

Delamar HOA Newsletter

JANUARY 2016

2016 BOARD

Gregg Smith – President
Susan Phillips – Vice President
Bill Wild – Treasurer
Rie Irish – Secretary
Bill Toll – Historian

The HOA Year in Review

We had a great 2015! Below are some of the items that the Board handled over the past year.

- Responded to and resolved several **complaints** and **covenant violations** involving issues such as visitor parking; improper storage of a motor home; a loose dog; improper fencing materials; unkempt yards; improper painting; speeding; and houses in need of repair to siding or trim.
- Notified residents regarding issues with **sinkholes** and **septic system failures**.
- Provided information about **Teen Safety Seminar** hosted by Neighborhood Watch Committee and the Forsyth County Sheriff's Department.
- Celebrated **six high school graduates**.
- Welcomed new residents **Carl and Bonnie Collins** and **Mike and Jackie McKnight**.
- Coordinated our **annual community yard sale** which was held Friday, June 20 and Saturday, June 21.
- Provided **letters of good standing** to closing attorneys for two neighborhood home sales.
- Notified residents that **coyotes** had been spotted in the neighborhood.
- Repainted the **crosswalk** at the entrance.
- Notified residents about **potential rezoning issues** and plans to build car dealerships and subsidized housing on Highway 20.
- Hired companies to provide **front entrance maintenance** for weed control and landscaping.
- Put up **holiday decorations**.
- Held **annual meeting** on December 15.
- Implemented **\$5 increase in annual dues** to build up reserves in anticipation of future expenses.
- Thanked departing board member **Darnell Geter** who served as HOA Vice President for two years.
- Welcomed new board member **Gregg Smith** who will serve as the 2016 HOA President.

We thank you for the opportunity to serve you in 2015 and look forward to a wonderful new year!

Neighborhood News

- **John Durand** passed away November 21, 2015. He is survived by his wife, Caroline.
- **Bill Traylor** passed away December 14. He was preceded in death by his wife, Nickie.

Contact Information



As hard as we try to keep it current, our e-mail address list frequently gets out of date. It is very important to keep this information updated because it is used by our block captains to alert the community to important or emergency information. Please send any updates to DelamarHOA@gmail.com.

Complaints or Concerns

The best way to contact the Delamar HOA Board is by email at DelamarHOA@gmail.com. This allows us keep track of issues that arise between scheduled meetings and respond in a timely manner. You can also send a letter to the HOA at **P.O. Box 3201, Cumming, Georgia, 30028**. We do check e-mail more frequently so if it is an urgent issue, it is best to contact us by e-mail instead of U.S. mail.

2016 Annual Dues

As discussed at the annual meeting on December 15, the **2016 Delamar HOA annual dues are \$120**. The deadline to pay the dues is January 15, 2016. Please submit your check (made payable to Delamar HOA) on or before this date. Details about late charges and other information were sent to residents in early January. Please let us know if you have any questions.

Questions and Answers about the Delamar Homeowners Association

Why do we have a Homeowners Association?

The main reason Delamar has a Homeowners Association (HOA) is to protect the value of properties in our neighborhood by enforcing rules (known as “covenants”) about how our homes and yards look. Though these covenants limit what you can do with your property by dictating what color you can paint your house or what type of mailbox you must have, they ultimately exist to protect the value of our homes (something you will greatly appreciate if you ever need to sell yours).

What does the HOA do?

The chief responsibility of the Delamar HOA Board is to make sure our covenants are enforced. Sometimes the Board will notice a problem and take steps to resolve it. Sometimes a homeowner will alert the Board to an issue. Either way, we want to handle each situation in a fair and consistent manner.

What can we expect from the Board if we have a problem or complaint?

As a Board, we strive to:

- Gather as much information as possible about the facts surrounding the issue
- Respond to you in a timely manner and keep you informed throughout the process
- Remain neutral and non-confrontational when gathering information
- Consider the issue from all perspectives in order to have a better understanding of the issue
- Standardize procedures in dealing with covenant violations and follow those procedures as consistently as possible
- Do our best to resolve any issues presented to us as fairly, efficiently, and respectfully as possible

What does the Board expect from me?

