



Smithwick Crossing News

Winter 2016

Annual Dues Billing Mailed

The annual billing for Smithwick Crossing homeowner's dues was mailed in January. All homeowners are responsible for paying their annual dues of \$305 by January 31 of each year. 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 not yet paid your dues, please contact us to make payment arrangements. Make checks payable to Smithwick Crossing Homeowners Association. All dues that have not been paid to date will be assessed late fees of \$25 per quarter.



IMPORTANT REMINDERS

ANNUAL BURN BAN BEGINS MAY 1

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 call 800.GA.TREES.

A Covenant Community

Smithwick Crossing is a Covenant Community. 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.

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.

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.

2016 POOL KEYS



For the safety and security of our residents, the pool is rekeyed each year. Pool keys for the 2016 swim season will be mailed no later than May 13, 2016, to all residents who have paid their 2016 HOA dues. Dues are billed annually and due on January 31 of each year. If you have not paid your 2016 dues, please contact us at 678.947.5567 to make arrangements to pay your dues in full. Thank you!

The POOL OPENS
Friday, May 20, 2016

IMPORTANT NUMBERS



HOA Voicemail 678.947.5567
Animal Control 678.493.6200
Poison Control 800.222.1222

Road Repair 770.345.5843
Sheriff's Office 678.493.4100
Emergencies 911

MAINTENANCE ALERT



On recent trips through the neighborhood, your HOA has noted many yards not being properly maintained and several covenant violations. It is imperative that yards are mowed, weeded, fertilized and seeded. Now is also a great time to freshen up pine straw and mulch.

Please make certain to dispose of yard waste, remove grass clippings from streets and sidewalks, and trim hedges and bushes. We have received numerous complaints regarding the aesthetics of many yards. Please ensure you do not receive a notice of covenant violations due to poor yard maintenance.

To protect our home values and preserve the aesthetics of our neighborhood, the HOA requests that all vehicles are parked in driveways whenever possible and that **NO VEHICLES SHALL BE PARKED IN YARDS**. Additionally, please be reminded that 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.

If you have any questions or concerns, please do not hesitate to contact us.



SAFETY ALERT

Please remember to obey speed limits and avoid parking on streets overnight or for long periods of time. For the safety of all of our residents it is important to keep streets free and clear in the event that emergency vehicles need to pass.



MAKING EXTERIOR CHANGES?

Planning changes to the exterior of your home? Approval must be obtained from the ACC. Common changes requiring approval include:

- Painting the exterior of your home
- Building a deck, garage or storage unit
- Tree removal: any tree over 3” in diameter that is not diseased or posing a hazard to a dwelling, must be approved prior to removal
- Swing sets, concrete pads and landscaping



To submit a project for approval, please visit our website to download a form or submit one online.

Need Closing Documents?



All requests for closing documents must be submitted at least 10-14 business days in advance of a closing. Email requests to secretary@smithwickcrossinghoa.org.

We must all work together to keep our neighborhood safe and beautiful. Thanks for your cooperation!



CONTACT US!

Voicemail
(678) 947-5567

info@smithwickcrossinghoa.org

www.smithwickcrossinghoa.org



JOIN Our Yahoo! Group

For timely neighborhood information delivered directly in your inbox, please register as a member of our Yahoo! Group, <http://groups.yahoo.com/group/smithwickcrossinghoa/>

Participation is voluntary and **ONLY** open to Smithwick Crossing homeowners. Your request to join must include your name and address. This page is not intended for any homeowner to make negative comments toward any other homeowner in our association. The HOA Board of Directors reserves the right to discontinue use of the page if there is any misuse/abuse by our homeowners.

PLEASE Make PLANS TO JOIN US THIS SUMMER for our Annual Smithwick Crossing HOA Potluck & Pool Party! Details coming soon!!!!



Smithwick Crossing Homeowner's Association Nomination Form

NAME: _____

ADDRESS: _____

ADDRESS: _____

PHONE: _____

EMAIL: _____

DATE SUBMITTED: _____

Deadline to submit nomination March 9, 2014 (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.

SMITHWICK CROSSING HOMEOWNERS ASSOCIATION

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E-mail info@smithwickcrossinghoa.org