



Crawford Oaks Community Newsletter April 2018

HOA ANNUAL MEETING

The annual meeting was held on Tuesday March 13th at the Oakwood Community Center. The meeting was attended by approximately 25 homeowners, the HOA Board, Memrie Creswell, our Property Manager and attorney. Since a quorum wasn't established, the meeting was for sharing of information only. The minutes from the meeting will be posted to our website.

HOA COVENANTS, COMMUNITY RULES

As the HOA Board and for CMA the property manager, it is our intent to enforce the covenants and established rules of our community. It's not our intent to nitpick at anyone for violating the rules. But everyone please keep this in mind...we all chose to live in this community and with that choice comes the acceptance of the covenants and community rules. If you're not following the covenants and rules, then you need to own it and accept responsibility for your actions and your choice to not abide. Our covenants and community rules are there to benefit and protect our community.

AMENITY AREA REPAIRS AND CLEANING

We are in process of having work planned to complete the following: pressure washing of the tennis courts, trimming of the tree branches around the tennis court lights, repair of the flood lights on each of the pavilions, repair to a leak and ceiling in the pool house pump room and the pressure washing of the siding on the pool house.

PETS

We don't encourage anyone to approach a strange or unknown dog and suggest that you call Hall County Animal Control. There is a county leash law (see below) that Animal Control has the legal authority to enforce. Everyone is reminded to clean up after their pet using the doggie bags located at the doggie stations throughout the neighborhood.

As stated in the county ordinance: 4.10.200. - Duty of owner to keep animals under control.

It is unlawful for the owner of any domesticated animal or agricultural animal, or anyone having a domesticated animal or agricultural animal in his possession or control, to permit such domesticated animal or agricultural animal to be at large and not under restraint unless said animal is livestock and is maintained in accordance with § 4.10.230 of this 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

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?



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631 DAWSONVILLE HIGHWAY
GAINESVILLE, GA 30601
OFFICE 770- 503- 7070
FAX 678- 922- 7571

ROGER ROESLER
CELL 770-241-5048
rogroe@kw.com
www.rogerroesler.com

Each office is independently owned and operated

REALTOR ®

Having a yard / garage sale?

If so and before you put out signs, you must register the signs with the City of Oakwood. Otherwise, they will likely be removed.



PLEASE OBEY THE SPEED LIMIT.....ITS THE LAW

**Pool Rules.....Did you know?**

The pool will be opening in May. Once a date has been determined, we will let everyone what that date is.

The State of Georgia Department of Public Health requires that townhome / condominium communities post and adhere to specific rules that apply to the pool and pool area.

The updated rules are posted inside the pool area.

The local Environmental Health Department is the enforcement agency and any violations may result in fines, or even closing of the pool.

So please adhere to the posted rules for the benefit of the entire community !!!

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



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

ACC APPROVED SHINGLES

The HOA receives a lot of requests for shingle replacement. In an effort to ensure that we maintain a consistent look throughout the community, the HOA will approve the following:

- Standard 3 tab shingles
- Architectural shingles

Either shingle will be considered for approval as long as the color is Weathered Wood, or similar, and consistent with other homes.

ALL work must be approved IN ADVANCE by submitting an ACC Request form.

Architectural Requests

When submitting requests, please include as much detail as possible. This includes colors, pictures and measurements of things like fence size, location on lot and distance between from your property line. The more detail that you provide helps to expedite the review process.

Work should not begin without prior approval. Failure to get prior approval may result in fines or having to stop the work or even removal.



- 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
- Landscapers will be in the community weekly on Tuesdays and half a day on Wednesday during the spring and summer months
- 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.**
- 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 Days

Lawn service days will be changing to Monday and Tuesday. Until the grass greens up, service will continue to be one day per week.

Spring is here

Spring is the time of year when everyone is out in their gardens! The warmer weather draws us all outside, but sometimes we are not sure exactly what to do and when to do it. Below is a reference list from our landscaper:

May

- Monitor grubs and disease in turf
- Fertilize annual flowers once per month
- Prune spring flowering shrubs after flowering
- Prune evergreens for dense growth habit
- Monitor insects and diseases – powdery mildew, lacebug, scale, mites, etc.
- Fertilize spring flowering shrubs after blooming
- Monitor roses for diseases and insects
- Complete planting of annuals and summer flowering bulbs
- Cut back and mulch daffodils when foliage dies
- Aerate warm season turf after 75% green up

June

- Monitor turf and shrub disease and insects, maintain an active spray program
- Fertilize and prune Azaleas
- Deadhead annuals and perennials as needed
- Apply pre and post emergent herbicides as necessary
- Monitor and treat Japanese beetles

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.



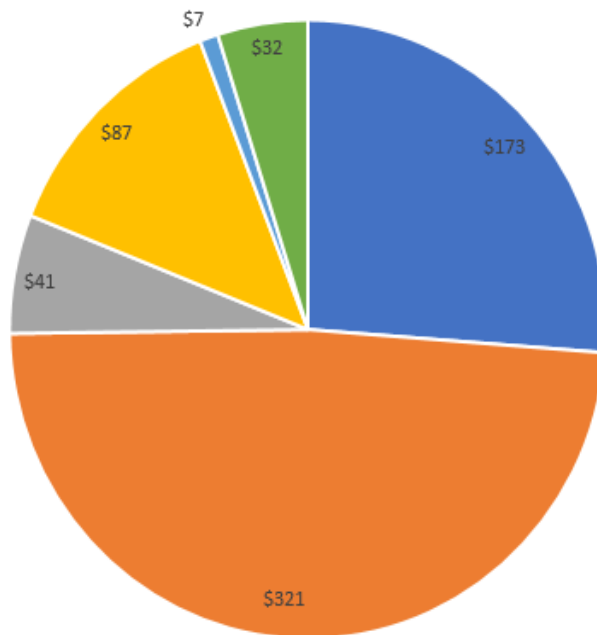
Our HOA is financially sound. As of April 2nd.....

- Total Assets = \$263,017.72
- Operating Account = \$99,262.25
- Reserve Account = \$163,809.92

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%

■ Administrative ■ Grounds & Landscaping ■ Recreation ■ Repairs & Maintenance ■ Safety Equipment ■ Utilities



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>

YOUR CMA ACCOUNT

If you need access to your online account to make your HOA dues payment or to access information about the community such as getting an ACC form for exterior modification or for other community related information, please send an email to customerservice@cmacommunities.com.

You can also email our property manager, Memrie Creswell.



Have an idea or suggestion? Please email any one of the HOA Board members or our property manager, Memrie Creswell

Wonder what's happening in the City of Oakwood?

City of Oakwood

www.cityof oakwood.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.



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, Christine Huard, Carlton Griffin, Elaine Wolf, Karen Adams



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.