



Crawford
Oaks
Community
Newsletter
December
2018

Warmest thoughts and best wishes for a wonderful holiday and a very happy new year.

Wishing you the gifts of the season — Peace, Joy, Hope.

MERRY CHRISTMAS



HAPPY HANAKKUH

Happy Hanukkah



Neighbors helping Neighbors

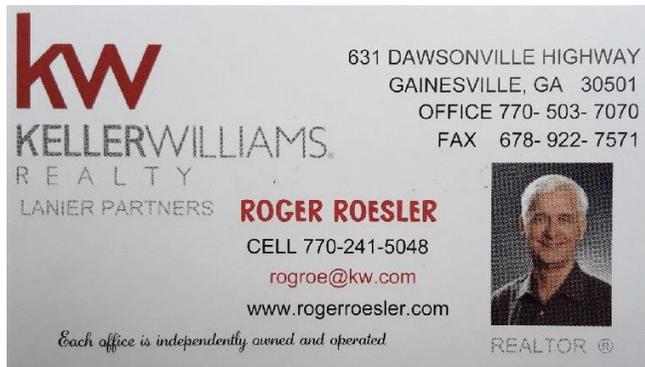
Wolf Painting, services include painting, pressure washing, sheetrock repairs and some carpentry work.
 w7elai@aol.com or 770-846-3336
 Tom Wolf

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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 GAINESVILLE, GA 30501
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ROGER ROESLER
 CELL 770-241-5048
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 and Smells Great!*



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



The community is looking quite festive with the lights and decorations.

The HOA is sponsoring a holiday decorating contest.

We'll judge the decorated homes the weekend before Christmas.

- 1st place (\$75 gift card)
- 2nd place (\$50 gift card)
- 3rd place (\$25 gift card)



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.

Entrance Holiday Decorations

This year, we're trying something different to decorate the front entrance. We have purchased commercial grade decorations and will be working with Property Creations to install, remove and store our decorations.

Holiday Events

General calendar of events

<https://www.gainesvilletimes.com/citysparkcalendar/#/>

Lake Lanier Islands

<https://www.lanierislands.com/holiday-activities>

Stone Mountain

<https://www.stonemountainpark.com/>



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

We've had several mailbox posts hit by cars when backing out of driveways. Please use caution when backing out.



- 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.

Tips on Selecting the Perfect Christmas Tree

Picking out the perfect tree can be accomplished with a few easy steps!

1. Measure your space – be sure you measure your ceiling height, typically you want a tree no taller than one foot below your ceiling. The taller the tree, the wider it is at the base. Be sure to pick out a tree that is not wider than the space you have available.
2. Think about the type of decorations you are using – some trees are more open branched than others. A super full tree may be difficult to get the ornaments to hang correctly.
3. Safety first – go to a retail lot that is well lit and stores their trees in a shaded area.
4. Ask questions about the trees – ask them when they got the trees, where they all shipped at once or do they get fresh trees in as the season progresses. The closer you can get to the day the tree was cut, the longer it will last in your home.
5. Do a freshness test – run a branch through your closed hand, the needles should not come off easily. The branches should be pliable, if they snap the tree is not fresh. If you knock the tree on the ground and lots of needles fall from the tree, do not buy it. If in doubt, go to another lot.
6. When you buy your tree ask them to make a fresh cut on the bottom of the trunk, this will allow water to be soaked up into the needles, keeping the tree fresh for a longer period of time.
7. Watering your tree – check your tree daily for water, it will use more water in the first few days, do not let it dry out.
8. Recycling – a great way to give back to the environment or to provide fish a protected place in the lake.

From the HOA Board.....

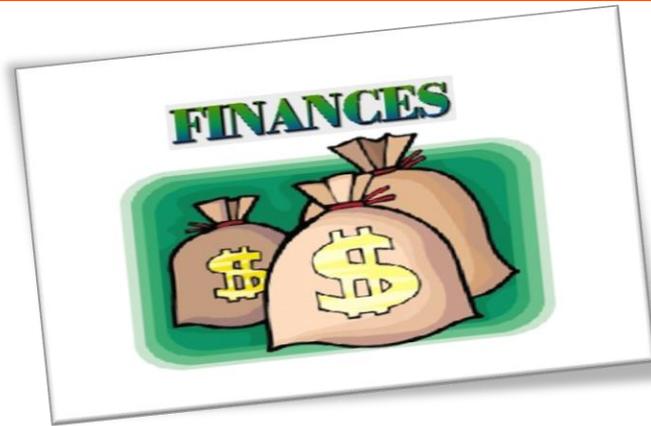
The landscapers are in our community each week during the growing seasons to mow, edge (rotating between the front and back every other week) and blow. Weed control will be performed at the appropriate time of the year.

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.



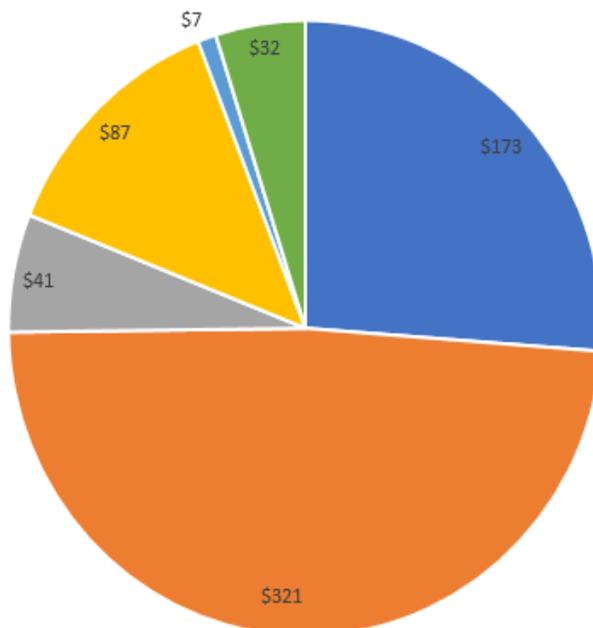
Our HOA is financially sound. As of November 29th.....

- Total Assets = \$269,968.32
- Operating Account = \$104,267.57
- Reserve Account = \$165,700.75

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.