



The Oaks at Charleston Commons
The Oak Leaf
October 2024

MANAGEMENT

SMGmanagement of Atlanta, LLC
P.O. Box 76697
Atlanta GA 30358
helen@smgmgmt.com

WEBSITE

Charlestoncommonshoa.com

BOARD OF DIRECTORS

Chris Kelley, President
ckelley2275@yahoo.com

Judy Agnew, Vice President/Treasurer
Seedamoo@yahoo.com

Jose Perlaza, Member At Large
chepefer@hotmail.com

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.

RENTERS RESPONSIBILITY

Renters 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.

STREETLIGHTS

If streetlights are malfunctioning or require change, please call Jackson EMC and report the pole ID #. There are several options to report them, including phone # 1-800-462-3691, option 1. Please do not call the HOA.

COVENANT CORNER

Please remember this is a Covenant Community!!! If you did not receive a copy of our covenants, you can refer to our website (www.charlestoncommonshoa.com).

Landscape Maintenance: Lots must be maintained in a neat and eye-pleasing condition. This includes the lawn and flower beds. Front yards must be cut regularly and kept free of weeds – remove weeds from flower beds as well. Apply pre-and-post-emergent to keep lawns healthy during the growing season. Any natural or bare dirt areas must be covered with mulch (brown/black pine straw). Remember to keep grass edged cleanly at the street and driveways and do not leave clippings in the street or blow them into drainage culverts.

Now is the time to **inspect the berms** on your Lot. Remove all dead plants, trim bushes as needed and apply weed control.

The **exterior of homes** must be maintained in a clean condition. Inspect your home (and mailbox) for mold that may require pressure-washing to remove.

All **resident vehicles** shall be parked in garages or driveways. Limited short term street parking for a MAX of 6 hours is permissible, but no overnight street parking is allowed!!!!

Vehicles with commercial writing/logos, boats, trailers, campers and similar rec vehicles and equipment should not be stored on any lot except within your garage.

Trash containers are allowed at the street the night before the scheduled collection day, and they must be removed by the morning after collection day. Trash containers should be stored out of view of the street inside a garage or behind your house. Trash containers cannot be placed in front of the garage.

ANY **covenant violation** is subject to fine. If your property is found to be in violation you will be contacted via written notice to rectify the issue. If the homeowner fails to rectify the problem, fines and a lien can be assessed.

SLOW DOWN!!!! We have had numerous complaints about people speeding in the neighborhood. Please be respectful of your neighbors!!!

CHANGES TO LANDSCAPE OR HOUSE NEED ACC APPROVAL

Submit before you commit! Email helen@smgmgmt.com for form and instructions on how to apply for permission to make changes to the landscape and outside of your home. If pre-approval is not received, a homeowner is subject to a fine or removal of the change at the homeowner's expense.

LOOK AT YOUR TREES!!

We are having issues with tree limbs that are overhanging the sidewalks and into streets. This is an issue for our postal service as well.

PETS

Owners are walking the family pooch more often in the fall weather — our covenants require you to pick up dog waste ... and that also means in the common areas as well! Also, your animal should be on a leash and under control when outside of your home.