- **Properly maintain your home.**
Whether you love having an HOA or hate it, the reality is that you are in a neighborhood that has one. You are responsible for keeping your property at a certain level of repair. Please do your part! We don't enjoy fining homeowners for peeling paint, dirty siding, rampant weeds, or overgrown trees and shrubs, but unfortunately, it is part of our job. **Your job is to abide by the covenants by keeping your house and yard clean and neat.** If you have financial or health issues that prevent you from being able to maintain your home, let us know. We will do whatever we can to help.
- **If you have an issue with your neighbor, try resolving the issue before approaching the Board.**
It's entirely possible that your neighbors aren't aware there is a problem. Explain your issue politely and suggest a resolution. Listen to them. However, if your neighbor becomes hostile or aggressive or threatening, please remove yourself from the situation immediately.
- **If you need to alert the Board to an issue or complaint, we prefer that you notify us by e-mail.**
We are only human. Sometimes it's hard to remember the details of a conversation. Having it in writing helps decrease the chances of any misunderstanding.
- **If your neighbor approaches you about an issue, listen with an open mind and heart.**
Being defensive or hostile is not going to help the situation at all. Try to put yourself in their shoes.
- **Let us know if you can't resolve the problem.**
Sometimes people just can't come to an agreement between themselves and need an objective third party to help mediate.
- **Remember that we are volunteers.**
We serve on the Board because we love Delamar, we enjoy helping our neighbors, and we want to protect the value of our homes. However, this is not our full-time job. We have careers and families and hobbies just like you do. It may take us some time to resolve your issue but we will do the best we can.
- **Get to know your neighbors.**
One of the best things about our neighborhood is that it only has 62 homes. Introduce yourself to your neighbors. You'll never know when they might need your help – or you might need theirs.

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Stay Connected

We have two great social media sites for Delamar neighbors to stay connected.

Many of you have a Facebook account. Now we have a page just for Delamar residents. You can access it [here](#) at or search for “Delamar” while you are on Facebook and request to join the group.

A site you might not be as familiar with is Nextdoor, a private online network for communities such as ours. On the Nextdoor site, we can share upcoming events, recommend home repair companies, post items for sale, and discuss ideas about how to improve our neighborhood. You can also see posts from people in surrounding neighborhoods. Click [here](#) for more information or visit nextdoor.com.

Annual Dues

Thanks to everyone for promptly paying your **2016 annual dues**. Please let us know if we can answer any questions about the 2016 budget.

Reviewing Covenants

As discussed at the 2015 Annual Meeting, many of our residents believe that our covenants need to be updated or revised. The HOA Board is currently reviewing the covenants and plans to hold an open forum to get neighborhood input on what changes (if any) we would like to see. We are only able to amend the covenants if we have a majority vote so we will be making sure everyone in the neighborhood is aware of the issues and has a chance to voice their opinions.



Do you have a student graduating from high school in 2016?

Please send us the graduate's name and school by [April 22](#).

Piano For Sale



The Smiths have a **1901 Miller and Sons upright piano** for sale. It plays fine but needs restoration and tuning. A fully restored one sold recently for \$11,000! Asking \$200 or best offer. If you are interested, contact Gregg at GreggWSmith@me.com.

Do you have something to sell? Please let us know and we will be happy to post it in our next newsletter.

Missing Money??

We recently read a story about millions of dollars of unclaimed property around the U.S. Is some of it yours? Common types include:

- Bank accounts and safe deposit box contents
- Stocks, mutual funds, bonds, and dividends
- Uncashed checks and wages
- Insurance policies, CDs, trust funds
- Utility deposits, escrow accounts

Visit these **FREE** websites to see if some of this unclaimed property belongs to you!

- www.missingmoney.com
- dor.georgia.gov/unclaimed-property-program

Girl Scout Cookies

We have a Girl Scout in the neighborhood who is trying to reach a goal of selling 180 boxes of cookies. If you want to buy a box or two, please send an email to

DelamarHOA@gmail.com and let us know how many you would like – we will deliver them straight to your door! Choose between **DoSiDos** (oatmeal with peanut butter filling), **Savannah Smiles** (lemon with powdered sugar), **Thin Mints**, **Tagalongs** (peanut butter and chocolate), **Samoas** (caramel and coconut), and **Trefoils** (shortbread). All varieties are \$4 per box.



CPR Saves the Life of a Delamar Neighbor

For those of you who missed it, one of our neighbors had a dramatic near-death experience at the end of December. His story was published in Forsyth County News a few weeks ago. We asked if we could share his story and he agreed, saying it's important to spread the word about CPR and how it saved his life.



Carrie and Darryl at the scene of Darryl's collapse

CUMMING — The first thing Darryl Bagwell asked his angel in the ICU the day after she brought him back to life was if she liked dogs and fudge. His family has a secret recipe for the latter, and he wanted to make sure she got some.

He doesn't remember saying that, but he did. In fact, he doesn't remember much about those few days in the Northside Hospital-Forsyth or about December 29, when he fell off his bicycle from cardiac arrest at Buford Highway and Trammel Road.

"I don't remember putting on my kit, getting on my bike, airing up the tires, any of that," Bagwell said. "It's about three-quarters of a mile to our house from this intersection. Witnesses said I went down like a rag doll. I don't know if I felt pain. I have no idea."

Carrie Stone happened to be driving through the busy crossing about one minute later. She also just happens to be a nurse at Northside. "I pulled into the grassy median in front of the QT and put my blinkers on and said, 'Be right back, puppies.'" She had been on her way to the vet with her dogs.

