

Creekwood Commons News

2016
Mid Aug-Oct

2016 Creekwood Board Members

Sybil Benniger
Lore' Bull
James Van Dyke

Have a question, comment, problem or need an approval?
Contact your HOA through our management company Carter
Communities. Scott@cartercommunities.com

Newsletter Mission

Newsletter is designed to inform the residents of upcoming events in the neighborhood and Downtown Woodstock, As well as update you on HOA matters and provide friendly reminders regarding the association rules. This newsletter is published on a quarterly basis and distributed to each homeowner and tenant. **Tenants who have any questions should contact their landlords and they will contact the board.**

Should you have any items you feel would be important to include in the newsletter, please e-mail the HOA to request inclusion in future newsletters. Please make sure your subject reads "Creekwood Newsletter"



For those that just moved in since July (last newsletter), **Welcome to Creekwood Commons!!** We hope you enjoy living here as much as we all do.

To find community information, the neighborhood website is www.creekwoodcommons.com

Also to stay informed of neighborhood news and reminders (like this newsletter). Please email scott@cartercommunities.com and loreb52@gmail.com the following:

Your name

Your unit#

Email address

Inside this issue:

| | |
|---------------------|---|
| Neighborhood News | 2 |
| Board Approval | 2 |
| Rental Waiting List | 2 |
| Vehicles/Parking | 3 |
| Trash Cans | 3 |
| Local Events | 4 |
| Fun Section | 4 |



For those that are selling your home, please make sure that your real estate agents contact the association at cartercommunities@gmail.com right away, so pertinent information can be shared to assist with the sale and closing process.

Next Newsletter... Nov-Jan (Holiday edition). Please submit any items you would like to include.

Neighborhood News



The drainage improvements behind units 141-163 is scheduled to begin in January. The Contractor employed for the job is Drainage Solutions.

Gate for the **trail/Neighborhood access** will be installed in the next few weeks.

Dead shrubs will be replaced in fall. However, if we have replaced your small pine tree two times and it has died, we will not replace it again since the soil or environment will just kill another one.



For those of you who were not aware, **Ellie Torres (unit 141)** passed away on May 18, 2016. A tree will be planted in Ellie's memory in the spring.

Getting board approval for exterior projects

If you are planning on making any exterior changes to your unit, you will need to submit your plan to the board for approval **PRIOR** to making the changes. This includes (*but not limited to*) changing the house numbers on the front door, changing the outside lights, front door, storm doors, changes to your back patio, landscaping designs, having a yard sale, etc.

This is to ensure our neighborhood continues to look nice and uniform for future buyers and tenants.

So if you need an approval, contact your HOA through our management company Carter Communities. cartercommunities@gmail.com

When in doubt, send an e-mail!



Rental Waiting List



There is a **25% rental cap** in Creekwood Commons. If you want to rent your property, please contact Carter Communities and add yourself to the waiting list.

Leasing is subject to board approval and is **non transferable from current to new owners.**

***Waiting List:** Person who has been on the waiting list the longest is granted permission when a slot is available. The owner is granted 90 days to get their unit rented. If the first person on the waiting list passes on two openings, that owner will be placed last on the waiting list. If you want to know where you are on

the list, contact the association.

***Renting w/out board approval** subject to a fine of \$25 per day that the home is rented.

Vehicles

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 will begin taking enforcement actions to this rule. For any resident's who have more than two vehicles need to contact the board immediately! There are limited parking spots for guests and also an increased amount of street parking that has become a result of resident's not obeying this rule. **For the residents who continuously park in the guest parking, violation fines will be issued and consistent abuse to this will result in towing at owners expense.**

Parking/Guest Parking



Parking: DO NOT PARK IN THE GRASS OF ANY LOCATION OF OUR COMMUNITY-YOU WILL GET TOWED! Also please do not park directly across the street from another car, do not park near or in front of a stop sign, do not park in front of mailboxes or fire hydrants. Also please 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. Also if you or your visitors are parked on the street, please 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 to get through you could be ticketed or even hit at your OWN expense.

Attention Dog Owners

This is the friendly but repetitive reminder that there are NO acceptable locations on our property for dog 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 dog immediately. Also everyone must abide by the leash law no matter how small your dog is.



Slow Down!

Children are at play **OR** your neighbors might be backing out of their driveway. **PLEASE SLOW DOWN. Residential speed limit per state law is 15mph**

Also come to a complete stop at the STOP sign. Woodstock PD occasionally patrols our neighborhood and will ticket offenders.

Trash Cans/Pickup

Please remember **all garbage and trash cans must be kept in the garage or stored** (securely) on the sides of the buildings (**never** in front of the garage doors) and cannot be left on the street or driveway. Trash cans cannot be left out more than 24 hours before or after trash day (currently Monday). **Additionally trash cans cannot be put on**

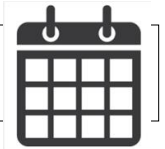
the curb until 6pm Sunday night and they must be moved in by Tuesday 6pm.

There should be no loose trash placed on the curb, everything secured in a trash bag.

Newspapers

Please pick up **any** newspapers delivered to your unit and dispose accordingly. Newspapers that have been left out, have littered our neighborhood.

Local Events



Just a few local fun events to help support our community. For a calendar of Woodstock Events, visit. www.whatsupwoodstock.com.

Food Truck Fridays May 6th-Oct 21st www.crpa.net

Every Saturday through October 29th the Woodstock Farm Fresh market is open 830am-noon

Aug

26th-Sept 10th: Discover Woodstock Scavenger Hunt, can win \$100 call 770-924-0406 for more information.

Sept

2nd: Friday Night Live in Downtown Woodstock "50's Night"

21st: 7 year Creekwood Commons Flood Anniversary. *Reminder to everyone to review insurance coverage/polices.*

Oct

7th: Friday Night Live in Downtown Woodstock 'Oktoberfest'

Also be on the look out of the Downtown Scarecrow invasion

Nov

2nd-9th Downtown Woodstock Restaurant week

The new amphitheater grand opening is scheduled for **Nov 12th** and it's a free concert featuring Mark Willis.

**Creekwood
Trash /Recycling pick
up: Mondays
Landscaping day: Tues-
day
*Days may change due to holi-
days or weather.***

Fun Stuff



Funny product warning labels (this fun idea was submitted from a resident to share)..enjoy!

Touching wires causes instant death.
\$200 Fine if you touch the wire

Little ones baby lotion: Keep away from children

On a bag of Fritos. You could be a winner!
No purchase necessary. Details inside.

Nytol Sleep Aid. Warning: may cause drowsiness.

Rat Poison: Warning: has been found to cause cancer in laboratory mice

Bathtub cleaner: For best results, start with clean bathtub before use.

Easy DIY Project for Fall



Create a friendly DIY fall project with terra-cotta pots, straw, and a few simple accessories!



Hobby Lobby
Fall Decor & Crafts



Stuffed peppers with shredded chicken, black beans and Mexican rice. Great for a Halloween dinner. Recipe at everydayjenny.com