

Smithwick Crossing News

January 2017

NOTICE OF ANNUAL HOA MEETING

THURSDAY, FEBRUARY 16

7 PM

CALVARY BAPTIST CHURCH FELLOWSHIP HALL



Budget discussion to include pool resurfacing, pool upgrades (new fence and security package, bathroom repairs) and replacement of the front entrance sign. Please join us!



Annual Dues Billing Mailed

The annual billing for Smithwick Crossing homeowner's dues is included with this newsletter. All homeowners are responsible for paying their annual dues of \$305. Please make checks payable to Smithwick Crossing Homeowners Association. All dues that have not been paid by the pool opening will be assessed late fees of \$25 per quarter.

Homeowner dues cover important amenities for our neighborhood including the pool, landscaping, electricity, phone service and our website. Over the past few years, the Board has worked extremely hard to keep costs to a minimum and manage our annual budget effectively. We have not experienced an increase in HOA dues since the inception of our neighborhood due to these efforts. If you have questions about your dues, please contact us at 678.947.5567. Thank you!

NOTE: Homeowner accounts that are more than one year past due on HOA assessments, will be turned over to our attorney for collection of all monies and may also be billed for legal fees.

2017 POOL KEY



For the safety and security of our residents, the pool is rekeyed each year. Your pool key for the 2017 swim season will be mailed in April once the HOA has received your 2017 HOA dues.

Pending inspection and potential pool area upgrades, we have TENTATIVELY SCHEDULED THE POOL OPENING FOR:

Monday, May 1, 2017

Signs notifying you of the opening will be posted.

VIOLATION ALERT

Smithwick Crossing is a Covenant Community. Whether you have read them or not, every homeowner in Smithwick Crossing is bound by restrictive Covenants. At closing, all homeowners sign a document acknowledging receipt and understanding of the Covenants. These Covenants are a legally binding agreement filed at the courthouse. When enforced, Covenants protect property values.

There have been several violations noted recently. Please make sure you are familiar with our Covenants and comply with them. Common violations are listed in the box to your right. Commercial vehicles, house trailers, mobile homes, motor homes, recreational vehicles, campers, trucks with camper tops, boats, boat trailers, or like equipment are allowed on a temporary basis not to exceed 48 consecutive hours. These may be stored on a lot, provided they are kept in an enclosed space and concealed from view by neighboring residences and streets.

The HOA requests that all homeowners be respectful of one another: refrain from hosting loud parties; no trespassing on neighboring property without permission; park in driveways whenever possible; regularly maintain your yard; adhere to rules (above) regarding storage of RVs, boats, etc.

THE HOA WILL BE SENDING OUT INDIVIDUAL LETTERS TO THOSE IN VIOLATION!

To anonymously report a complaint, please contact the HOA. For noise complaints, please contact the Sheriff's Office at 678.493.4100.

To view the complete restrictive Covenants, click on the "Covenants" button on the left side of our homepage: www.smithwickcrossinghoa.org.

PLEASE FOLLOW THE RULES!

- Pets **MUST** be on leashes. Please pick up after them!
- PLEASE OBEY SPEED LIMITS FOR THE SAFETY OF OUR RESIDENTS, ESPECIALLY OUR CHILDREN!
- NO VEHICLES SHALL BE PARKED IN YARDS! Please park in driveways whenever possible.
- Refrain from street parking whenever possible to avoid creating hazard for passing vehicles.
- Please find appropriate storage for all recreational vehicles.

Thank you!

Smithwick Crossing Homeowner's Association Nomination Form

NAME: _____

ADDRESS: _____

ADDRESS: _____

PHONE: _____

EMAIL: _____

DATE SUBMITTED: _____

Deadline to submit nomination February 12, 2017 (please note you may submit your own nomination).

Please provide a brief description of your qualifications:

Please briefly explain why you would like to serve on your HOA Board.

If you are interested in running for one of our open positions, please submit this application to the HOA no later than February 12, 2017. Questions? Please contact us. Thank you!

SMITHWICK CROSSING HOMEOWNERS ASSOCIATION
8014 Cumming Highway
Suite 403-283
Canton, GA 30115
Voicemail (678) 947-5567
E-mail info@smithwickcrossinghoa.org

2017 HOA BOARD ELECTION



On the ballot...

*Charlie Gudermuth, President
Karl Johnson, Treasurer*