



# Crawford Oaks Community Newsletter September 2019

## Projects

The resurfacing of the roads is now complete. There is work underway to locate and raise the sewer access manhole covers to street level.

The HOA has approved NewLeaf to cut back 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. Once this work is completed, we will obtain bids to paint the fencing in the same areas.

## ARCHITECTURAL CONTROL

An updated Architectural Control request form has been posted on our website at [www.crawfordoaks.com](http://www.crawfordoaks.com). Please be sure to submit the form AND get approval BEFORE any work has begun. Work may NOT begin unless, and until, proper approval is given. This includes, but is not limited to, adding a fence, roof shingle replacement, addition of a storm or screen door or painting.

The Architectural and Design Guidelines provide homeowners with suggestions and restrictions that will help maintain the aesthetics and protect the property values in Crawford Oaks. The intent of the guidelines is to assure that the homes in Crawford Oaks are maintained to the highest standard and continue to complement each other with compatible styling.



**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.

**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?



**PLEASE OBEY THE SPEED LIMIT.....ITS THE LAW**  
**Street parking is not allowed. If your drive way is blocked, please call the City of Oakwood Police.**



**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



## 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.

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



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 28<sup>th</sup>.

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



- 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.

Please take note of a few of the more notable reminders below.

- **All trash cans are to be stored out of public view at all times other than trash days. Storing trash cans on the side of your home is not out of public view. Trash cans are NOT to be left on the curb after trash day.**
- **DO NOT place items such as furniture on the curb UNLESS you have made arrangements with the trash company to pick them up. Items for trash pickup follow the same rules as trash cans to and from the street.**
- Several homes have siding that are in need of being pressure washed
- Homeowners are responsible for cleaning out all flower and tree beds ridding them of overgrown grass and weeds regularly to avoid letters. Also, please apply fresh pine straw or mulch to help weeds not take over and for a neater appearance.
- If your balance is 2 months or over, delinquent, your account will be sent to the collection agency. Please keep your accounts paid in full each month. Due the 1<sup>st</sup> late by the 10<sup>th</sup> to avoid late fees.



### Lawn Maintenance

Lawn service days are Monday and Tuesday.

#### September Gardening Tips

- **Fall is for Planting**

Enjoy fall shrubs with blooms and berries such as Encore Azaleas, Camellias, Witch Hazel, Cotoneaster, Dogwoods, Beautyberry, Holly, Honeysuckle and Pyracantha.

Divide or transplant spring-blooming perennials.

- **More Color Please**

Bring back the color in your garden by replanting a fall crop of annual flowers - Geraniums, Petunias or Zinnias in the full sun. Once temperatures really cool down, replace your warm season annuals with Pansies and Violas.

- **Plant perennials**

Plant Asters, Joe Pye Weed, Chrysanthemum, Japanese Anemone and Ornamental Grasses for fall color.

- **Play with Ornamental Grasses**

These versatile plants provide four seasons of interest and are often at their best during the fall when their "plumes" appear. They are durable, low maintenance plants and are rarely affected by insects or diseases.

Looks aren't everything. Not only do they add distinction to the landscape, they also add aspects of motion and sound. The gentle waving motion of the grasses and the accompanying sounds create a peaceful atmosphere.

- **Garden for Food**

Cool-season vegetable seeds and seedlings can be planted. Try cabbage, lettuce, beets, turnips, spinach, radishes, collards and broccoli; be sure to water thoroughly after planting.

#### 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.



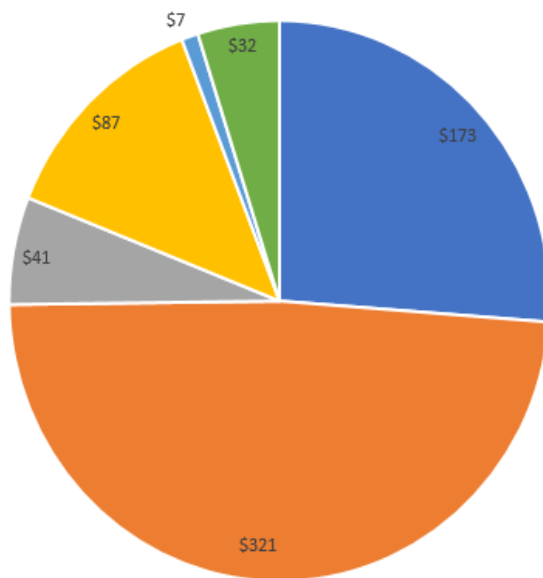
Our HOA is financially sound. As of August 30th.....

- Total Assets: \$ 267,956.13
- Operating Account: \$ 85,684.13
- Reserve Account: \$ 112,273.00
- Certificate of Deposit: \$70,000 (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.

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](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.