



# Crawford Oaks Community Newsletter March 2020

## **ANNUAL HOA MEETING**

We are working on scheduling a date and location for our annual meeting. More information will be provided once the details are finalized.

## **PRESIDENTIAL PREFERENCE PRIMARY ELECTION is MARCH 24, 2020.**

Early voting locations are shown below. All times are 7am – 7pm.

### **MARCH 2-6, 2020**

HALL COUNTY GOVERNMENT CENTER

### **MARCH 9-13, 2020**

HALL COUNTY GOVERNMENT CENTER

### **MARCH 14, 2020**

HALL COUNTY GOVERNMENT CENTER

EAST HALL COMMUNITY CENTER

NORTH HALL COMMUNITY CENTER

SPOUT SPRINGS LIBRARY

### **MARCH 16-20, 2020**

HALL COUNTY GOVERNMENT CENTER

EAST HALL COMMUNITY CENTER

NORTH HALL COMMUNITY CENTER

SPOUT SPRINGS LIBRARY

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.**

**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**  
KELLERWILLIAMS  
REALTY  
LANIER PARTNERS

631 DAWSONVILLE HIGHWAY  
GAINESVILLE, GA 30501  
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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

**MARCH EVENTS****Ferrari Racing Days at Road Atlanta**

- March 5<sup>th</sup> – 8<sup>th</sup>

**NASCAR Weekend at Atlanta Motor Speedway (Hampton)**

- March 13<sup>th</sup> – 15<sup>th</sup>

**PBR Bull Riding at Infinite Energy Center (Suwannee)**

- March 14<sup>th</sup> – 15<sup>th</sup>

**St Patrick's Day**

- March 17<sup>th</sup>



## 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



**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](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 showers bring...

It has been raining like crazy but it is time to get back into your yards! March is a great month to get things going in your garden.

The soil is starting to warm up so it is a great time to be fertilizing your pansies to wake them up from the winter doldrums, as well as your ornamental shrubs and trees.

If you have Liriope, Ornamental Grasses or Ferns in your yard, now is a good time to prune them back before the new growth starts coming out (which makes it very difficult to prune). Now is also the time to prune any shrubs that have overgrown their space, this gives them the entire season to grow. Most broadleaf evergreens can be pruned very aggressively without hurting them, this is called rejuvenation pruning. Any Hydrangeas that bloom on new growth should also be pruned this month.

March is also a fantastic month to plant new trees and shrubs, as well as transplant existing plants to a new location. Planting them now allows the root system to develop before the hot summer months arrive. Consider planting things with varying textures, color and bloom times to make for a garden with year round interest!

### 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 February 28th.....

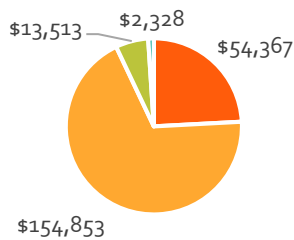
- Total Assets: \$ 274,102.18
- Operating Account: \$ 74,988.50
- Reserve Account: \$ 128,218.79
- Certificate of Deposit: \$70,894.89 (Board decision to purchase a 13 month CD at a return rate of 2.52%)

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**

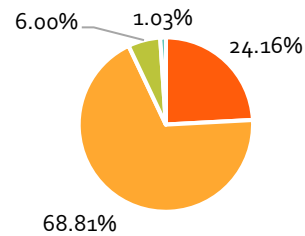
Income: \$225,060 (341 units @ \$55 per month or \$660 per year)

Expenses - Dollars



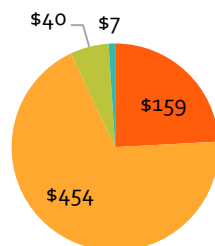
- TOTAL GENERAL & ADMINISTRATION
- TOTAL LAND MAINTENANCE EXPENSES
- TOTAL RECREATION AREA EXPENSES
- RESERVE CONTRIBUTION

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:** 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.