

# Crawford Oaks Community Newsletter July 2020

## Amenity Areas Opening Update

On Tuesday June 16<sup>th</sup>, the pool was re-opened with the conditions listed below. Compliance with these conditions will be key to the pool remaining open.

- 1) **CLEANANDDISINFECT FREQUENTLY TOUCHED SURFACES:** Users are required to wipe down lounge chairs and regular back chairs using the available disinfectant wipes. **DO NOT** share goggles, masks, noodles, etc. We have ordered hand sanitizers units and will install those as soon as they are delivered. Until the wall mounted units are installed, we have placed a gallon jug of sanitizer on the picnic table.
- 2) **SOCIAL DISTANCING:** In and out of the pool, a distance of six (6) feet should be maintained by individuals who are **NOT** from the same household. Lounge chairs and tables have been spaced out accordingly, and extra chairs removed from use, in order to allow for proper social distancing.
- 3) **GUESTS:** Guests are **NOT** permitted to use the facilities. Use of the facility is for residents and their family members who live in the **SAME** Crawford Oaks household.
- 4) **DO NOT ENTER.** You may **NOT** enter if you....
  - are experiencing flu like or Covid-19 symptoms OR
  - have tested positive within the last 14 days OR
  - have been exposed to anyone who has tested positive within the last 14 days
- 5) **USE AT YOUR OWN RISK AS COVID-19 MAY BE PRESENT:** The Board, Association, Agents, and Volunteers is not responsible for any illness contracted due to the use of this facility. Users assume all risk when using the facility. Parents or guardians assume all risk for minor children. If you choose to use the pool, you do so at your own risk and accept the liability of doing so.

## Fourth of July and Fireworks Celebration

Most of the regular fireworks held during Fourth of July celebrations have been pushed back to Labor Day weekend. There are a couple that as of Sunday, June 28<sup>th</sup>, show as still being held on Fourth of July.

- Margaritaville at Lake Lanier: Concert from 7pm – 10pm with Johnny Hayes and the Loveseats Band and fireworks show at 10pm.
- City of Cumming: Steam engine parade at 10am and fireworks at 9:30pm

### 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?

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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

### Welcome New Board Members

Joreal Mack and Alison Brewer have joined the Board replacing Marlene McCracken and Becky Pratt.

Many THANKS to Marlene and Becky for volunteering their time to serve the community.

Marlene had served on the Board for over 5 years, most of which were as Treasurer. Through her efforts, we have held a strong financial position and she played a very important part in creating and managing our budget from year to year.

### Basketball Court

The new basketball equipment has been installed. The new equipment will provide much more durability and less maintenance. THANK YOU to the young man that made the suggestion on how to better equip the area.





## HOA Communication

Communication is important. Did you know we have a website at [crawfordoaks.com](http://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](mailto: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](mailto: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](mailto: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.

There is still time to plant summer vegetables. You can plant beans, corn, cucumbers, eggplant, okra, peppers, squash, tomatoes and watermelon. You can plant them in the ground or in containers, depending on how much space you have available.

Summer annuals and perennials can still be planted as long as they get enough water. Some good perennials that bloom all summer include Purple Coneflower, Shasta Daisy, Coreopsis, and Black Eyed Susan.

Soil preparation is key to planting anything. If you are planting in containers buy some planting mix especially made for that purpose. If planting in the ground, incorporate humus thoroughly in the soil profile.

### **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.

### **Storm Drain**

The HOA contracted with a plumbing company to inspect a storm drain on Timber Hills Drive that wasn't draining properly causing street flooding. Pictured below is the pile of dirt and tree root debris that was blocking the drain pipe.





Our HOA is financially sound. As of June 29th.....

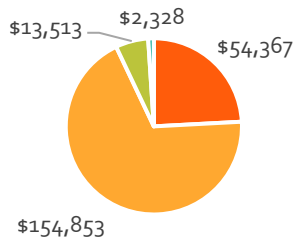
- Total Assets: \$ 272,631.63
- Operating Account: \$ 71,496.09
- Reserve Account: \$ 129,645.94
- Certificate of Deposit: \$71,489.60 (Board decision to purchase a 13 month CD at a return rate of 2.52%)

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**

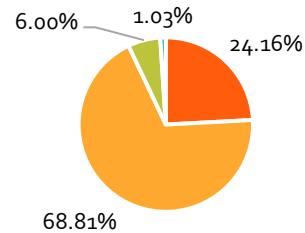
Income: \$225,060 (341 units @ \$55 per month or \$660 per year)

Expenses - Dollars



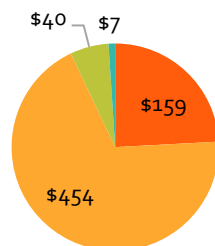
- TOTAL GENERAL & ADMINISTRATION
- TOTAL LAND MAINTENANCE EXPENSES
- TOTAL RECREATION AREA EXPENSES
- RESERVE CONTRIBUTION

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](http://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](http://www.cityofoakwood.net)

**City of Oakwood Municipal Code of Ordinances**

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