"I could see as I was running up he was purple," she said. "We didn't know why he was down, why he fell off his bike. All I knew was that he had no pulse and no blood circulating." Stone and the other bystanders turned him onto his back so she could begin chest compressions.

"One of the really great feelings was in turning him over and doing the chest compressions, just within several compressions his color started to change," she said. "That was great. In that we had a chance."

Stone did not follow the ambulance to the hospital. She needed time to calm down after the adrenaline stopped and wanted to give the stranger's family privacy. She got around to taking her dogs to the vet. The next day, however, she had to work and visited him. Paramedics had shocked his heart twice in the road to resuscitate him, and she didn't know if he sustained any brain damage from the fall or lack of oxygen.

"From the beginning he knew who he was," said Bagwell's wife, Laura.

Doctors may never be sure what caused the electrical malfunction in his heart, though it could have been an infection.

"It could happen to anybody. He rode 6,200 miles last year. He runs all the time. And his heart is strong, other than this," she said.

The suddenness of a heart stopping birthed a mission in Stone and Bagwell.

"As simple as it sounds, it's the most important thing that's ever happened to me. If we can tell our story and one other person learns [CPR] and saves one other life, then all this is worthwhile."

DARRYL BAGWELL

"We both said together we wanted to do something with it," Stone said. "He is on a mission to get everybody he knows to learn CPR, and I am along for the ride."

Bagwell said everyone should know CPR and should be willing to help when the times comes. His wife, Laura, is certified, but could only have helped had he collapsed next to her.

"You don't have to [get] a formal certificate. The neat thing is you don't need that piece of paper," Bagwell said. "That's what we want to point out. You certainly can, and that's good, too, but you don't have to do that. Just get through the basics of knowing how to keep that blood flowing."

Stone is holding informal classes in her neighborhood's clubhouse. Bagwell plans to teach his cycling friends.

"As simple as that sounds, that's the most important thing that's ever happened to me," he said. "If we can tell our story and one other person learns and saves one other life, then all this is worthwhile."

If a neighbor is a nurse, Stone said, knock on his or her door and ask to learn how to do chest compressions. Go to websites for the American Red Cross or the American Heart Association and look up how to do them.

"There's plenty of unused oxygen in the blood that just needs to get moving, and it's going past the lungs that have residual air in them," Stone said. "You don't ever want to look back and say, 'I wish I could have done something. I wish I could have helped.'"

For the record: Stone has received her CPR certification about 25 times. Their point is you don't have to have the card to do the actions.

"We just had to give Darryl a chance," she said.

Bagwell said everything falling into place — that he collapsed in a public place, visible to people who could call 911; that a fire station was almost visible from where he fell; that a registered nurse (who loves dogs) drove past just in time and didn't write it off that someone else would help — was divine intervention.

"I've said this a hundred times now, but absolutely Carrie is my angel," he said. "I'm a Christian. I believe in God. I believe in angels, and she's one walking here."

FEBRUARY IS **HEART MONTH**

Cardiopulmonary resuscitation (CPR) is a lifesaving technique useful in many emergencies, including heart attack or near drowning, in which someone's breathing or heartbeat has stopped. The American Heart Association recommends that everyone — untrained bystanders and medical personnel alike — begin CPR with chest compressions.

It's far better to do something than to do nothing at all – even if you think that your knowledge or abilities aren't 100 percent complete.

Remember, the difference between doing something and doing nothing could be someone's life. For more information on CPR, go to:

www.heart.org

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MARCH 2016

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Upcoming Events

The Delamar HOA Board will host a **neighborhood cookout and family movie night** on **Saturday, May 14** from 6:30pm until 10:30pm. We will be serving burgers, hot dogs, chips, and cookies for all of our Delamar neighbors. We encourage you and your family to join us for this fun event. Location TBD.

The **annual Delamar neighborhood yard sale** will take place **Friday, June 17 and Saturday, June 18** from 9:00am until 1:00pm both days. We will post notifications via local newspapers, message boards, and Facebook groups.

New Neighbors

We would like to extend a warm welcome to two families who have made Delamar their new home.

- **Gustavo and Ana Nieves** at **4210 Tall Timbers Drive** (formerly owned by Alisher Niyazov)
- **Reuben and Stephanie Davenport** (and their son **Cannon**) at **3955 Delamar Drive** (formerly owned by Dave and Marcie Moran)

We also understand that an offer has been made on the ranch at **3910 Delamar Drive**, formerly owned by Bill and Nickie Traylor. We will provide an update in the April newsletter.

Lawn Maintenance and Weed Removal



Spring is almost here and the flowers are starting to bloom. But along with these very welcome spring flowers come a host of not-so-welcome early spring bloomers which invade even the most carefully tended lawns and gardens: **WEEDS**. Please treat weeds in your lawn before they become a bigger problem for you (and your neighbors). If you need recommendations for a lawn treatment company or need some advice about how to treat them on your own, please let us know. We have several homeowners who are happy to share their knowledge and experience with a healthy, green, weed-free lawn.



