



Crawford Oaks Community Newsletter October 2018

Street Parking Letter

Recently, the HOA mailed each homeowner a letter about street parking which has become a problem in the community.

What is the problem?

- Cars parked blocking driveways of homeowners
- Cars parked in intersections
- Cars parked in the street when there is space available in the driveway
- Cars parked in front of fire hydrants blocking ease of access to the Fire Department

Why is this a problem

- It is disrespectful to your neighbors to block their driveway making it difficult for others to get in or out
- Its creates a safety issue for both regular traffic and emergency vehicles
- In an emergency, the response time may be slowed if emergency vehicles can't get around cars parked in the street.

State law and Hall County Code specifically addresses the issues that are occurring in our neighborhood.

- State law 40-6-202 states that nobody can park a car outside of a business or residential district if there is a convenient place to pull off the roadway. If there is not an appropriate place to pull off, Georgia law states that the car cannot impede traffic in any way.
- State law 46-6-203 states that any of the following types of parking are illegal:
 - On the sidewalk
 - Within an intersection
 - Within 15 feet of a fire hydrant
 - Within 30 feet of a stop sign
- Hall County Code 17.250.020 On-street parking by residents of districts V-C, R-I, R-II, R-TF, R-MF, AR-III, AR-IV and PRD is prohibited on a permanent basis.

The City of Oakwood Police are able to enforce state law as it relates to street parking. If your driveway is blocked or cars are parked impeding intersections, you can report the problem to the Police. Upon response, the Police can then determine what action may be taken – discussion with vehicle owner, citation or towing.

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

JDT MULTI SERVICES

Our goal is to help take some weight off your day to day needs. We offer multiple services and fair prices. We are a small family owned business who thrives to exceed our customers' expectations. Services include pressure washing, deck repairs, yard services, home cleaning and moving packing services.
678-200-4708
678-517-9813

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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LANIER PARTNERS

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GAINESVILLE, GA 30501
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FAX 678- 922- 7571

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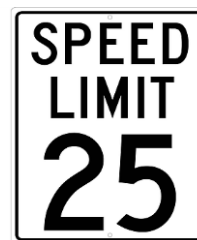
Each office is independently owned and operated

Hall County
CITRUSOLUTION
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Kevin O'Brien, Owner
Residential & Commercial Carpet, Rug
and Upholstery Cleaning
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and Smells Great!*



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

The pool is now closed.

Need a Pool Access Card?

If you need a pool card, please mail your payment of \$40 to
Crawford Oaks HOA c/o CMA
1465 Northside Drive Suite 128
Atlanta, GA 30318



Halloween falls on Wednesday October 31st. In the interest of safety:

- Please exercise caution when driving through the neighborhood.
- Watch for children walking on roadways, medians and curbs
- Enter and exit driveways carefully
- At twilight and later in the evening, watch for children in dark clothing
- Slow down
- Use the sidewalks
- Children should not run into the street without looking both ways for oncoming traffic



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.



In order to have your mailbox, post or numbers replaced to maintain a unified look within the community, please contact:

Jerry Smith at 404-312-5562.

Numbers must remain unified throughout the community and 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 October 28th.

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

Be creative, be festive, have fun!



- 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.

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
- Weeds in the new construction yards: The landscaper has treated these and will continue to do so. Many are still seeing new weeds due to no pre-emergent added to the new sod yet. It will be done in the dormant season this year and homeowners will see an improvement next year as a result.
- 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 1st late by the 10th to avoid late fees.



Lawn Maintenance

Lawn service days are Monday and Tuesday.

Fall is upon us!

The best time of the year to plant is the fall, the cooler temperatures and increased rainfall make it a perfect time to get your new plants established. You may want to consider redesigning a portion of your landscape with newer shrubs and trees that require little maintenance, or transplanting plants to a new location because they are in the wrong spot due to size or changing light conditions.

Here is a gardening calendar that will take you through the end of the year:

October	November	December
Continue leaf removal	Continue leaf removal	Aerate and overseed Fescue turf
Complete spring bulb planting	Complete fall flower planting	Begin leaf removal if necessary
Prune late flowering shrubs	Begin spring bulb installation	Fertilize trees and shrubs
Begin winter pruning	Apply pre-emergence herbicides in turf	Start fall pansy and flower planting
Transplant shrubs and trees	Fertilize existing bulb plantings	Dig and divide perennials as needed
Begin planting trees and shrubs	Continue planting trees and shrubs	Continue planting trees and shrubs

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 scattered throughout the neighborhood when walking your dogs.....please use them and clean up after your pet.



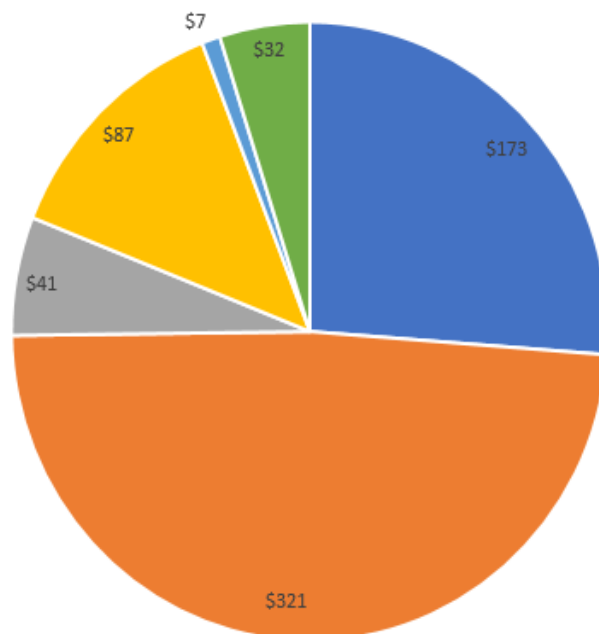
Our HOA is financially sound. As of July 30th.....

- Total Assets = \$264,031.60
- Operating Account = \$98,439.09
- Reserve Account = \$165,592.51

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

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:** Joshua Potters
 joshua@crawfordoaks.com

- **Pool Committee:** Ann Levasseur, Ted Best
- **Welcome Committee:** Betty Debar, Elaine Wolf



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.