



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.

Summer 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 Scott and/or the board.



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

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 summer!

Pressure Washing: July 19th–21st

We will be pressure washing all buildings, driveways, walkways, and common areas (including guest parking). Per the image on right, buildings within the yellow border are scheduled for Mon July 19th, within green border- Tue July 20th and Wed July 21st are common areas and whatever else remains.

On your scheduled day, please move any items that are placed near the building- including items that you do not want to get wet, have exposure to pressure washing cleaning solution, etc. from all sides of your unit. During driveway and guest parking cleaning, cars should be moved out of the way.



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 Scott (see his 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.**

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

New Creekwood News

Each January, Creekwood Commons Townhome Association holds a meeting to review finances, budget projections, discuss resident concerns and hold election of board members who serve a two-year term.



This year's meeting was held on 1/23/21, called to Order at: 10 am 11 out of 59 units were represented by attendance and none by proxy.

2020 Budget and spending was reviewed. Expected Budget and future projects discussed.

Board of Directors (BOD) Election: There was an open position for the board due to previous board member moving in addition to the remaining BOD terms were up for renewal. Lore' Bull was appointed to fill the open position. Becky Barrett, Laura, and Sybil were nominated for election. By count of votes, Sybil Benniger and Becky Barrett were nominated.

Meeting adjourned at **11:07am**. **We need more owners involved in these meetings, please plan on attending or providing a proxy in January/February 2022.**



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.**



Enjoying the summer days? Playing Outside? Or cooling off from the heat? Please

remember to remove any inflatables, temporary pools, kids' toys, etc.-**EACH** Day. Items are not to be left outside.



Do you have an eye for photography? If so, the board is looking for a volunteer to assist in taking pictures of the neighborhood and common spaces. Your pictures will be used to update the Creekwood Commons Website. If interested, please reach out to Scott.



The playground will be replaced soon. More FUN details to come!



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. **Residents are encouraged to close the gate if they see it opened.** 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



For those with rocks in place of mulch, we are looking into replenishment and working with landscaping to get this scheduled. It should happen within the next few months, depending on supply availability.

New Creekwood News (continued)



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 to property.**



Security cameras are becoming increasingly popular. Just a note about the law in Georgia. Per Citation §16-11-62 of Georgia's state law code its illegal to "observe, photograph, or record the activities of another which occur in any private place and out of the public view." Please make sure cameras are never pointed directly to your neighbors back patio or windows. Maybe work out an agreed spot together.



The annual **Mandatory** Sprinkler Inspection will be coming sometime this summer. Once scheduled (usually on a Saturday), we will provide as much notice as possible.

Just a reminder that each unit must be inspected per law and insurance requirements.

For any unit that is not made available on the day this occurs, the homeowner will be responsible for costs and scheduling the inspection within a certain timeframe provided by insurance company.



Drainage work around units 119-129 will begin within the next few months. Homeowners of the area impacted and near will be given notice of the exact timing.



Are you happy with the status quo or would you like to see some changes made to better the neighborhood? We want to hear from you.

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.



July

4th: City of Canton, City of Roswell & City of Alpharetta will all have fireworks check local media listings for details.

5th: Woodstock 4th of July Celebration: 7-845am Freedom Run Race 945-1130: Parade, Fireworks at dusk near GA 92 + Molly Ln ***Check for road closures & firework traffic plan.**

9th 730-10pm Summer Concert-The Ultimate Queen

Aug

14th 730-10pm Summer Concert- Steep Canyon Rangers

Sept

6th: Labor Day. **No trash pickup**, will be picked up the next business day (7th)

11th: Day of Remembrance

19th: 730-10pm Summer Concert- Christopher Cross

25th: 730-10pm Summer Concert-Rumors (Fleetwood Mac)

Summer Fun



Found on Pinterest link to instructions

<https://www.girlsbuildclub.com/july4-solar-lanterns/>



Challenge: Orange Popsicle can be spotted on page 3 in 2nd section and red, white and blue on page 4 in 1st section