



Have a Question, Comment, Problem
or need an Approval?
Contact our HOA through our management
company Sixes Management homeowner portal or
☎ 770-575-0943 or ✉ info@sixesmanagement.com



Fall/Holiday 2021

Creekwood Commons Board of Directors

President – Sybil Benninger
Treasurer – Becky Barrett
Secretary – Lore' Bull

•When e-mailing the property manager, please be sure to use "Creekwood Commons" at the beginning of your subject and include your unit number

•Join our owner run Creekwood Commons Facebook page. This page is not for HOA related matters, it's just a way to connect with your neighbors. This page is not monitored by the property manager or board for HOA matters as those should be sent directly to Sixes Management at info@sixesmanagement.com. However, occasionally board members will communicate time sensitive items on this page.



Challenge: Can you find the (2) hidden items?

Health and Safety

We ask that everyone remembers to follow local and federal guidelines to reduce the spread of COVID-19. If you choose to use the **park, playground and common areas**, please be aware that the HOA does not have the ability to regularly sanitize these areas and your use is **AT YOUR OWN RISK**.

When in our common areas, please adhere to keeping a distance of at least 6 feet from others.

Children under the age of 13 should not be in the park unsupervised.

The Board would like to wish everyone a safe and healthy holiday season!

Homeowner Portal/App

The homeowner portal address is <https://sixes.cincwebaxis.com>. Through the portal you can make payments, submit architectural requests, report issues, and view community documents and information. Additionally, you can download the "Sixes Management Group" app from Apple App Store or Google Play.

There are multiple ways to contact Sixes Management: Phone call, email, online contact us form and portal submissions.

We certainly hope you are excited for this change and benefit from more efficient and service orientated service.

**Annual
Holiday House
Decorating
Contest!
See last page
for details**



From the Creekwood Board...



BOD
Progress
Report

Your Board of Directors have been hard at work this year. Below are just a few accomplishments/projects we have been involved in:

- Tree Trimming (Feb)
- Met with City of Woodstock re: South on Main Development water runoff concerns (Mar/Sept)
- Community Design Standards (Feb- August)
- Leasing Resolution and Tenant Registration review with lawyers (Feb- August)
- Gutter Cleaning (July)
- Pressure Washing (July)
- Roof Inspections (July)
- New Swing set (August)
- Fire Sprinkler Inspection (August)
- Community Website Update (August)
- Park Beautification (September)
- Transition to new property management (October)
- Drainage work (October)
- Improved communication and transparency to owners (Ongoing)
- Budget Review and Long-term planning (Ongoing)
- Covenant Compliance (Ongoing)
- Performance Review of vendors (Ongoing)
- Vendor Contract Reviews and Negotiations (Ongoing)
- \$5k in >90-day AR was collected in 2021



Per the covenants, properties that are renting should be submitting tenant registration forms for **EACH** lease cycle. To drive standardization, the board has established a tenant registration process. We are auditing the paperwork received during Management transition and will reach out to the rentals if needed as these will need to be completed for compliance. **The form can also be found on the Sixes Management Owner Portal.**



If you see something, Say Something! If you see a violation, please take a picture and report it to the property management and/or board. The purpose of the property manager, in part is to not put neighbor against neighbor. It is best not to take matters into your own hands. Also, it is not appropriate to leave notes and/or damage your neighbors (or their guests') belongings. **In Short-Please do not be confrontational.**





Creekwood Seasonal News



Per Georgia law and the 2006 International Fire Code, Section 308.3.1; open flame cooking devices states that "charcoal burners and other open flame cooking devices shall not be operated on combustible balconies **within 10 feet of combustible construction.**"

Recreational fires must always be attended to by an adult. Access to a water hose or fire extinguisher must be available to reach the fire if needed. **When firepits are not in use, they should be stored within safety measures and out of the way for proper landscaping.**



Package Deliveries This Holiday Season

As the holidays approach, there will be an increase in package deliveries. As most of us have experienced, our mail system has become slower than ever, and deliveries are sometimes accidentally delivered to the wrong address. If you receive a package or envelope for a neighbor, please drop it off at the correct house or give it back to the post office in a timely manner. Delays could make or break someone's birthday, holiday or other special day.



