



Crawford Oaks Community Newsletter May 2020

Amenity Areas

All of the amenity areas are closed indefinitely and until further notice. You may have seen our pool service company working at the pool. Howorth Pools is readying the pool and pool area in the event that we are able to open the pool. This is simply an effort to be proactive to get the pool ready but the POOL IS CLOSED.

A decision on when the areas may open has not been made yet and won't be made until there is further guidance from state / local officials, the CDC and the White House. The decision to close the amenity areas is not one made out of fear, but rather one that is being responsible and out of concern for everyone's health and safety.

On April 23rd, Governor Kemp issued a new Executive Order "Providing guidance for reviving a healthy Georgia in response to COVID-19". Per this order, all public swimming pools "shall not engage in in-person operations and shall remain closed to the public while this Order is in effect" (currently through May 13, 2020).

Factors that will be considered in deciding when to open the amenity areas include

- Existence of Governor's Executive Order.
- Ability to meet all any social distancing requirements (maintaining at least 6 feet between each person and no more than 10 persons unless all can keep at least 6 feet apart), using for exercise only (pool), as well as implementing any other measures as required.
- Ability for the association to police and enforce these requirements.
- Ability to keep surfaces sanitized and disinfected. Due to the highly contagious nature of this virus and the amount of surfaces touched by people (i.e. gate / latch / knob, exit button, chairs / tables, pool ladder handles, pool stair railings, pool shower knob, bathrooms, etc.), it would be difficult, if not impossible, to keep those surfaces disinfected. All of these concerns will need to be considered moving through the months ahead.

Because of the ease of spread by people that are asymptomatic, we have to assume that people are infected, therefore anything that they touch would be contaminated. It would be hard to get in and out of the pool without touching anything or interacting with another person."

Emerging research suggests that the coronavirus can survive on hard surfaces like plastic and steel for up to three days. It may also hang in the air in tiny droplets called aerosols for up to a half an hour, at which time it can settle on surfaces.

More information will be provided as it is available.

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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**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



The community yard sale scheduled for May has been postponed. We will plan to reschedule the yard sale when it is deemed safe to do so.

FRONT ENTRANCE LANDSCAPING

New Leaf has completed work to remove the dead / dying shrubs, and removed the shrubs that were obstructing sight lines of oncoming traffic when turning left out of the entrance.

IRRIGATION SYSTEM

New Leaf has completed an inspection of the irrigation systems and will be making repairs as necessary.



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



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.

Getting Ready for Summer

Now is the time to prepare your garden for summer. Here are some tips that will help you have a beautiful landscape, be admired by your neighbors and save water at the same time:

Apply mulch around trees, shrubs and flowering plants to conserve water and help reduce the growth of weeds. Use pine straw or shredded mulch; these are the most effective materials for protecting your plants. A layer of mulch two to three inches thick is best, being careful to give the stems of the plants some breathing room, not crowding the mulch directly on the plant.

Proper aeration when your Bermuda or Zoysia lawn is at least ninety percent green will assure better water absorption, stimulate root growth and healthier grass. Core aeration, which removes plugs of soil, is more effective than simply poking holes in your lawn.

Now is also time to plant your summer flowers, the threat of frost is past and warmer days are here. Soil preparation is the key to success, till the soil, add organic matter and a slow release fertilizer. Be aware of your light conditions when you are purchasing your plants, be sure to pick the appropriate types for the environment.

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 April 28th.....

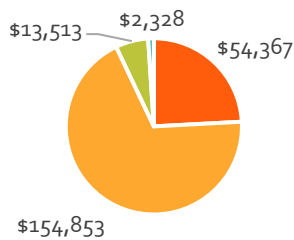
- Total Assets: \$ 283,521.88
- Operating Account: \$ 83,271.75
- Reserve Account: \$ 121,060.96
- Certificate of Deposit: \$71,189.17 (Board decision to purchase a 13 month CD at a return rate of 2.52%)

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

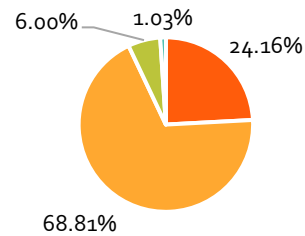
Income: \$225,060 (341 units @ \$55 per month or \$660 per year)

Expenses - Dollars



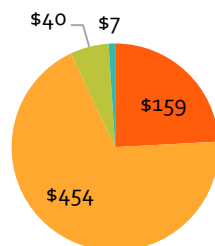
- TOTAL GENERAL & ADMINISTRATION
- TOTAL LAND MAINTENANCE EXPENSES
- TOTAL RECREATION AREA EXPENSES
- RESERVE CONTRIBUTION

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:** Heather Hammontree
 heather@crawfordoaks.com
- **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.