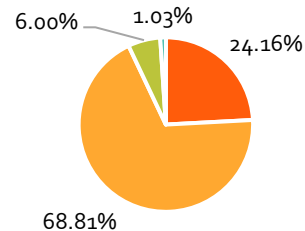
Income: \$225,060 (341 units @ \$55 per month or \$660 per year)

Expenses - Dollars



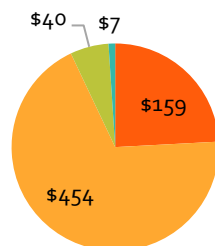
- TOTAL GENERAL & ADMINISTRATION
- TOTAL LAND MAINTENANCE EXPENSES
- TOTAL RECREATION AREA EXPENSES
- RESERVE CONTRIBUTION

Expenses - Percentage



- TOTAL GENERAL & ADMINISTRATION
- TOTAL LAND MAINTENANCE EXPENSES
- TOTAL RECREATION AREA EXPENSES
- RESERVE CONTRIBUTION

\$660 Annual Dues Expense Distribution



- TOTAL GENERAL & ADMINISTRATION
- TOTAL LAND MAINTENANCE EXPENSES
- TOTAL RECREATION AREA EXPENSES
- RESERVE CONTRIBUTION



Have you checked out the Crawford Oaks website?

www.crawfordoaks.com

HALL COUNTY EMERGENCY ALERT SYSTEM

With the Citizen's Alert System, Hall County will be able to alert residents about severe weather, fires, floods, toxic environmental issues and in-process violent crimes.

Messages can be sent to individuals using a variety of contact mechanisms:

Cell phone / Email / Fax / Landline telephone / Pager / Text messaging

This ensures that residents and Hall County staff receive life-saving emergency information and important public service announcements in minutes.

For more information and to sign up, go to

<http://hallcounty.org/271/Emergency-Alert-System>

Wonder what's happening in the City of Oakwood?

City of Oakwood

www.cityofoakwood.net

City of Oakwood Municipal Code of Ordinances

https://library.municode.com/ga/oakwood/codes/code_of_ordinances

City of Oakwood Planning Commission Meetings are held the third Monday of each month at 7pm.

City of Oakwood City Council Meetings are held the second Monday of each month at 7pm.



Have an idea or suggestion? Please email any one of the HOA Board members or our property manager, Memrie Creswell



HOA Property Manager

Community Management Associates (CMA)
 Memrie Creswell
 mcreswell@cmacommunities.com

Community Management Associates (CMA)
 1465 Northside Drive
 Suite 128
 Atlanta, GA 30318
 404-835-9159
 www.cmacommunities.com



HOA Board

- **President:** Roger Roesler
 roger@crawfordoaks.com
- **Vice President:** Bill Moats
 bill@crawfordoaks.com
- **Treasurer:** Joreal Mack
 joreal@crawfordoaks.com
- **Secretary:** Alison Brewer
 alison29514@gmail.com
- **Member at Large:** TBD
 @crawfordoaks.com
- **Pool Committee:** Ann Levasseur, Ted Best
- **Welcome Committee:** Janet Hembree, Shannon Bryant



Please remember that we do have Architectural Control (ACC) guidelines that must be adhered to and any work must be pre-approved. This is in the best interest of the community to maintain a consistent and standardized look.

Please review the information that can be found on the Crawford Oaks website or from Memrie at CMA.

THANK YOU TO ALL OF OUR VOLUNTEERS

who help with our Welcome Committee, Pool and other activities and tasks.