



# Crawford Oaks Community Newsletter January 2020

## Projects

The City of Gainesville will resume work in January to locate and raise the remaining sewer access manhole covers to street level.

## New Year.....New Decade

According to History.com, the earliest recorded celebration to honor the new year is believed to date back some 4,000 years — in 2,000 B.C. — to ancient Babylon. For these Mesopotamians, the beginning of the new year was heralded by the first new moon after the vernal equinox — which took place around late March — and was celebrated with a huge 11-day festival called Akitu, which involved a different ritual on each of its days. The holiday celebrated the mythical victory of the sky god Marduk over the sea goddess Tiamat, and also involved the act of either crowning a new king or allowing the old king to continue his rule.

Though the date of New Year's Day is obvious to us now, the holiday wasn't always celebrated in January. Throughout time, different cultures and civilizations typically welcomed the new year during a significant astronomical or agricultural event — like the Romans who celebrated in March, following their lunar cycle — until 46 B.C., when the emperor Julius Caesar introduced the Julian calendar. Honoring the month's namesake Janus — the Roman god of beginnings whose two faces allowed him to look simultaneously into the past and the future — Caesar instituted January 1 as the first day of the year. On this newly-dated holiday, the Romans celebrated not only by offering sacrifices to Janus, but also by exchanging gifts, attending parties, and decorating their homes with laurel branches.

If you are going to set off fireworks, please be considerate of your neighbors. And, stay within the local fireworks regulations.

"The new year stands before us, like a chapter in a book, waiting to be written."

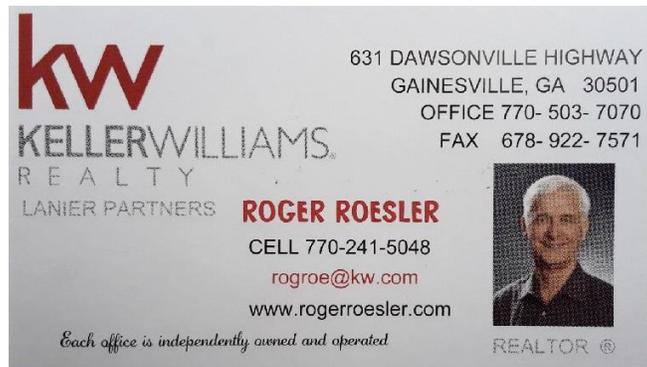
What will you write in your chapter?

### 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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REALTY  
LANIER PARTNERS

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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



There were quite a few residents that decorated for Christmas making the neighborhood look rather festive.

The HOA will award three gift cards to the homeowners who demonstrate the best festive holiday decorations. Below are the recipients of a gift card.

- Winner: \$75 gift card
  - 5108 Timber Hills Way
- Runner up: \$50 gift card
  - 5005 Timber Hills Drive
- Consolation: \$25 gift card
  - 4826 Timber Hills Drive



## 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.



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.

#### Winter Pruning

Now through late February is the best time to do your dormant pruning. The types of plants typically needing dormant pruning include Crape Myrtles, Liriope, Butterfly Bush, Roses and Ornamental Grasses.

Crape Myrtles need only the interior and crossing branches removed, they do not need to be pruned severely as you may have seen done for years. This is commonly known as "Crape Murder". These trees will have more blooms and better fall color if allowed to grow into a typical tree shape.

Liriope, also known as monkey grass, needs pruning before it starts sending out new growth in late winter/early spring. A small push mower set very high is a good way to take care of this pruning task quickly. Using a mower with a bagger makes for little clean up needed.

Roses are best pruned later in February, where you can tell if any branches have died back and need to be removed. Knock out Roses should be pruned back to about 18" tall; this will provide a plant that is full to the ground and compact when it comes out in the spring.

Renovative pruning is cutting back plants severely to rejuvenate them. Most broadleaf plants can be pruned in this manner. This is a method of bringing overgrown plants back into scale. The best time for this type of pruning is late February to early March. This allows for just a short period where they look like sticks before spring arrives and they put out new growth.

If you are uncertain about how and what to prune, our Hall County Extension office has lots of great materials on how to prune!

### 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 December 23rd.....

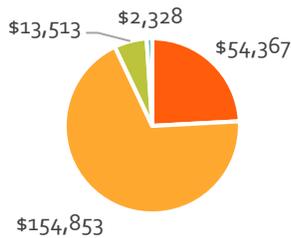
- Total Assets: \$ 262,470.94
- Operating Account: \$ 79,238.19
- Reserve Account: \$ 112,635.80
- Certificate of Deposit: \$70,596.95 (Board decision to purchase a 13 month CD at a return rate of 2.52%)

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**

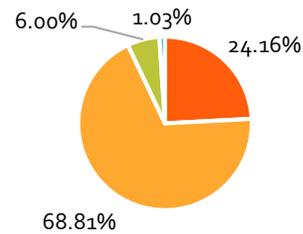
Income: \$225,060 (341 units @ \$55 per month or \$660 per year)

Expenses - Dollars



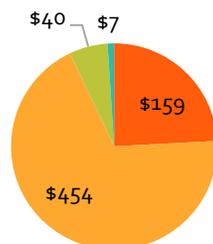
- TOTAL GENERAL & ADMINISTRATION
- TOTAL LAND MAINTENANCE EXPENSES
- TOTAL RECREATION AREA EXPENSES
- RESERVE CONTRIBUTION

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 3<sup>rd</sup> 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:** VACANT
  
- **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.