Upcoming Graduates

Do you have a student graduating from high school in 2016? Please send us the graduate's name and school by **April 22** so that we can recognize them in our May newsletter.

Front Entrance Maintenance

After discussing the issue with our resident master gardeners, we have decided not to trim back the **crape myrtles** at the front entrance this season. The trees are healthy, at their mature height and do not interfere with any power lines. Our landscaper will be putting in the new spring plantings sometime in April. We will also be **spray-cleaning the fence** within the next few weeks as the weather allows.

Selling Your House

Please be aware that it is the seller's responsibility to inform any potential buyer that the properties in Delamar are governed by an association and its covenants. If you need a copy of the covenants, please e-mail us at **DelamarHOA@gmail.com**.

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If you need to reach the Delamar HOA with a complaint or concern, it is best to contact us via email at **DelamarHOA@gmail.com**. This allows us keep track of issues that arise between scheduled meetings and respond in a timely manner. You can also send a letter to the HOA at **P.O. Box 3201, Cumming, Georgia, 30028**.

“I received a letter from the Board that said I am in violation of the covenants. I have seen my neighbors break the same rules and nothing was ever done about it. Why am I being singled out?”

The purpose of a violation notice is to correct a situation that needs to be addressed – it's not a personal attack on any particular homeowner. As most of you know, the purpose of the Board is to maintain property values by enforcing the covenants. You may feel like you are being singled out, but there is an excellent chance that other residents received notices, particularly if the notice was generated as a result of an inspection of the community.

We communicate with the homeowners through meetings, newsletters and other correspondence, such as a violation notice. You might wonder why someone on the Board didn't just call or come over and talk to you about it in person. We send violation notices in written form because it is the most efficient and permanent form of communication we have. It also serves as proof of notification when someone tells us “no one ever told me” about a particular covenant.

If you receive a violation letter, don't take it personally.

What the letter is really saying is, “Just like you, we care about the community. You may not be aware of this, but something needs to be fixed.” This process will help to maintain the beauty and the property values of the community. Don't feel singled out. Take the information provided and use it to the advantage of everyone involved. By responding positively to the process, we all make our community a better place to live.

If you need assistance with home repairs or maintenance, we might be able to help you find the services you need. Ask your neighbors for recommendations or use a site like Angie's List for reputable contractors.

If you need a copy of the covenants and by-laws, please send an email to DelamarHOA@gmail.com.

Final Call for Graduates

Do you have a student graduating from high school in 2016? Please send us the graduate's name and school by **April 29** so that we can recognize them in our May newsletter.

Delamar Cookout and Movie Night

Saturday, May 14

6:30pm-10:30pm



Burgers, hot dogs, chips, and cookies will be provided. Location and movie will be announced in early May.

Annual Delamar Yard Sale

Friday, June 17 and Saturday, June 18

9:00am-1:00pm (both days)



The Board will be responsible for advertising the yard sale through Facebook, community notices, and local newspapers. If you can't participate, your neighbors may be willing to add your items to their sale.

Crimes in Forsyth Neighborhoods

One of our long-time residents had items stolen from his truck on March 22. The Sheriff's department has also reported other crimes in neighborhoods all around the county, including thieves stealing packages left by USPS, UPS, or FedEx on front porches and driveways. It's easy to let your guard down, especially in a small, friendly neighborhood like Delamar, but **please keep your doors locked, your garage doors closed, and your cars locked.** Be aware of your surroundings and watch out for anything or anyone that seems suspicious. If you have an emergency, call 911. For non-emergency situations, please contact the Forsyth County Sheriff's department at 770-781-2222.

MAY 2016

NEWSLETTER

Thank you, yard sales, for being the perfect way to say to your neighbors: 'We think we're important enough to charge money for our garbage.'

JIMMY FALLON

2016 BOARD

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SUSAN PHILLIPS

Vice President

BILL WILD

Treasurer

RIE IRISH

Secretary

BILL TOLL

Historian

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Forsyth County

Public Library

770-781-9840

Forsyth County

Sherriff's Office

770-781-3056

Mashburn

Elementary School

770-889-1630

Lakeside

Middle School

678-965-5080

Forsyth Central

High School

770-887-8151

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If you have an issue or concern about the neighborhood, please let us know. The best way to contact the Delamar HOA Board is by email at DelamarHOA@gmail.com. This allows us keep track of issues that arise between scheduled meetings and respond in a timely manner. You can also send a letter to the HOA at **P.O. Box 3201, Cumming, Georgia, 30028**. We do check e-mail more frequently so if it is an urgent issue, it is best to contact us by e-mail instead of U.S. mail.

