



Crawford Oaks Community Newsletter June 2020

Amenity Areas Opening Update

As much as we would like to open the amenities, we are not able to do so because of the guidelines from the CDC and the Governor's office. Our legal counsel has advised us not to open the amenities because of the inability to satisfy the guidelines, and, we don't have insurance for pandemic claims should someone bring a lawsuit against the HOA.

These are unprecedented times and we're doing the best that we can. It's not as easy as just saying we're going to open the pool. Our HOA dues cover the maintenance and utilities year round for the amenity areas, landscaping, lawn maintenance, etc.

We would like to have the pool open, but we have to do so safely and we have to be in compliance with the issued guidelines. Are there ways to comply, sure, but at what cost. There is one known homeowner that has tested positive for the virus. Are there others that are positive or are asymptomatic? Is it worth someone getting sick because they were exposed and its traced back to our pool?

As an example, several people who attended a high school swim party in Arkansas have contracted Covid-19. A high school swim party that was probably thought to be harmless turned out to be the exact opposite. There are a lot of questions that have to be answered such as.....

- How do we limit not having more than 10 people at a time?
- How do we enforce social distancing?
- How do we sanitize and disinfect the areas?
- Do we hire someone to be the enforcement?
- Do we have homeowners be the gate keeper to enforce the new rules?
- How many people are going to get mad when they show up at the pool and are turned away because we have reached the maximum allowed number of people?

The health department released a seven-page guidance document for public pools recommending procedures for social distancing, keeping public spaces and furniture clean and keeping sick people from using facilities. Has anyone read the seven (7) page document? The pool not being open is not unique to Crawford Oaks. Officials in Atlanta and DeKalb and Cobb counties have said that they still do not have plans for opening their pools for the summer season or for reopening the indoor pools that were shut in March due to the pandemic. When pools do reopen to the public, the state health department recommends frequent disinfection and cleaning of surfaces and furniture, enforcing social distancing through markings and physical barriers when possible. In the pools themselves, this could take the form of swim lanes or tape markers to signify six-foot distances between people.

As more information is available, we will share it with you.

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?



POOL

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

Words of encouragement in these troubling times

2020 has surely not been what anyone could have predicted, first the pandemic and most recently the senseless murder of George Floyd. As a country, we need EACH OTHER now more than ever. If we can stand together and support each other, show compassion and understanding for each other, we can make things better for ourselves, our neighbors, our children and our grandchildren.

Our unified voice needs to put pressure on our leaders to change our laws, or else we need to use our vote to create systemic change. Every one of us needs to be part of the solution, and we must work together to ensure justice for all."

- Michael Jordan

Truth, Justice and Hope. Divisions run deep, yet with intentional and honest action I believe we can all be better. Our nation depends on it.

- Ben Watson

"The whole law is fulfilled in one word: 'You shall love your neighbor as yourself. Galatians 5:14 Whatever good you crave for yourself, and however deeply you crave it, make that craving and that depth the measure of your desire for the good of your neighbor.

- John Piper

If your heart isn't broken over the death of George Floyd, please examine your heart for from it flows the well springs of all your life.

- Andy Stanley



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 one 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



The HOA Board had approved the repainting of all mailbox posts. That work has been completed. Homeowners are responsible to repaint, repair or replace the actual mailbox.



- 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.

Limbing Up Trees and Pest Issues

One thing all this rain has caused is for tree branches to hang low due to much growth and the weight of the water. This serves as a reminder to remove low hanging branches on your trees. If you have tree branches shading out your turf, hanging on your car or if you have to duck under branches when you walk through your yard it is time to do some "limbing up." It is safe to remove 25% of the foliage during the growing season and not harm the tree. A good rule of thumb to provide a balanced tree is one third trunk and two thirds branches, this gives the tree a nice balanced look. If you limb higher than one third of the tree height you will start to get a "mushroom look."

Also, keep an eye out for insects and diseases on your roses and other ornamentals. These pests love lush foliage. You can find several brands of insecticides and fungicides at your local garden center. For a larger number of plants, it is best to buy the product in the concentrated form and mix it with water. You can use a pump sprayer to apply the product. For just a few plants, there are many pre-mixed options.

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 May 26th.....

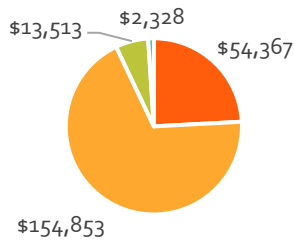
- Total Assets: \$ 261,385.48
- Operating Account: \$ 80,588.53
- Reserve Account: \$ 129,455.26
- Certificate of Deposit: \$71,341.69 (Board decision to purchase a 13 month CD at a return rate of 2.52%)

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

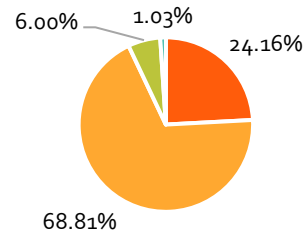
Income: \$225,060 (341 units @ \$55 per month or \$660 per year)

Expenses - Dollars



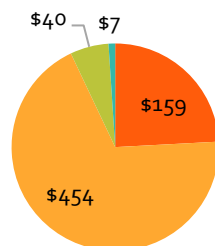
- TOTAL GENERAL & ADMINISTRATION
- TOTAL LAND MAINTENANCE EXPENSES
- TOTAL RECREATION AREA EXPENSES
- RESERVE CONTRIBUTION

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 3rd 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:** Marlene McCracken
 marlene@crawfordoaks.com
- **Secretary:** Vacant
- **Member at Large:** Becky Pratt
 becky@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.