

Smithwick Crossing

HOMEOWNER'S ASSOCIATION

SPRING
2024

8014 Cumming Highway • Suite 403-283 • Canton, GA 30115 • 678.947.5567 • smithwickcrossinghoa.org

NOTICE OF ANNUAL HOA MEETING

TUESDAY, APRIL 16
7 PM

The Buzz Recreation Center at Veterans Park, 7345 Cumming Highway, Canton

*Budget discussion to include painting of neighborhood signs
and replacement of the front entrance signs. Please join us!*

Annual Dues



Thank you for your patience and understanding in regards to your annual dues invoices. We just completed a migration of our accounting software and were unable to print the invoices during this transition. **We are emailing invoices to all homeowners with a valid email address on file. We are also working to be able to accept online payments for your convenience. We hope to have more information available at the HOA meeting in April.** All homeowners are responsible for paying their annual dues of \$305. Please make checks payable to *Smithwick Crossing Homeowners Association*.

NOTE: Homeowner dues cover important amenities for our neighborhood including the pool, landscaping, electricity, phone service and our website. 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. 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.

A Covenant Community

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 that was filed at the courthouse and apply to all Smithwick Crossing residents.

Covenants, when enforced, protect property values. Per Article VIII of our Covenants, the HOA has enforcement rights to ensure covenant compliance by seeking to restrain such violations or seeking damage.

Covenant Complaints

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.



2024 POOL KEY



For the safety and security of our residents, the pool is re-keyed each year. Your pool key for the 2024 swim season will be mailed once the HOA has received your 2024 HOA dues.

Pending inspection, we have TENTATIVELY SCHEDULED THE POOL OPENING FOR:

Wednesday, May 1, 2024

Signs notifying you of the opening will be posted.

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!

IMPORTANT REMINDERS

ANNUAL BURN BAN BEGINS MAY 1



call 800.GA.TREES.

Georgia has an outdoor burn ban in effect from May 1-September 30 of each year. Please obey this rule. For further information, please visit the Georgia Forestry Commission's website: GaTrees.org or

SPRUCE UP

BIG or small, spring yard projects are perfect for all! As the warm weather rolls in, you may have a project or two in mind to spruce up your yard.

To make sure you do not receive a Covenant Violation and/or fine, please adhere to the following guidelines:

- ◆ Mow, weed, fertilize and seed yards
- ◆ Replace or freshen up pine straw and mulch
- ◆ Dispose of all yard waste □ Remove grass clippings from streets and sidewalks
- ◆ Trim hedges and bushes We must all work together to keep our neighborhood safe and beautiful.

PLANNING A HOME IMPROVEMENT?

Approval must be obtained from the ACC prior to:

- ◆ PAINTING YOUR HOME
- ◆ BUILDING A DECK, GARAGE, STORAGE UNIT OR CONCRETE PAD
- ◆ TREE REMOVAL OF ANY TREE OVER 3" IN DIAMETER THAT IS NOT DISEASED OR POSING A HAZARD TO A DWELLING
- ◆ ERECTING A SWING SET
- ◆ SOME LANDSCAPING

To submit a project for approval, please visit our website to download a modification form and/or submit it online.



POOL RULES



CHILDREN UNDER AGE 14 MUST BE ACCOMPANIED BY AN ADULT (AGE 18+) AT ALL TIMES.

ALL GUESTS MUST BE ACCOMPANIED BY A RESIDENT AT ALL TIMES. PLEASE DO NOT SHARE OR LOAN POOL KEYS TO NON-RESIDENTS AS IT IS A VIOLATION OF THE COVENANTS AND A FINE MAY BE IMPOSED.

NO GLASS CONTAINERS. NO UNDERAGE DRINKING.

NO SMOKING.

NO HORSEPLAY.

NO ANIMALS ALLOWED IN THE POOL AREA.

POOL HOURS ARE DAILY FROM 10 AM UNTIL DUSK.

NO OVERNIGHT PARKING.

PLEASE CLEAN UP AFTER YOURSELF.

NOISE VIOLATIONS SHOULD BE DIRECTED TO THE SHERIFF'S OFFICE 678.493.4100.

ALL OTHER COMPLAINTS SHOULD BE EMAILED TO YOUR HOA:

secretary@smithwickcrossinghoa.org

STREET PARKING & SPEED ALERT



To protect our home values and preserve the aesthetics of our neighborhood, the HOA requests that all vehicles are parked in driveways whenever possible. Many residents are parking on our streets creating a hazard for passing vehicles. This is particularly important if your home is located near an intersection, on a hill or on a curve within the neighborhood. Blind spots are often created by street-parked vehicles and pose a significant safety hazard for our residents. **NO VEHICLES SHALL BE PARKED IN YARDS.** Additionally, please be reminded that the Covenants expressly prohibit commercial vehicles, house trailers, mobile homes, motor homes, recreational vehicles, campers, trucks with camper tops, boats, boat trailers, or like equipment on a permanent basis. These 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. Additionally, for the safety of the children in our neighborhood, please obey posted speed limits. Thank you!



Smithwick Crossing Homeowner's Association Nomination Form

NAME: _____

ADDRESS: _____

ADDRESS: _____

PHONE: _____

EMAIL: _____

DATE SUBMITTED: _____

Deadline to submit nomination April 12 (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 secretary@smithwickcrossinghoa.org no later than April 12, 2024. Questions? Please contact us. Thank you!

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Canton, GA 30115

Voicemail (678) 947-5567

E-mail info@smithwickcrossinghoa.org