Delamar Cookout and Movie Night – Saturday, May 14



The Delamar HOA Board will host a **neighborhood cookout and movie night** on **Saturday, May 14** from **6:30pm until 10:30pm** at the home of Gregg and Kimberly Smith (4050 Delamar Drive). We will be serving burgers, hot dogs, chips, and cookies for all of our Delamar neighbors. Bottled water and lemonade will be provided; if you want anything stronger, you should BYOB. We encourage you to join us for this fun event. **Please bring**

your own chairs. The hilarious PG-rated movie "Over the Hedge" will begin at 8:30pm. Please call or send a text to **770-744-1479** and let us know how many from your family will be attending so that we know how much food we need to prepare.

Yard of the Month

During the months of May, June, and July, one home is chosen as Yard of the Month and the homeowners receive a \$50 Home Depot gift card. Our 2016 May Yard of the Month belongs to **Frank and Kelly Fekete** at **4125 Idle Grass Place**. Congratulations – keep up the good work!

Selling Your House

Please be aware that it is the seller's responsibility to inform any potential buyer that the properties in Delamar are governed by an association and its covenants. If you are selling your house and need a copy of the covenants, please send an e-mail to DelamarHOA@gmail.com.

Congratulations and best wishes to our 2016 graduates!



Forsyth Central High School:

ALAN JACOBS

KARA SLAUGHTER

PAXTON WEISBROD

South Forsyth High School:

BEN LEMAY

Brooks School/Austintown Fitch:

CONNOR MOORE

Mailbox Maintenance

Nathan Gafford is once again offering mailbox renovation services this spring. For **\$25**, he will:

- **CLEAN** to remove dirt and bird droppings
- **SAND** to remove minor rust
- **PAINT** mailbox, post, flag, and numbers

Many of us can attest that Nathan does excellent work. To schedule an appointment (and support a young college student), call at **678-908-7557**. Payment is not due until you are completely satisfied! He is only home for six weeks this summer, so make an appointment today!

Update on Ratliffs



For those of you who haven't heard, **Mike and Linda Ratliff** were involved in very bad accident in Alabama on March 28. Both were seriously injured and

had to be airlifted to the hospital at the University of Alabama at Birmingham. We have been in touch with their sons to get updates. Linda has been released from the hospital. Mike is still in the intensive care unit but is progressing each day. We are sending Mike and Linda a card to let them know that we are thinking about them and wish them both a speedy recovery.



Speed Limit

With warmer weather finally here, our kids will be playing outside more often. Please observe the speed limit and use extra caution when driving through the neighborhood.



School's Out for the Summer!

Well, almost! The last day of school for Forsyth County is **Friday, May 27**.



Summer Vacation

If you will be traveling this summer, please let your neighbors know so they can keep an eye on your house. You can also ask them to pick up your mail and pick up any packages.

If you see any suspicious activity in the neighborhood, don't hesitate to call the Sheriff's office at 770-781-3056.

Delamar Yard Sale – Friday, June 17 and Saturday, June 18

Our community yard sale is just around the corner. We had a great turnout last year but we want it to be even bigger this year. Please make sure to join us! The HOA will be responsible for advertising the event. **The hours both days will be 8:00am until 1:00pm.**

Here are some ideas to help make the community yard sale a success:

- Start getting your items ready **NOW** because it always takes longer than you think it will
- Use neon-colored price stickers (some even come preprinted with various prices)
- Make sure the price is clearly marked on each item
- Keep small bills and coins on hand to make change
- Help us advertise: tell people at work, church, and daycare
- Have your kids set up a lemonade stand and sell drinks
- Ask a neighbor to sell your items for you in return for a portion of the profit
- Invite your friends to bring their items to sell



If you plan on participating, please let us know at DelamarHOA@gmail.com.

ELECTION INFORMATION

Advance voting is open to all Forsyth County registered voters.

Advance Voting Hours

May 9-13 (M-F): 8:00am to 6:00pm **May 14 (Sat):** 7:00am to 7:00pm

May 16-20 (M-F): 7:00am to 7:00pm

Advance Voting Locations

- Cumming City Hall, 100 Main Street, Cumming, 30040
- Hampton Park Library, 5345 Settingdown Road, Cumming, 30041
- Midway Park Community Building, 5100 Post Road, Cumming, 30040
- Sharon Springs Park Community Building, 1950 Sharon Road, Cumming, 30040

The Advance Voting Hours for the **Forsyth County Administration Building**, 110 E. Main Street, Cumming, 30040 are 8:00am to 4:30pm for all dates listed above.

Smart Growth Forsyth County "Meet the Candidates" Forum

May 16 from 7:00-9:00 PM

United Way of Forsyth County, located at 240 Elm Street in Cumming

All six Forsyth County Commission candidates have been invited and will field questions from Smart Growth and the audience for two hours.

