

Crawford Oaks Community Newsletter November 2018

For many of us, the meaning of Thanksgiving usually includes feasting, four-day weekends, football games, floats, family reunions, or a forerunner to Christmas festivities. On this holiday, a Thanksgiving meal is prepared with all the trimmings; families gather together and talk, while others watch a game or a parade. Some families may even have their own yearly Thanksgiving traditions.

What comes to mind when you think of Thanksgiving? Do you picture a time of thankfulness or is it merely one of eating, partying or watching football?

Sadly, the latter is what Thanksgiving has become to most. They have forgotten *why* the day was established. Its meaning has slowly deteriorated, and is now almost completely lost under a cloud of media hype, sales pitches, marketing tactics and blitz commercialism.

After reaping their first harvest in the fall of 1621, the pilgrims dedicated a day for thanking God for the bounty with which He had blessed them. They had endured the many hardships that came with pioneering a new land. They toiled through building an entire colony from what was simply wilderness. They were at peace with their neighbors. And they were especially grateful for their harvest. This allowed them to gather and store plenteous food and crops for the long and brutal winter ahead.

Their governor, William Bradford, proclaimed a day of *thanksgiving* toward God. They prepared a great feast to enjoy with family and friends — both from within the colony and with neighboring Indian tribes.

In the world today, the news is full of tragic stories....shootings, hurricanes causing massive damage and loss of life, hate crimes and plane crashes to name a few. Sometimes we just need to step back and think about how others may be dealing with tragedy and loss, and just how lucky we are.

The act of thanksgiving toward God should be done everywhere — everyday — by everyone! It is not just an American holiday; neither should it be limited to one day a year.

As Thanksgiving Day approaches, ponder and consider the many wonderful blessings you enjoy. I hope that everyone can pause and think about all of the things that there is to be thankful for. I'm guessing that we all have quite a bit.

Happy Thanksgiving !!

Neighbors helping Neighbors

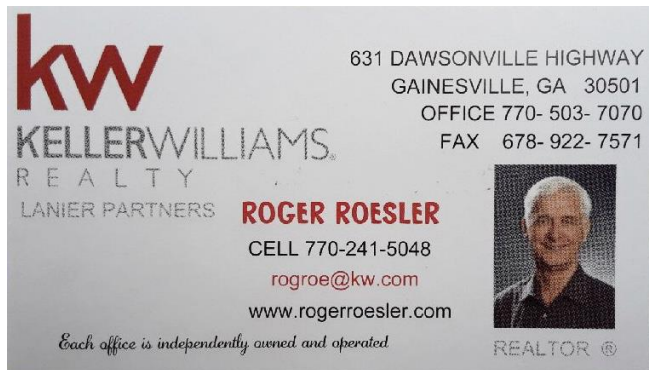
Wolf Painting, services include painting, pressure washing, sheetrock repairs and some carpentry work. w7elai@aol.com or 770-846-3336
Tom Wolf

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

Street parking is not allowed. If your drive way is



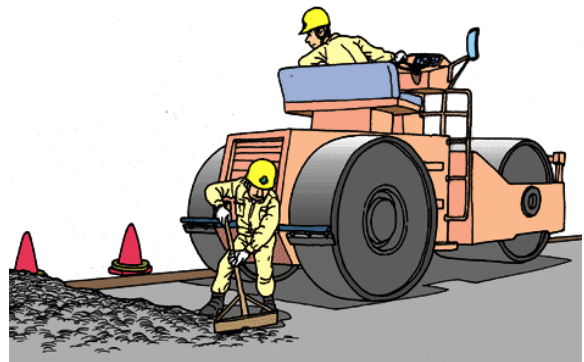
POOL

The pool and pool area is now closed.

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



Street repairs have been completed by the City of Oakwood. It is uncertain if they will be able to put a top coat over all of the roads.

The street parking, or lack of it, has been a noticeable improvement....thanks to all homeowners !!



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



CONGRATULATIONS to our decorating contest winners. Thanks to all that participated.

- 5314 Timber Hills Drive (Winner, \$75 gift card)
- 5024 Timber Hills Drive (Runner up: \$50 gift card)
- 4759 Crawford Oaks Drive (Consolation: \$25 gift card)

Get ready to decorate for Christmas. Be creative, be festive, have fun!



- 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.

The outdoor gardening season is starting to wind down, colder temperatures are finally here and the leaves are turning beautiful colors. This doesn't mean our gardening needs to come to an end!

Keeping ahead of falling leaves is a big task this time of year, it is important to keep them cleaned off your grass because they can smother it, if left for too long. It is also important to clean them out of your shrub beds, especially at the end of leaf drop season. Chopped up leaves make a great mulch.

Now is a great time to purchase and plant Sasanqua Camellias. They bloom starting now and you can pick out a color and variety that is perfect for your garden. They provide great color in the garden this time of year.

This is also the time of year to be dividing perennials including Iris, Daylilies and Daises. Gently dig up your plants and split them into multiple plants, spread them around your garden or give some away.

Paper white Narcissus provide beauty and fragrance indoors this time of year. You can buy the bulbs and place them in gravel in a nice container. They will bloom in about six weeks. You can stagger planting them every couple of weeks and have color throughout the winter.

Rex Begonias also provide some nice indoor color this time of year, place them in a bright area and water them only after they feel slightly dry to the touch.

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.



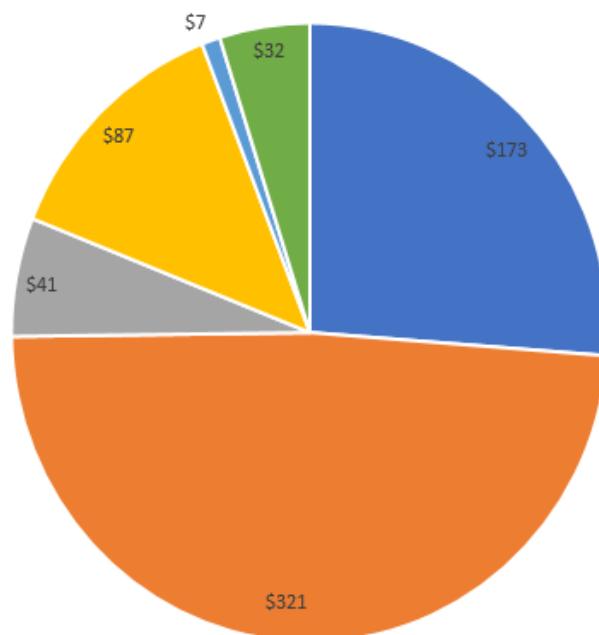
Our HOA is financially sound. As of July 30th.....

- Total Assets = \$268,914.56
- Operating Account = \$103,277.13
- Reserve Account = \$165,637.43

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:** 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.