



Crawford Oaks Community Newsletter June 2019

POOL AND ACCESS CARDS

The pool has only been open for a short time and we've already had a few problems and complaints. Everyone is expected to follow the pool rules so that residents may have an enjoyable experience at the pool. The pool rules are posted at the pool and are expected to be followed. **Failure to abide by the rules could result in fines, closure of pool by Environmental Health Department, law enforcement being called and / or the suspension of pool privileges.**

- Pool operating hours are 8 a.m. to 10 p.m.
- Members must be in good standing (i.e. homeowner dues paid) to use the pool.
- All residents **MUST** have their access cards with them in order to use the pool. **No jumping the fence at any time.**
- **NO GLASS ALLOWED INTO THE AMENITY AREAS AT ANY TIME.** Do not bring food or glass bottles or containers into the water or to the edge of the pool.
- Confine smoking to the smoking area **LOCATED OUTSIDE OF THE POOL AREA** where smoking station is located and dispose of cigarette butts properly.
- **NO SPORTS IN THE POOL.**
- No running, pushing or horseplay will be permitted in or around the pool. Parents ***must be responsible*** for the behavior of their children at all times. **Homeowners will be fined if their children break pool equipment or pool furniture.**
- All trash must be disposed of in proper containers. **This will be strictly enforced via the security cameras/access card reader and all residents who leave trash behind will be fined.** Absolutely no gum or glass containers are allowed in or around the pool. To help avoid infestation of insects and rodents, all pizza boxes and food containers **MUST** go home with residents.
- **NO LIFEGUARD ON DUTY! SWIM AT YOUR OWN RISK**
- **All residents are responsible for their own guests and must be present with their guests the entire time.**

BASKETBALL COURT

The gate to the basketball court has been damaged and requires repair. The gate frame has been bent resulting in difficulty of the gate to close properly. The damage is a result of people climbing the fence. **DO NOT CLIMB THE FENCE OR CRAWL UNDER THE FENCE.** Residents are responsible for their guests. **If we identify people from outside the neighborhood climbing the fence, we will call law enforcement for trespassing.**

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?

631 DAWSONVILLE HIGHWAY
GAINESVILLE, GA 30501
OFFICE 770- 503- 7070
FAX 678- 922- 7571

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REALTY
LANIER PARTNERS

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

Each office is independently owned and operated

REALTOR ©



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

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

Hall County
CITRUSOLUTION
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Kevin O'Brien, Owner
Residential & Commercial Carpet, Rug
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770.540.9658

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and Smells Great!*



During the week of June 3rd, the pool had to be closed on Monday for repairs that took longer than expected. The sand in the filtration system had to be replaced and a crack in the pool filter drain had to be fixed. Unfortunately, the part needed to complete the repair had to be ordered and then installed. Once the repair was made, the pool water had to be treated and allowed time to filter through the system. The pool reopened on Thursday.



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.

Looking for something to do in June?

Food Truck Friday at the Lake Lanier Olympic Venue

http://eventful.com/gainesville_ga/events/food-truck-friday-lake-june-2019-/E0-001-122841516-5

Events at Margaritaville @ Lake Lanier Islands

<https://www.lanierislands.com/margaritaville/events/event-calendar>



Mailbox post style and numbers must remain consistent in look throughout the community.

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. 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
- 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.

Summer is Here (Early) !!

Now is the time to prepare your garden for the hot weather ahead. Here are some tips that will help you have a beautiful landscape, be admired by your neighbors and save water at the same time:

Water your turf about 1" per week to keep it green and healthy, using a rain gauge will help monitor the amount you have applied. Typically water turf three days per week and shrubs once per week.

Apply mulch around trees, shrubs and flowering plants to conserve water and help reduce the growth of weeds. Use pine straw or shredded mulch; these are the most effective materials for protecting your plants. A layer of mulch three to four inches thick is best, being careful to give the stems of the plants some breathing room, not crowding the mulch directly on the plant.

Proper aeration when your Bermuda or Zoysia lawn is at least ninety percent green will assure better water absorption, stimulate root growth and healthier grass. Core aeration, which removes plugs of soil, is more effective than simply poking holes in your lawn.

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.



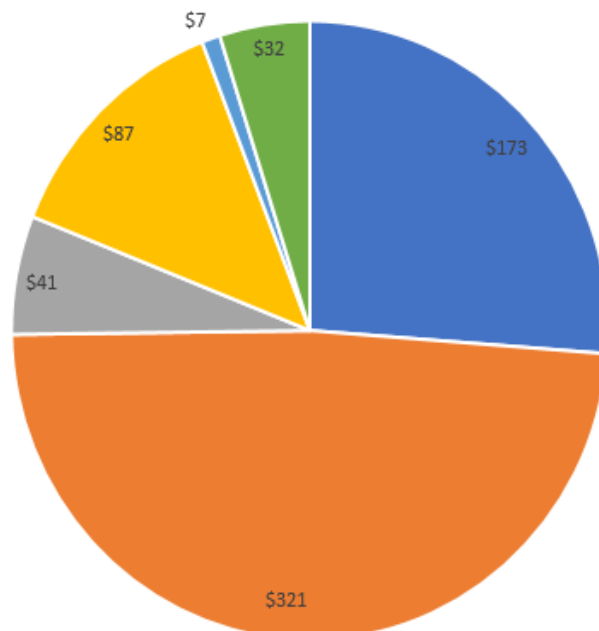
Our HOA is financially sound. As of May 31st.....

- Total Assets = \$ 287,360.59
- Operating Account = \$ 105,681.67
- Reserve Account = \$ 181,678.92

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%



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>

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.



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

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:** 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.