For more information about the upcoming election, please visit

<http://www.forsythco.com/Departments-Offices/Voter-Registrations-Elections/Voter-Information-Guide>

Got Junk?

The Board is investigating options for having a **"Delamar Dumpster Day"** for anyone who needs to get rid of some junk in their house. If we have enough interest, we will have a large dumpster brought in and homeowners will pay approximately \$25 per truckload to dump their junk. It's a great deal but only if we have enough homeowners who want to participate. More details coming soon.

JUNE 2016

NEWSLETTER



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- Invite your friends or family to sell their items



If you plan on participating, please let us know at DelamarHOA@gmail.com.

IF YOU DON'T SELL EVERYTHING...

We are investigating the option of having a donation truck come to the neighborhood on Saturday after the yard sale ends. This would be an easy way for you to get rid of anything that didn't sell and that you don't want to drag back into the house.

Yard of the Month

Congratulations to **Steve and Jean Gafford** at **4060 Delamar Drive** for being selected as the June Yard of the Month!

New Neighbors

We would like to extend a very warm welcome to **Michael and Keisha Schroeder** and their children **TK (16), Gavin (10), Kayla (7), Lydia (5), and Tovah (4)** who recently moved to **3910 Delamar Drive**.

Got Junk?

The Board is investigating options for having a "**Delamar Dumpster Day**" for anyone who needs to get rid of some junk in their house. If we have enough interest, we will have a large dumpster brought in and homeowners will pay approximately \$25 per truckload to dump their junk. It's a great deal but only if we have enough homeowners who want to participate. More details coming soon.

Great Turnout for the Cookout!

The Delamar HOA Board hosted a **neighborhood cookout and movie night** on **Saturday, May 14** at the home of Gregg and Kimberly Smith. We had gorgeous (albeit windy) weather and enjoyed good food and drinks. Due to the high gusts of wind, we had to cancel the movie, but we will be rescheduling it during the summer. Thanks to everyone who attended. We hope you had a fantastic time!

HOMEOWNER QUESTION OF THE MONTH:

“Is there anything that can be done about people who come in the neighborhood trying to sell us something?”

Forsyth County has an ordinance regarding door-to-door solicitation. You can view the full ordinance [here](#) or by visiting <http://www.forsythco.com/Departments-Offices/Code-Enforcement/Uniform-County-Codes>. According to **Article IV, Sec. 22-161**, the intent and purpose of the ordinance is “to regulate the sale of goods and services by solicitors or canvassers at residences in the county in order to diminish criminal activity in the county and abusive techniques utilized by any such solicitor or canvasser which adversely affect the public health, safety and welfare in the county. [This article] is intended to balance competing interests, reduce criminal activity and protect county citizens from abusive sales techniques versus the conduct of proper commercial sales activity.”

KEY POINTS OF THE ORDINANCE:

- Anyone who solicits in Forsyth County is required to register as a solicitor and **must obtain a permit through the Sheriff’s office**. Once approved, permits are valid for 90 days and must be renewed after they expire. (Charitable or nonprofit organizations are exempt from the registration requirements as are students or parents of students participating in school-sponsored fund raisers.)
- Approved solicitors are given a badge that includes their **name, company, and ID number**. This county-issued badge should be worn by the solicitor at all times.
- Approved solicitors are required to provide you with an **information card** that includes his/her name, business name, and ID number.
- You have the right to ask the solicitor to leave the premises. If the **solicitor fails to leave the premises** after your instructions, he/she is in violation of the ordinances of Forsyth County.
- If a **"no soliciting"** sign is posted, no soliciting shall be made.
- Report any **discourteous conduct or violators** to the Sheriff's office at 770-781-2105. The Sheriff's office keeps a log of all complaints. After a certain number of complaints about the same solicitor, the Sheriff's office has the right to suspend or cancel the solicitor's permit.
- Any person who violates any provision of this article shall be subject to a **fine of up to \$1,000** and/or imprisonment in jail for a period not to exceed 60 days or both.

Solicitors who come to your door have already violated the “no solicitation” notice at the entrance to our neighborhood. You have the option to do the following:

- Get the solicitor’s name, the name of the company he/she works for, and his/her identification number, if possible.
- Firmly but politely tell them that there is no solicitation allowed in our neighborhood and tell them to leave your property and the neighborhood. (If you feel threatened or unsafe, immediately call 911.)
- Report the violation to the Sheriff’s office at 770-781-2105.

“What about the people who leave flyers and business cards in our yards and on our mailboxes?”

