



Crawford Oaks Community Newsletter October 2019

Projects

The work continues to locate and raise several of the sewer access manhole covers to street level.

NewLeaf and a tree service have begun the process to cut back tree limbs and spray the vegetation growing into and through the fencing in different areas of the community. This includes the white fence at the front entrance, black picket fence behind units along Timber Hills Drive and Sycamore Court and the black rail fence at the back entrance. The HOA is in the process of obtaining bids to paint and complete minor repairs on the fencing in the same areas.



Saturday October 12th from 9am – 4pm.

The HOA will put up signs at the entrances. If you want to participate, put balloons on your mailbox or a sign in your yard.

Pool Closing

The closing date of the pool is Monday, October 14th.

Pool Shower

The outdoor shower area at the pool is for **RINSING OFF** before or after getting in or out of the pool. The showers are **NOT FOR BATHING** purposes. Soap and / or shampoo are not to be used.

ACC Guidelines

Approval must be received in advance. Work done to or at your home without approval is subject to a fine.

Architectural shingles will be the only shingles approved when replacing your roof.

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



We are inviting all households in the neighborhood to decorate their homes for the Holidays. We will have a contest for both Halloween and Christmas. In order to be eligible, you will need to be current in your dues. Judging criteria will include

- Unique design and creative use of decorations;
- Storyline or theme;
- Display and placement of decorations, animated objects, etc.; and
- Overall presentation.

Each HOA Board Member will vote on up to 10 homes. The home receiving the most total points will be the winner. For Halloween, the judging will occur on Monday October 28th.

- Winner: \$75 gift card
- Runner up: \$50 gift card
- Consolation: \$25 gift card



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.



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. 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.

October Gardening Tips

During periods of hot and dry weather, certain modifications to your lawn maintenance practices will help to carry your turf grass through periods of inadequate rainfall and reduce losses. The height of the warm-season turf grass growing season spans from May to October.

Given average conditions (regular rainfall and moderate temperatures), Bermuda grass, Zoysia grass, St. Augustine grass, centipede grass, and other warm-season species respond quickly to cultural and maintenance practices such as mowing, fertilizing, aerating, topdressing, and weed management. However, the summer of 2019 has delivered hot and dry weather with sporadic rainfall. With fall approaching, now is the time to adjust your turf grass management program to promote a smooth transition into dormancy and green-up next spring.

From mid- through late-summer, rainfall across Georgia has been variable with some areas receiving timely rain and other areas being droughty. Moisture stress in turf grasses can be recognized in the early stages by a dull bluish-gray cast. Additionally, take note of footprints and tire tracks in the turf that do not seem to rebound. If you are in an area that has lacked rain, consider applying some irrigation to get the grass growing:

1. Do not apply nitrogen containing fertilizers
2. Modify herbicide programs during high temperatures and moisture stress
3. Water deeply & infrequently
4. Recycle clippings
5. Use water conserving and drought tolerant turf grasses

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.



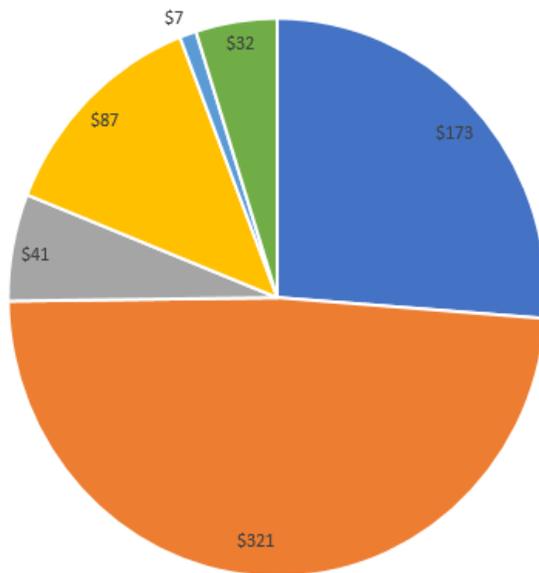
Our HOA is financially sound. As of September 30th.....

- Total Assets: \$ 273,001.28
- Operating Account: \$ 90,486.96
- Reserve Account: \$ 112,364.35
- Certificate of Deposit: \$70,149.97 (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

Each homeowners annual dues total \$660. Below is a graphical display of how your dues are used to budget for our expenses.

Recreation expenses are those related to the amenities. Safety expenses are those related to the security system. Utility expenses are those related to the electricity, water/sewer and phone for the common areas and amenities.



Administrative	\$173	26%
Grounds & Landscaping	\$321	49%
Recreation	\$41	6%
Repairs & Maintenance	\$87	13%
Safety Equipment	\$7	1%
Utilities	\$32	5%



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:** 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.