

January 2021

The Oaks at Charleston Commons

The Oak Leaf

MANAGEMENT

SMGmanagement of Atlanta LLC

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BOARD OF DIRECTORS

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Judy Agnew, Treasurer
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Member-at-large
Franklin Greenway
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Your HOA directors meet quarterly.



2020 was not a pleasant year for any of us. It is our hope that you and your family have done well, and we are looking forward to a better year in 2021.

As you know, we had to cancel the Homeowners Association annual meeting this year because of COVID-19. We had asked that if you had any issues or suggestions that you contact the management company (helen@smgmgmt.com) and we would address these issues. Many of you did and hopefully they were resolved. Some of them were beyond our control and you were referred to the county or others to have them resolved. We can see a "light at the end of the tunnel" for 2021 and hopefully will be able to have our annual HOA meeting in the late summer or early fall of 2021.

COVENANT CORNER

This has been a particularly wet and rainy year. Many weeds have sprung up because of the warm weather and frequent rain. Be sure to use a pre-emergent and weed killer to get your lawn and flower beds in good shape. Trim bushes in front of windows and remove any tree limbs/branches from the yard. Now is also the time to look at the condition of your berm and remove any weeds and overgrown bushes.

We have had some complaints about homeowners blowing or raking leaves into the street and leaving them there. Be nice to your neighbor(s). When you rake or blow the leaves in the street, they either blow or wash down the street into your neighbor's yard or clog the rainwater street drains. (Not a nice thing to do).

ANNUAL DUES

The invoice for your annual HOA dues was mailed out in early December. If you have not already done so, please make sure to send in your payment before January 31st, 2021 to avoid a penalty for late payment.

We had some unexpected expenses this year but in spite of this we were able to maintain the annual dues at the same rate. We had to replace the lighting at each of the entrances and also had a large tree fall into one of the detention ponds that had to be removed.

PARKING

No overnight parking on the street. The by-laws prohibit on-street parking at any time for more than six hours. Also, many vehicles are parking in their driveway with the back (or front) of the vehicle crossing over the sidewalk. This means those using the sidewalk must cross into the street to get around your vehicle. Try to park where you do not overhang the sidewalk.

WEBSITE

For information about our neighborhood, application for architectural changes, new roof, by-laws, take a look at our website: charlestoncommonshoa.com

PET ISSUES

Be sure you have your pet under control whenever they are outside. Gwinnett County has a leash law. Be familiar with that law. We have had a couple of issues this year where neighbors were attacked by dogs and had to receive medical treatment.

Clean up after your pet. When walking your pet, be sure you have a bag to pick up their waste so it can be disposed of properly. We love our animals but, others --- not so much.

RENTERS RESPONSIBILITIES

Are you a renter in this neighborhood? If so, then you have the same responsibility to abide by the covenant rules and regulations as homeowners. Be a good neighbor and keep your home up or have the homeowner take care of issues. Renters must also abide by the Covenant parking restrictions.