



# Crawford Oaks Community Newsletter September 2020

### Landscaping work

The HOA Board has approved the landscaping company to cut the weeds and vegetation that is growing through the black picket fence. The work will be completed in the coming weeks.

### Fence Damage

The fence damage by the back entrance has been repaired.

### Guests at the pool

Reminder that guests are NOT permitted at the pool during the restricted use period resulting from the coronavirus. Use of the facility is for residents and their family members who live in the SAME Crawford Oaks household. The operating procedures that were put in place to reopen the pool must be followed. The operating procedures to reopen the pool were put in place for health and safety reasons. When the pool was closed due to COVID, several people made comments that we're all adults and can follow the rules. That's not happening so if you're violating the rules, please change your behavior accordingly.

**The pool will remain open while weather permits.** We have no firm closure date at this time.

### HOA Board Transition

In recent months, the Board has added new members as existing members came off the Board as a result of personal changes and people moving out of the neighborhood. The Board has filled all 5 positions. Please see the changes noted at the end of the newsletter.

## 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

## **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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## Need a Pool Access Card?

If you need a pool card, please mail your payment (check or money order) of \$40 to

Crawford Oaks HOA c/o CMA

1465 Northside Drive Suite 128

Atlanta, GA 30318



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.
- 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 Wednesday October 28<sup>th</sup>

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

Are you in need of systems repair around the house ?? Call Chris Jenkins at 404-664-6441

- A/C Repair or Replaced
- Hot water heaters
- Electrical
- Pool heaters / pumps
- Appliance installation



## 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.



Yard signs promoting a homeowners personal or commercial business are prohibited.

Additionally, signs that are political campaign signs are not permitted to be placed in the



Mailbox post style and numbers must remain consistent in look throughout the community. Below are the style of post and mailbox.

Numbers 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





- 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.

### **Property Manager Inspection Reminders**

Each month, our property manager completes routine inspections of the community. Below are a couple of things that have been noticed as being out of compliance. If any of these apply to your home, please address the issues in order to avoid non-compliance letters and fines.

- Some driveways have visible cracks in the concrete. Please repair or replace the cracked areas of the driveway.
- Trash cans are left out after trash days Please store trash cans and recycling containers out of public view the evening of trash day.
- Mailbox posts are in need of re-staining, some are leaning and some are missing the protective shield at the bottom of the post. If you need a protective shield for your mailbox, please email Roger at [roger@crawfordoaks.com](mailto:roger@crawfordoaks.com)
- Mailboxes are in need of repair or replacement. Repairs include correcting faded paint, repairing the door and repairing or replacing the red mail flag indicator.



### **Lawn Maintenance**

Lawn service days are Monday and Tuesday.

Fall Planting Season is Around the Corner

We are a month away from fall annual planting season! October is the best month to get your pansies and other bedding plants installed. The weather is beginning to cool off, but there are plenty of warm days left to get a good root system on the plants before the cold of winter hits our area.

Pansies have been a staple for this season for years but there are so many other choices to use in place of or in addition to them. Violas are very similar to Pansies but have smaller, but more numerous flowers. They don't require as much deadheading (removal of spent blooms) as Pansies, but will flower more if you do, especially when they are getting started. There are several other plants that can be mixed in with your Pansies and Violas. They include Coral Bells, Poppies, Snapdragons, Wall Flowers, Lamium, Ivy, Ornamental Cabbage and Kale, Dianthus, Foxglove, Parsley, Ogon Grass and Dusty Miller. A variety of color and texture will make for a beautiful display

The most important thing for the success of these plants is the soil preparation. Turning over or tilling the soil to a depth of 10-12" is extremely important. Adding organic matter and working it in to the soil profile is also a must, as well as incorporating a slow release fertilizer. Mulch, water, and liquid fertilizer once monthly will insure your success. You know you have prepared the soil correctly when you can plant using your hands to dig the holes!

### **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 placed throughout the neighborhood when walking your dogs....please use them and clean up after your pet. Please be respectful of others and ensure that you clean up after your pet.



Our HOA is financially sound. As of July 31st.....

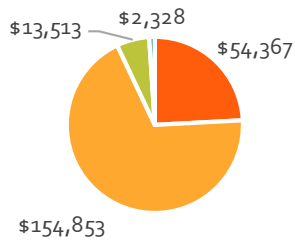
- Total Assets: \$274,849.12
- Operating Account: \$72,449.84
- Reserve Account: \$ \$130,454.17
- Certificate of Deposit: \$71,945.11 (Board decision to purchase a 13 month CD at a return rate of 2.52%)

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.

**2020 OPERATING BUDGET INFORMATION**

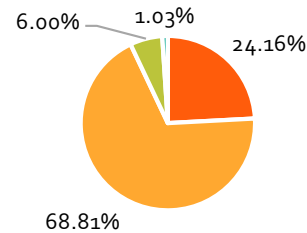
Income: \$225,060 (341 units @ \$55 per month or \$660 per year)

Expenses - Dollars



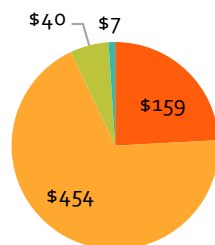
- TOTAL GENERAL & ADMINISTRATION
- TOTAL LAND MAINTENANCE EXPENSES
- TOTAL RECREATION AREA EXPENSES
- RESERVE CONTRIBUTION

Expenses - Percentage



- TOTAL GENERAL & ADMINISTRATION
- TOTAL LAND MAINTENANCE EXPENSES
- TOTAL RECREATION AREA EXPENSES
- RESERVE CONTRIBUTION

\$660 Annual Dues Expense Distribution



- TOTAL GENERAL & ADMINISTRATION
- TOTAL LAND MAINTENANCE EXPENSES
- TOTAL RECREATION AREA EXPENSES
- RESERVE CONTRIBUTION



**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>**

**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 third 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](mailto:mcreswell@cmacommunities.com)

Community Management Associates (CMA)

1465 Northside Drive

Suite 128

Atlanta, GA 30318

404-835-9159

[www.cmacommunities.com](http://www.cmacommunities.com)



### HOA Board

- **President:** Roger Roesler  
[roger@crawfordoaks.com](mailto:roger@crawfordoaks.com)
- **Vice President:** Nathan Hysong  
[nathan@crawfordoaks.com](mailto:nathan@crawfordoaks.com)
- **Treasurer:** Joreal Mack  
[joreal@crawfordoaks.com](mailto:joreal@crawfordoaks.com)
- **Secretary:** Amy Marx  
[amy@crawfordoaks.com](mailto:amy@crawfordoaks.com)
- **Member at Large:** Alison Brewer  
[alison29514@gmail.com](mailto:alison29514@gmail.com)
- **Pool Committee:** Ann Levasseur, Ted Best
- **Welcome Committee:** Janet Hembree, Shannon Bryant



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.

**Please send all requests to:  
[Board@crawfordoaks.com](mailto:Board@crawfordoaks.com)**