

Crawford Oaks Community Newsletter November 2019

Projects

The work continues to locate and raise several of the sewer access manhole covers to street level.

The work is complete to paint fencing and cut back tree limbs and spray the vegetation growing into and through the fencing in different areas of the community. The color of the picket fence at the front entrance has been changed from white to black.

An upcoming project will be the trimming of the branches around the street lights throughout the community to allow for better lighting of the surrounding area.

ACC Guidelines

Approval must be received in advance. Work done to or at your home without approval is subject to a fine. Updated guidelines will be mailed to each homeowner so that we can better address work that is done without approval.

Architectural shingles will be the only shingles approved when replacing your roof.

Toys for Tots

This year, as a community, we would like to support our community and the Marines Toys for Tots program through the Hall County Toys for Tots campaign.

Toys will be collected until December 1st and then delivered to the local Marine Corps Recruiting station.

Everyone that donates a toy will be entered into a raffle for a \$75 gift card.

New, unwrapped toys can be dropped off, or left on the front porch, at 5309 Timber Hills Drive with either the form received in the mail, or a piece of paper taped to the toy with the following printed information.

- Name, street address and phone number

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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*Lissette Garrasquieta
Victor Garrasquieta*

free estimates



POOL

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



CONGRATULATIONS to the winners of the decorating contest. We will do this again for Christmas.

- Winner: \$75 gift card – 5314 Timber Hills Drive
- Runner up: \$50 gift card – 4697 Crawford Oaks Dr
- Consolation: \$25 gift card – 4727 Poplar Ridge

Thanksgiving Observance

Count your blessings instead of your crosses;
Count your gains instead of your losses.
Count your joys instead of your woes;
Count your friends instead of your foes.
Count your smiles instead of your tears;
Count your courage instead of your fears.
Count your full years instead of your lean;
Count your kind deeds instead of your mean.
Count your health instead of your wealth;
Count on God instead of yourself.

-Author Unknown



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.



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. 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
- 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.

November Gardening Tips

During the late fall and winter, there's plenty to be done in your landscape. Now is the perfect time to think about an "extreme" exterior makeover. Transplanting and replacing plants and shrubs will change the look of your property, creating new flower beds and pockets of greenery and color that will flourish in the spring and summer.

You might have oversized plants and shrubs that obstruct windows and walkways. November through March are perfect times to replace plants and do rehabilitative pruning.

There is nothing that ages your home more than out of date, overgrown plants. The pallet of plants continues to improve over recent years, and low maintenance, colorful shrubs will make an amazing difference in providing you enhanced curb appeal.

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.



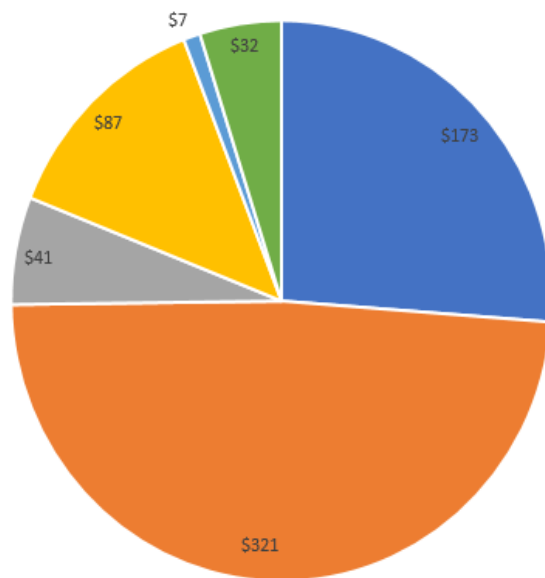
Our HOA is financially sound. As of October 30th.....

- Total Assets: \$ 265,792.12
- Operating Account: \$ 83,085.94
- Reserve Account: \$ 112,405.91
- Certificate of Deposit: \$70,300.27 (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

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:** VACANT

- **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.