

# Crawford Oaks Community Newsletter July 2018



## Tuesday July 3<sup>rd</sup>

### **Sparks in the Park in Sugar Hill**

E.E. Robinson Park, 1196 Level Creek Road

A free night of family fun with music by the Mike Veal Band. Food trucks and other concessions available. Fireworks begin at dark.

## Wednesday July 4<sup>th</sup>

### **Annual Salute to Public Safety**

Memorial Park Funeral Home at 2030 Memorial Park Drive in Gainesville

For the 25th year running, Memorial Park pays tribute to local public safety officials with a 4th of July community picnic. The annual event runs from 11 a.m. to 2 p.m. and everyone is invited to enjoy BBQ, hot dogs, chips, slaw and baked beans.

### **55th Annual Independence Day Celebration**

Laurel Park (Hall County)

Gates open at 9 a.m.

Fun for the whole family! Gather for a live DJ & music, kid's rides, food & drinks, arts & crafts and fireworks at dusk. Entrance fee is \$10 per car.

### **Star Spangled Fourth**

Mall of Georgia (Buford)

Events begin at 5pm with food, a kid zone and live concerts. Fireworks at dark. After the fireworks, catch a movie under the stars.

**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**  
KELLERWILLIAMS.  
REALTY  
LANIER PARTNERS

631 DAWSONVILLE HIGHWAY  
GAINESVILLE, GA 30501  
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

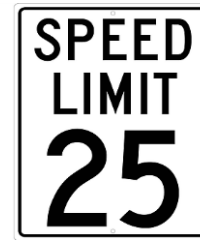
REALTOR ®

**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.

**Basketball Court**

The new backboards and goals have been installed.



**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 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 of the rules may result in fines, or even closing of the pool.

Residents and their accompanied guests are expected to 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](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.



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

## FRONT ENTRANCE UPDATE

The HOA and our property manager have been in contact with the developer who is building the townhome community that will border our neighborhood. We've also done some research of our plans on file with the county and City of Oakwood.

After reviewing the plat on file with Hall County, we've discovered that our original builder built the fence and put landscaping in along, or just beyond the property line, of the road right of way and the property line of the adjoining lot. This includes the front entrance landscaping, and the monument walls. The fence, bushes, trees, and entrance monuments are actually over our property line and on the property that is being developed, and / or the City Right Of Way. We can't find any record of an easement that was granted.

Fortunately, we've been told by the developer that the entrance monuments are approved to stay, but the fences and trees were approved to be removed right up to the property line. So while we're all upset that the front entrance was torn up like it was, we can't find anything that says the new developer didn't have a right to do that.

We're going to continue to have communication with the developer as their work continues. At some point, we're going to meet with the developer to discuss their plans and look at what the site will look like. We'll share more information as its available.

We've also notified the developer of the mud that had run-off into our community as a result of the rain that we had during the week of June 25<sup>th</sup>.



- 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
- 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 1<sup>st</sup> late by the 10<sup>th</sup> to avoid late fees.



### Lawn Maintenance Days

Lawn service days are Monday and Tuesday.

It's Hot Out There!

Last month I spoke about limbing up low hanging tree branches. A good rule of thumb to provide a balanced tree is one third trunk and two thirds branches, this gives the tree a nice balanced look.

With the intense heat and humidity, it makes it very difficult to get excited about going out in the garden! The best time to do this is first thing in the morning, before the sun gets too high in the sky.

This is the time of year when weeds and pruning can get away from you. Doing a little each day will help you stay ahead of the game. It is also important to remove spent blooms from your annual and perennial flowers. This encourages the plants to keep blooming. Allowing flowers to go to seed takes a lot of energy from the plant and will shut down the flowering process. This time of year, there is also active insect and disease activity on your plants. Keep close eye on the health of your plants, if they start to look off color or unhealthy, this could be the cause.

Fight through the summer heat and get out there to keep your gardens in great shape!

### 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.



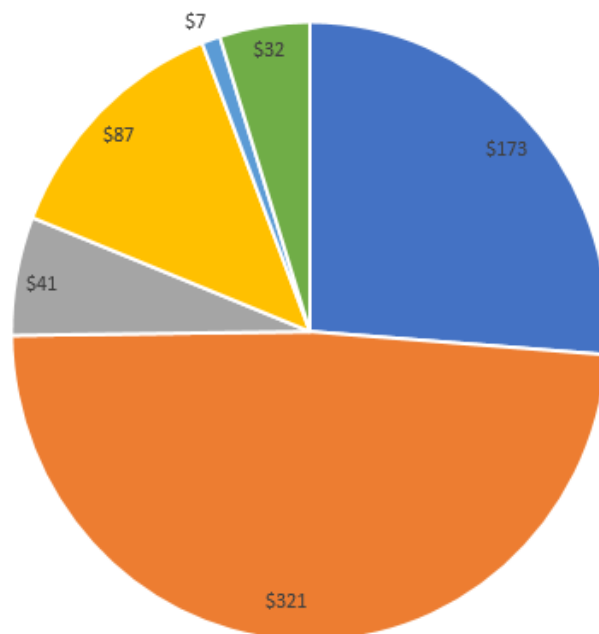
Our HOA is financially sound. As of June 30th.....

- Total Assets = \$259,603.84
- Operating Account = \$94,119.53
- Reserve Account = \$165,484.31

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.



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



**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>**

### **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](mailto: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.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.**





### 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.