



Crawford Oaks Community Newsletter April 2020

ANNUAL HOA MEETING

Our annual meeting has been postponed until we are able to gather as a group. More information will be provided when we know more.

VOTING

On March 24th, the Gainesville Times reported that every Georgia voter will be mailed an absentee ballot application for the May 19 primary, a step the Georgia Secretary of State's Office announced Tuesday, March 24, as part of its efforts to address concerns about COVID-19.

For more information about elections, resources and to learn more about the new voting machines, please visit the Hall County Elections website at <https://www.hallcounty.org//249/Elections>

Being that this year is an election year at both the local and national level, please be reminded that our ACC Guidelines prohibit political activity signs from being displayed.

Amenity Areas

Following guidance of local officials, the CDC and the White House, we have closed the following amenity areas until further notice:

- Basketball court and Tennis Courts
- Playground
- Pavilions

A decision on when the pool may open has not been made yet and won't be made until there is further guidance from 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.

Basketball Court

Thanks to input from one of our residents, we are looking at purchasing more durable backboards and rims. This will help reduce the repairs to the equipment while providing use of an amenity on a regular basis.

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
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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 TENTATIVE date for the community yard sale is Saturday May 16th. This date is subject to change depending on the local and state orders related to controlling the spread of the coronavirus



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.

Spring Gardening Tasks

April and May is the time of year when everyone is out in their gardens! The warmer weather draws us all outside, but sometimes we are not sure exactly what to do and when to do it. I love to use lists in order to make sure I do not forget anything. This is a list I have used for several years, it is a great reference:

April

1. Plant summer annuals
2. Prune spring flowering shrubs after they bloom
3. Mow turf as needed
4. Apply pre-emergent herbicides to shrub beds
5. Fertilize trees and shrubs
6. Spray for powdery mildew, aphids, lacebug, leaf miners, etc.
7. Fertilize daffodils

May

1. Monitor grubs and disease in turf
2. Fertilize annual flowers once per month
3. Prune spring flowering shrubs after flowering
4. Prune evergreens for dense growth habit
5. Monitor insects and diseases – powdery mildew, lacebug, scale, mites, etc.
6. Fertilize spring flowering shrubs after blooming
7. Monitor roses for diseases and insects
8. Complete planting of annuals and summer flowering bulbs
9. Cut back and mulch daffodils when foliage dies
10. Aerate warm season turf after 75% green up

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.



Our HOA is financially sound. As of March 30th.....

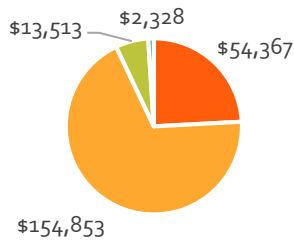
- Total Assets: \$ 281,344.88
- Operating Account: \$ 81,639.08
- Reserve Account: \$ 128,655.02
- Certificate of Deposit: \$71,046.78 (Board decision to purchase a 13 month CD at a return rate of 2.52%)

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

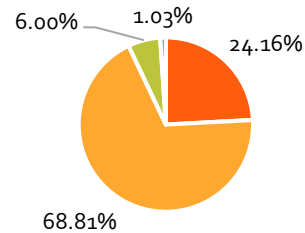
Income: \$225,060 (341 units @ \$55 per month or \$660 per year)

Expenses - Dollars



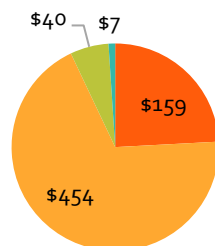
- TOTAL GENERAL & ADMINISTRATION
- TOTAL LAND MAINTENANCE EXPENSES
- TOTAL RECREATION AREA EXPENSES
- RESERVE CONTRIBUTION

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.