

# Crawford Oaks Community Newsletter February 2018



The annual meeting is scheduled for Tuesday March 13th at 6pm....please be on the lookout for your annual meeting notice in the mail.

Time sure does fly by and here we are in a new year and new beginnings. We hope everyone had an enjoyable and safe Holiday season. We would like to welcome all of our new residents to the Crawford Oaks Community.

To some this might be your first time residing in a deed restricted community and we would encourage you to visit the Crawford Oaks website at [crawfordoaks.com](http://crawfordoaks.com) to view the documents and restrictions for your community. If you have any questions, please contact our property manager or member of the HOA Board.

It is very important that everyone abides by the rules and restrictions, so that our community can continue to be one of the best in the area.

Its not that the HOA Board has set out to nitpick at anyone, but people don't want to see things that are unsightly or make the community look unkept and nobody wants to step in dog poop. The purpose of having the bylaws and guidelines that we do is to help maintain our community at the highest level possible to allow for as much satisfaction as possible for residents. And, to help maintain a high value to others who may be looking to buy a home in our community.

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

**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.

Wednesday, February 14th



## 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

## 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 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](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.
- 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 will be changing to Monday and Tuesday. Until the grass greens up, service will continue to be one day per week.

### Weeds

Homeowners are responsible for weed maintenance in their flower beds. Please remove weeds and creeping Bermuda grass from your flower beds.

February is a great month to start planning for the year and get some outside projects done.

Now is the time to prune your Apple and Pear trees and cut back your Liriope, Ornamental Grasses and Ferns because you want to prune them back before the new growth starts coming out (which makes it very difficult to prune).

This is a great time to redesign your turf areas, cutting out any sharp angles, narrow strips and hard to reach areas. February is also a fantastic month to plant new trees and shrubs, as well as transplant existing plants to a new location. It is also time to apply lime to your turf, doing a soil test ahead of time will tell you how much to use.

Be sure to turn your houseplants 180 degrees every two weeks, this allows for even growth keeping the plant foliage well balanced. This is important to do year round. Clean out your bird boxes now to get ready for the birds returning to your yard, they will be back before you know it!

### 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. During this time of the season they will perform weed control.

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

Beginning with the lawn maintenance in the week of July 31<sup>st</sup>, 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 January 29th.....

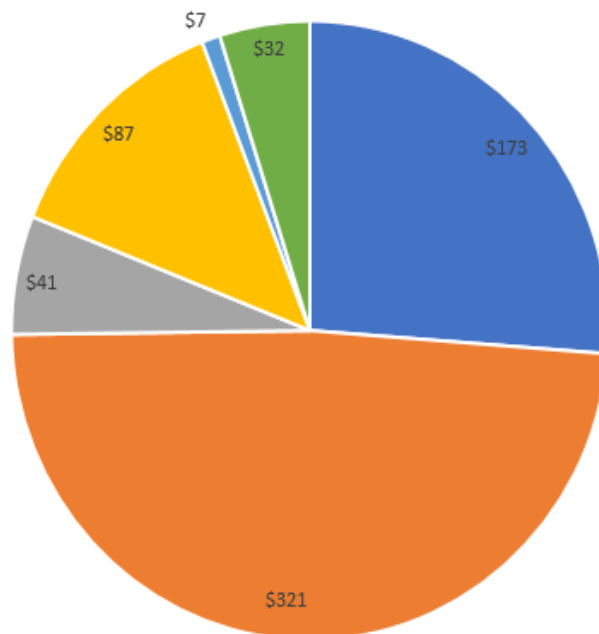
- Total Assets = \$231,243.60
- Operating Account = \$68,480.31
- Reserve Account = \$162,763.29

In January, \$10,000 has been moved from the operating account to the reserve account.

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



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

**If you are the last to leave the pool area at close, please lower the umbrellas. If the umbrellas aren't lowered and a storm comes through with winds, the umbrellas can be easily damaged.**





### 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, Marlene McCracken



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.

**SPECIAL THANKS** to **Dee Pearson** who volunteered for many years to lead the Welcome Committee. Dee has "retired" from the Committee. We certainly appreciate Dee's efforts and support over the years.