

January 2022

The Oaks at Charleston Commons

The Oak Leaf

MANAGEMENT

SMGmanagement of Atlanta LLC

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Find Documents and Current Information – Take a Look!

BOARD OF DIRECTORS

*Chris Kelley, President
chriskelley@charter.net*

*Judy Agnew, Treasurer
seedamoo@yahoo.com*

Your HOA directors meet quarterly.



2021 was not a pleasant year for any of us, and 2022 is bringing more challenges.

Again, the HOA annual meeting was postponed because of COVID-19. The Board asked homeowners for any issues or questions they may have so that we could address through the newsletter or individual emails. If at any time you have a question or suggestion for the Board, please contact the management company (helen@smgmgmt.com) and we will respond as quickly as possible.

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. 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.

Trash containers should be kept out of view of the street on non-trash collection days. Please do not leave the trash container in front of your garage or at the street.

Some homes still have mold issues. Please take the time to look over all sides of your home and the mailbox. Once the cold weather stops, pressure wash to remove mold.

Remember -- Holiday decorations should be removed by January 15th.

CONTACT INFORMATION

We need your email! With post office delays, the HOA depends on email to communicate with our homeowners. Please make sure helen@smgmgmt.com has your current contact information. Stay in the Know—Send Your Email address today.

ANNUAL DUES

The invoice for your annual HOA dues was mailed out in December. If you have not already done so, please make sure to send in your payment before January 31st, 2022, to avoid a penalty for late payment. The HOA continues to have the annual maintenance of the detention ponds as well as tree maintenance expenses and we depend on the timely payment of dues to meet our HOA obligations.

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. Please do not overhang the sidewalk.

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. 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.

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.