Since we can’t control who drives in and out of the neighborhood, there isn’t much we can do to stop this type of solicitation. If you receive flyers or business cards stuck on your mailbox or left in plastic bags in your yard or driveway, you have a few options:

- If you catch someone in the act of distributing flyers or business cards, tell them it is not allowed and that they must leave the neighborhood immediately (if you feel safe doing so).
- If you find solicitations in your yard, on your mailbox, or on your door, call the number on the solicitation and inform them that there is no solicitation (or littering) allowed in our neighborhood. Tell them not to leave materials in our neighborhood. Inform them that if they continue to litter our neighborhood with these materials, we will report them and their business to the Sheriff’s office. If enough homeowners report these violations, these companies will learn to stay out of Delamar.

AUGUST 2016

NEWSLETTER

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If you have an issue or concern about the neighborhood, please let us know. The best way to contact the Delamar HOA Board is by email at

DelamarHOA@gmail.com

m. This allows us keep track of issues that arise between scheduled meetings and respond in a timely manner. You can also send a letter to the HOA at **P.O. Box 3201, Cumming, GA 30028**.

We do check e-mail more frequently so if it is an urgent issue, it is best to contact us by e-mail instead of U.S. mail.

HOMEOWNER QUESTION OF THE MONTH:

“What can I do about neighbors who let their dog poop in my yard? I am tired of cleaning up after their animals!!”

According to the Delamar covenants (**Article IX, Architectural Standards and Use Restrictions, Section 9.13, Pets**), “No pet shall be allowed to make an unreasonable amount of noise or to become a nuisance.” **It really should go without saying, but we are going to say it anyway: Dogs who poop in someone else’s yard are definitely considered a nuisance!**



IF YOU ARE A DOG OWNER:

- **Do not allow your dog to roam freely throughout the neighborhood.** It is dangerous for the animal and it is a violation of the covenants,
- If you walk your dog, you are required to **maintain control** of it at all times.
- If you stop to chat with neighbors, **keep an eye on the dog**.
- **Be prepared:** always carry plastic bags with you.
- If your dog poops in someone else’s yard, **you are responsible for cleaning it up IMMEDIATELY.** You are also responsible for disposing of the bag in your own garbage can. Don’t leave the bag in the yard, on the curb, or in the street.

IF YOU ARE HAVING TROUBLE WITH DOGS IN THE NEIGHBORHOOD:

- If you notice an animal freely roaming through the neighborhood without its owner, **call Forsyth County Animal Control.** To request services from an Animal Control deputy, please contact the Dispatch Center at 770.781.3087. The Animal Control office can be reached at 770.781.2138.
- If you witness the act occurring, **please talk to the dog’s owner immediately.** It’s possible that the owner got temporarily distracted and did not notice. Politely ask the owner to clean up the mess.
- If you are uncomfortable confronting the owner, **try to get a picture or video** of the dog in the act. Otherwise, it is your word against theirs.

An Increase In Break-Ins Around Forsyth

The Forsyth County Sheriff’s Department has reported a recent increase in automobile break-ins, especially in subdivisions located in the southern part of the county. **Please keep your doors locked, your garage doors closed, and your cars locked. Keep valuables hidden or remove them from your vehicle at night.** Be aware of your surroundings and watch out for anything or anyone that seems suspicious. If you have an emergency, call 911. For non-emergency situations, please contact the Forsyth County Sheriff’s department at 770-781-2222.

REMINDER: Forsyth County schools have early release on Wednesday, August 31.

OCTOBER 2016

NEWSLETTER



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HOMEOWNER QUESTION OF THE MONTH:

"I want to paint my house a different color. Do I have to get approval from the Architectural Control Committee?"

Yes, you must get approval. In April 2003, pursuant to **Covenant 9.03, Permitted Improvements; Standards**, the Architectural Control Committee approved a Design Standard regarding exterior paint colors:

"Exterior paint colors for homes and outbuildings in the Delamar subdivision, including shutters, trim and doors, do not require approval if the color was originally used in the subdivision. However, use of colors not originally used in the subdivision must be approved by the Architectural Control Committee. The approval process is the same as that used for changes and additions to structures as described in the Covenants."

If you are planning to paint your house (or install a shed or replace your roof or cut down trees, etc.), please notify the Board through U.S. mail (**Delamar HOA Board, P.O. Box 3201, Cumming, Georgia 30028**) or by e-mail (DelamarHOA@gmail.com). We will forward the request on to the Architectural Control Committee for review.

Political Signs

We are in the home stretch of the election season and some neighbors have asked if it is acceptable to put political signs in their yards. According to **Covenant 9.19, Signs**:

- (a) No signs whatsoever (including but not limited to commercial and similar signs) shall, without the Architectural Control Committee's prior written approval of plans and specifications therefore, be installed, altered or maintained on any Lot, or on any portion of a Structure or motor vehicle visible from the exterior thereof, except:
 - such signs as may be required by legal proceedings
 - not more than one "For Sale" or "For Rent" sign per Lot; provided, however, that in no event shall any such sign be larger than six square feet in area
 - directional signs for vehicular or pedestrian safety in accordance with plans and specifications approved by the ACC
 - such signs as are used to identify and advertise the Subdivision
 - a sign indicating the Builder of the residence on the Lot
 - security signs
- (b) Following the consummation of the sale or lease of any Lot, the "For Sale" or "For Rent" sign shall be removed immediately.

