

Happy Holidays!



NEWSLETTER

Fall 2020

Have a Question, Comment, Problem or need an Approval?
Contact our HOA through our management company Carter Communities
scott@cartercommunities.com

Emergency Hotline 24/7
770-517-7743

You can also find our documents online at
www.cartercommunities.com
and click on **Information Library**.



Creekwood Commons Board of Directors

President – Sybil Benninger
Treasurer – Laura Palazesi
Secretary – Open due to
Sale of home



•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 managed by the HOA but is a great resource to connect with our neighbors. This page is not monitored by the property manager or board. All HOA related matters should be sent directly to Scott and/or the board.

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

Health and Safety

We hope that everyone is remaining safe and healthy during these unprecedented times. We live in a great community where you always have neighbors here to help you. You just need to ask. If you are new to the community or don't know many neighbors yet do not hesitate to contact our property manager, or the board.

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. The use of face masks is highly encouraged.

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 and a Happy New Year!

THE 'COMMONS' REMINDERS

To All Dog Owners:

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 yard. Please do your part as a pet owner and pick up after your dog immediately. Our park is for everyone to enjoy. No one should have to worry about playing in the park and stepping in a dog mess. Also, our landscapers should not have to mow over it or touch up pine around it. If they must continue to clean their machines and tools from dog feces, they will start charging the HOA.

Everyone must abide by the leash law no matter how small your dog is. Even in your own yard.



Property Lines:

In addition to our front yards, the land next to the end units and the land in our back yards are owned by each individual homeowner. As such, the owner has the right to ask you not to walk or play on their lot if they choose. Some owners have been given permission to add landscaping and new sod at their own expense and may not want any accidental damage caused by children playing or allowing your dog to do its business on their property. Thank you for your consideration.

Please note that the proper way to enter and exit the park/pond area and green space trail is to use the ramp or the stairs. Not between the far buildings in the back of the cul-de-sac.

Greenspace Trail Access/Gate: Please bring your key and close the gate behind you when you enter and exit the trail. We installed this gate to help reduce unwanted travelers walking through our community. Please do your part to keep our community safe. If you do not have a key or lost it, please contact our property manager, Scott to obtain a new key. Do not share or copy your key for non-residents.



Parking/Driving:

Parking or driving on the grass is not permitted. You will be responsible for the cost of any damage caused by you or your visitors to replace the grass in addition to any fines imposed. This includes driving on the grass next to the mailboxes.

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. Please do not park directly across the street from another car. This does not leave enough room for an emergency vehicle to get through and you could be ticketed, towed or even rammed into at your own expense. A minimum of 3 car lengths should be left between cars parked across from each other.

The Special Needs School bus also drives to the end of our community every morning at approximately 6:10 am and has filed a complaint with the HOA regarding several occasions when they have not been able to pass between cars parked across from each other. Further action will be taken by the County if this continues to be a problem.



Guest Parking is temporary parking for Guests. It is not an extra parking spot for residence.

Our bylaws state no more than 2 vehicles per unit full time. This is because we are a small community, with limited parking and one entrance and exit. You should not be parking on the street if there is only one car or no cars in your driveway. We all purchased or rented our units knowing the parking space availability. Be respectful and considerate of all residents by following the bylaws.

Stop Signs should be adhered to. Even if your driveway is just after a stop sign.



Georgia Parking Laws: Per Georgia Code Title 40, you **cannot park within 30 feet of a stop sign.** Police have been asked to take notice of violators.



Speed Limit 15 MPH - We have children at play in our community. Please adhere to the residential speed limit of 15 mph or less.

School Bus:

Please ask your children to be aware that people who live next to the entrance may still be sleeping. Please also ask your children to pick up their trash and not damage the plants and bushes at the front.



Please stop for any school bus in our community. Do not try to pass when they are picking up children. It is the Law.

HOA Approval is Required: 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 Scott (see his contact info on first page).

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, which ever occurs first.

- * Other debris (besides your trash can) must be kept inside your garage until after 8 p.m. or dark whichever comes first on the night before trash removal day. All trash including recycle bins must be secured so nothing can blow away. Trash cannot be left out on your back patio.
- Waste Management Observes the holidays below. If trash day falls on one of these days, trash pick up will be moved to the next business day. Our current collection day is Monday.

New Years Day
Memorial Day
Independence Day

Labor Day
Thanksgiving Day
Christmas Day





5th 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.

ITS 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 that weekend.