Per the Creekwood Design standards, holiday and seasonal decorations are allowed without an architectural approval. The decorations (or colored lights) will have to be removed 15 days after the holiday. So, for Halloween/Fall decorations/lights i.e., Purple, green, orange, etc. front door light bulbs changed out to regular white by **November 15th.**



Christmas Decorations/Lights allowed November 25th- January 15th



Per City of Woodstock Ordinance Sec. 58-39. - Loud and unnecessary noises; prohibition.
(b)Consumer fireworks (exempt from maximum noise levels)
(1)It shall be lawful for any person, firm, corporation, association or partnership to use or ignite or cause to be ignited any consumer fireworks on:
a. Any day beginning at the time of 10:00 a.m. and up to and including the ending time of 9:00 p.m.; and [Cross Reference: O.C.G.A § 25-10-1(3)(b)]
b. On January 1, July 3, July 4, **and December 31 of each year after the time of 9:00 p.m. and up to and including the time of 11:59 p.m.; and**
c. **On January 1 of each year beginning at the time of 12:00 midnight and up to and including the ending time of 1:00 a.m.**

Fireworks are not allowed on common property (street, pond, playground, and pavilion, etc.). We also ask that you consider refraining from the use of fireworks in our community since we live too close together and embers could land on a house or car. **The Homeowner of the unit shooting off fireworks will be responsible for any damage done to property.**

Local Events

FARM.FRESH.MARKET

The Woodstock Farm Fresh Market is open every Saturday from April to December. Market Hours are 8:30am to noon. The market is located on Market Street in Downtown Woodstock.

Challenge: PS Latte can be spotted on this page in the fun section and Santa hat can be spotted on page 3 in 1st section

Nov

11th: Veteran's Day Candlelight Service @ 7pm Park @ City Center

13th: 'Tis the Season to be Green- Recycling Event 9am-1pm Woodstock Elementary School Parking Lot

Dec

4th: Woodstock Christmas Jubilee & Parade. Main Street @ Dupree Road will be closed.

Check Woodstock.gov > things to do for more details on all the events listed above.

Jan

2022 Annual Homeowner Meeting



The Annual Homeowner Meeting will be held Mid January-Early February. More details will be communicated.

Owners are encouraged to attend via in person, virtually or an appointed proxy. The annual and long-term budget will be discussed, along with general topics. Additionally, there is one (1) board spot up for (re)election.

Holiday Fun

PREP TIME 5 mins	TOTAL TIME 5 mins
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★★★★★
4.5 from 2 votes

SERVINGS: 12 cups

Ingredients

- 6 cups caramel corn with nuts
- 2 cups Shreddies cereal PLAIN OR HONEY FLAVOUR
- 2 cups pretzels
- 1/2 cup candy corn
- 1/2 cup candy pumpkins
- 1/2 cup Reese's Pieces
- 1/2 cup mini Rolos



Instructions

1. In a large bowl, mix together all of the ingredients.
2. Stir gently until ingredients are evenly distributed.
3. Optional: Pour 1/2 cup to 1 cup of the mix in plastic bags and tie with an orange ribbon.
4. Enjoy!

Notes

1. If you need to make this recipe nut free, replace the Reese's Pieces with M&M's and use Caramel Corn without nuts.
2. If you can't find Shreddies cereal you can substitute Life cereal or even Chex cereal.

Christmas Fun



1. What do you call an old snowman?
2. When does Christmas come before Thanksgiving?
3. What does December have that no other month does?
4. What Christmas carol is a favorite of parents?
5. Where do snowmen go to dance?
6. What kind of candle burns longer, a red candle or a green candle?



s u b c a n d y
l s b a l l e k
e n e l f t e d
d o l l s e r k
t w i g t r e e
o w n i a x a i
y b m f r m w c
s a n t a f r b

ball elf snow
bell gift star
candy santa toy
deer sled tree

The Common's Reminders

Vehicles per unit



Per the community bylaws, **no more than two (2) vehicles per unit** are allowed full time. Also, the declaration states that **no inoperative vehicle shall be parked on any lot in excess of 14 days**. The association is taking enforcement actions to this rule. Any residents who have more than two vehicles needs to contact the board immediately! There are limited parking spots for guests along with an increased amount of street parking that has become a result of residents not obeying this rule. **For the residents who continuously park in the guest parking instead of your own driveway, violation fines will be issued and consistent abuse to this may result in towing at owner's expense.**

