



Crawford Oaks Community Newsletter August 2018

Complaints from neighbors

Members of the HOA have received several complaints from homeowners about a variety of topics which are discussed below.

- **Street Parking:** Vehicles are required to be parked in driveways. Street parking in our community is prohibited. Street parking makes it difficult for others to get out / into driveways. It also creates a safety issue when emergency vehicles are obstructed, visibility is obstructed or when vehicles park where streets intersect or at or in front of stop signs. The HOA may begin to put stickers on the window of vehicles parked in the street warning that the vehicle may be towed. Overflow parking is available at the pool / tennis court parking lot.
- **Trash cans and recycle bins:** Recycle bins may be placed at the curb after 4pm on Monday for Tuesday pickup. Recycle 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 must be stored out of public view, except on trash day. Out of public view means that the trash can is not visible to others when stored outside. Storing trash cans on the side of homes is not out of sight.
- **Pets:** Multiple complaints have been received about loose dogs without a leash and dogs pooping in yards and the mess is left behind. Both the City and County have leash ordinances. Doggie stations are located throughout the neighborhood. Please be respectful of others and clean up after your pet.
 - If you experience issues with loose dogs, please contact Hall County Animal Services so that they can investigate the issue, or possibly remove the animal. Below is the link to Animal Services Enforcement and contact information.
 - <http://www.hallcounty.org/289/Animal-Control-Enforcement>
 - Monday - Friday between 8am – 5pm: 770-531-6830 or during non-business hours: 770-536-8812.
- **Trash / Household items:** Unwanted household items are not to be placed at the curb UNLESS pre-arrangements have been made with the City of Oakwood have been made to remove the items.

Failure to follow the HOA guidelines and rules may result in fines. Let's avoid having to get to that point...please.

Neighbors helping Neighbors

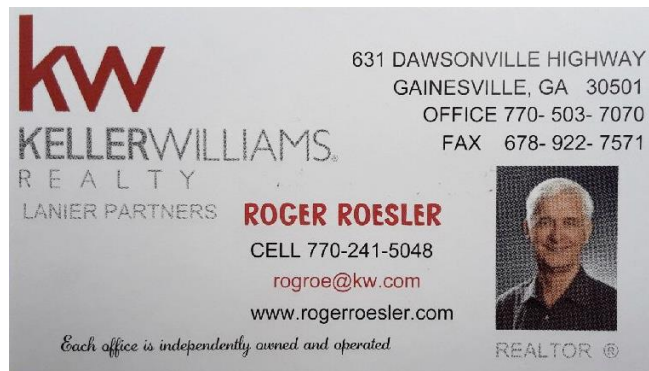
Wolf Painting, services include painting, pressure washing, sheetrock repairs and some carpentry work.
w7elai@aol.com or 770-846-3336
Tom Wolf

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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REALTY
LANIER PARTNERS

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GAINESVILLE, GA 30501
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FAX 678- 922- 7571

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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

POOL PARTY

THANK YOU to everyone who was able to make it to the pool party on Saturday July 28th. The HOA provided pizza and drinks and we held some pool games for the kids. Look out Michael Phelps.....we've got some pretty good swimmers !!



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

NEW CONSTRUCTION UPDATE

We are aware, and have made the developer aware, of the mud run off issues associated with the rain. The developer has assured us that they have taken the required steps, and may have even exceeded, the requirements by installing an Sd-4 temporary sediment pond, rip rap rock behind that, a ditch behind that, a mulch berm, and then silt fence behind our residents yards.

As we've had problems, the developer has been very responsive to our inquiries and has taken action to review the issues that we have reported.



Saturday September 15th from 9:00 to 5:00.

The HOA will advertise the sale in the Gainesville Times and pay the fee to the City of Oakwood so that we can post signs.



- 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.

Preparing for Fall

Last month we talked about weeding and pruning and how it can get away from you. Doing a little each day will help you stay ahead of the game. We also discussed that insect and disease activity on your plants is high. It is important to continue working on keeping ahead of these things in August as well.

Now is the time to prepare for fall. Cooler weather and football are just ahead!

If you have Fescue turf now is the time to eliminate any weeds and prepare to aerate and seed it in September. Start to plan for your fall flower beds. The best time to plant is in October, but now is the time to plan on what colors and plant types you are going to use. Get ahead of the curve, so that you do not get the leftovers at the garden center. Fall planting of trees, shrubs and perennials is also just around the corner. Plan ahead for best results and selections. There are so many new and improved varieties to choose from.

It seems early, but fall will be here 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. 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.



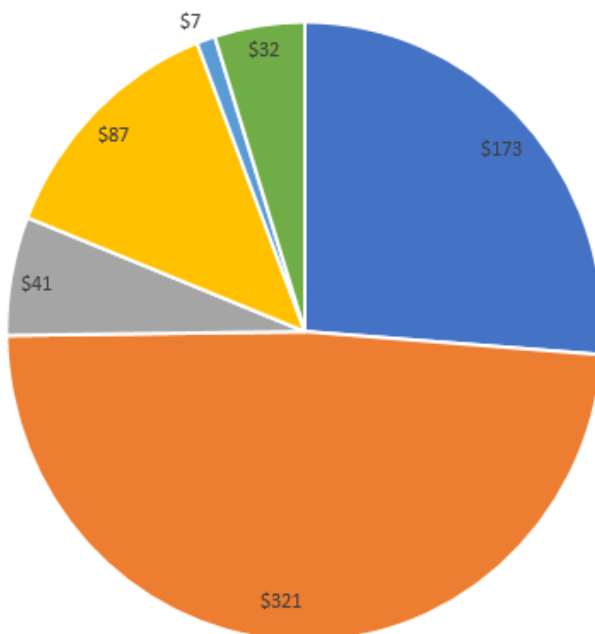
Our HOA is financially sound. As of June 30th.....

- Total Assets = \$264,065.65
- Operating Account = \$98,556.81
- Reserve Account = \$165,508.74

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>

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.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.



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.