Please let the Board know if you have any questions about the sign covenant.

Update on the Ratliffs

Mike and Linda Ratliff are continuing to recover from their serious car accident in March. Linda hopes to return home soon but Mike is still in rehab and on the ventilator. Please send positive thoughts their way as they continue to recuperate. When we get a better idea of when Linda will be returning home, we would like to get a volunteer group together to do some yard work so the house will look nice for her.

Halloween is Coming!

MONDAY, OCTOBER 31

Trick-or-treaters will be visiting our neighborhood in just a few weeks. If you plan on handing out goodies, please remember to do the following to keep our guests safe:



- Turn your porch light on to let visitors know you are participating
- Make sure your yard is clear of any tripping hazards such as yard tools or toys
- If you are escorting your children, please have them walk up the driveways and the sidewalks rather than running through the yards
- Weather permitting, consider moving a chair outside and handing out treats from your porch or driveway – it's a great way to meet your neighbors
- When you are finished handing out treats, turn your porch light off

For those who do not wish to participate, we will be providing signs to tape to your door so that little goblins know to avoid ringing the doorbell.

Reviewing and Updating the Covenants

Several neighbors have expressed interest in revising the covenants to make them more updated and relevant to our lives. The Board will be sending out information about what changes are being considered and explain the entire process of amending the covenants. The vote will take place at our **annual HOA meeting on Thursday, November 17**. Time and location will be announced later in October.

Activities of the Board

We've been busy! During the last 30 days, the Board has:

- Notified Sawnee EMC of a street light outage on Willow Grass Court
- Issued four violation notices (storage of recreational vehicles; storage of lawn equipment; vehicle parking; unapproved structure)
- Received a request to address or investigate seven separate issues (theft of property; unapproved installation of recreational equipment; walking dogs without a leash; political signs in yards; improperly stored recreational vehicles; overgrown lawns, trees, and bushes; unsolicited newspapers)
- Issued three notifications about maintenance and repairs
- Supplied a letter of good standing regarding a home sale
- Supplied a copy of the covenants to a homeowner
- Received three requests for the Architectural Control Committee to review (exterior house painting; roof replacement; removal of trees)

Please let us know if you have questions or concerns regarding any of these items.



Delamar Homeowners Association

NOVEMBER 2016

NEWSLETTER

2016 BOARD

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2016 ANNUAL HOA MEETING

The annual meeting of the Delamar Homeowners Association is scheduled for **Thursday, November 17 at 7:00 p.m.** The meeting will be held in the cafeteria at **Mashburn Elementary School** which is located next to the subdivision. We will be discussing the activities of the Board over the past year, provide a report of finances, and talk about other information which impacts the neighborhood.

We must have at least 60 percent of homeowners attend in order to have a quorum for the transaction of business at the annual meeting. Since there are 62 homes in Delamar, we must have at least 37 homeowners attend in person or by proxy. We strongly encourage you to attend this meeting in person. However, if you are unable to attend, please complete a proxy form (attached) and give it to a Board member or mail it to the Delamar HOA by **Wednesday, November 16**.

Please contact us at **DelamarHOA@gmail.com** if you have any questions. We look forward to seeing you at the annual meeting.

Outdoor Burning Ban

Forsyth County has announced an outdoor burning ban due to extremely dry conditions. You can view the regulations by visiting the county website: <http://www.forsythco.com/Departments-Offices/Fire-Department/Outdoor-Burning-Regulations>.

The Holiday House Needs Your Help!

Each year, hundreds of parents struggle to make the holidays special for their families. Our neighbor **Wendy Goodrow** is working closely with The Place of Forsyth County to provide gifts for more than 1,700 children and teens in our county.

The Place is a nonprofit social service organization that has passionately served residents of Forsyth County since 1975.

The Place assists resident families with emergency basic needs in difficult times; they also operate a thrift store that provides affordable merchandise to the public.

In order to meet the needs of these families, The Place is seeking donations of gifts, toys, money, or time. Please contact Wendy at **wendy4kids@bellsouth.net** if you want to donate gifts or toys to the Holiday House. All donated items should be new (with the exception of used bicycles that are in good condition) and unwrapped. Donations can be dropped off **December 5-7 from 9 am until 3 pm** at Freedom Tabernacle Church, 2160 Freedom Parkway, Cumming, Georgia 30041. If you want to work with the Holiday House as a volunteer, please contact **naomi@theplaceofforsyth.org**.

Financial donations are also gratefully accepted. These funds will be used to provide emergency rental and utility assistance and various needs for families in the community. **Help bring holiday joy and the spirit of the season to those in need!**