Parking/Guest Parking



DO NOT PARK ON THE GRASS OF ANY LOCATION OF OUR COMMUNITY-YOU WILL GET TOWED! Also do not park directly across the street from another car **-be aware of how much room is left between you and any other cars parked on the street. If there isn't enough room for an emergency vehicle, school bus, etc. to get through you could be ticketed, towed or even hit at your OWN expense.** Additionally, do not park in front of mailboxes or fire hydrants. **Be considerate of your neighbors and do not block their driveways.** If any driveway is blocked, cars will be towed at the owner's expense.

****Remember you are responsible for your guests****

Attention Pet Owners



This is the friendly but very repetitive reminder that there are **NO acceptable locations on our property for pet waste to be left**. Nor should it be left for any period of time before picking it up in your own yard. Please do your part as a pet-owner and pick up after your pet immediately. Also, everyone must abide by the leash law no matter how small or well trained your dog is. Violations of this rule will be subject to a fine per occurrence.

Residential Speed Limit is 15mph



PLEASE SLOW DOWN! Children may be at play; your neighbors may be walking dogs or may be backing out of their driveway. **Residential speed limit per state law is 15mph**



Also, you must come to a complete stop at the STOP sign. Woodstock PD occasionally patrols our neighborhood and will ticket offenders. No one is exempt to this rule. Even if your driveway is near a stop sign!

Trash Reminders



Please be sure your trash can is pulled into your garage or placed neatly on the side of the building **away from the front of the building**. Trash cans must be put away the same day as trash day (currently Monday). ***Trash cans cannot be put on the curb until the night before (currently Sunday) after 6pm or Dark, whichever occurs first. There should be no loose trash placed on the curb, and everything should be secured in a trash bag.**

Please do not take your neighbors trash cans.
Tip: put your unit # somewhere on the trash can to prevent any confusion.

Exterior Changes-MUST be approved



For any changes to the exterior of your home. This includes windows, doors, patios, and any personal landscaping changes. Structural changes to the interior should be approved as well. Please submit your request for approval to Sixes Management (see contact info on first page). Action on the approval will be provided within thirty (30) days and provided in writing and returned to applicant. **Do not commit to labor or materials until you have approval.**

The Community Design Standards can be found on Sixes Management Owner Portal

Violations to the topics mentioned on this page will be subject to a per day/occurrence fine.



Pedestrian Safety is a Two-Way Street

PEDESTRIAN SAFETY



Walk on sidewalks whenever they are available.

If there is no sidewalk, walk facing traffic and as far from traffic as possible.



Keep alert at all times, don't be distracted by electronic devices.



Whenever possible, cross streets at crosswalks or intersections, where drivers expect pedestrians.





If a crosswalk or intersection is not available, locate a well-lit area where you have the best view of traffic.

Be visible at all times. Wear bright colored clothing during the day. At night wear reflective materials or use a flashlight.



DRIVER AWARENESS



Look out for pedestrians at all times. Safety is a shared responsibility.

When backing up be aware of your surroundings. Watch for pedestrians.





Yield to pedestrians in crosswalks as well as stopping far back from the cross-walk.

When opening your vehicle door be alert for bicyclists.





6th Annual Creekwood Great Lights Competition

Who will win the Grand Prize this year?
Will it be the reigning Champion or will someone new steal the show?
Get up in the attic and pull down all those lights.
IT'S TIME TO SHINE!

Prizes – Walmart Gift Card

- Grand Prize \$100 Gift Card
- 2nd Place \$50 Gift card
- 3rd Place \$25 Gift Card



Rules:

- Every resident (owners and renters) in Creekwood are eligible for the contest. *Except Board members.
- Do not nail anything on the roof or siding of the units.
- No outdoor music, sounds, etc.
- Judging will be done from the outside of the residence only.
- Judges will not walk on your property to view back or side yards. Judging is from the street view only.
- Participants should ensure their decorations are in place and turned on for the judging times.

Judging Times:

Dec 15th-18th from 7pm - 9pm to ensure judges see everyone's lights.

Winners will be announced **Dec 19th** on the Creekwood Facebook page, and the Board will do our best to catch you when you are home to deliver the winners their gift cards during the week.

