

Delamar Homeowners Association SPRING 2022

THE 2022 BOARD

JOHN MUNDAY
President

DAVID SCHULT
Treasurer

SUZANNE SHAFER
Secretary

BILL WILD
Member

SUSAN PHILLIPS
Member

**Forsyth County
Public Library**
770-781-9840

**Forsyth County
Sheriff's Office**
770-781-3056

**Mashburn
Elementary School**
770-889-1630

**Lakeside
Middle School**
678-965-5080

**Forsyth Central
High School**
770-887-8151

If you have an issue or concern about the neighborhood, please let us know. The best way to contact us 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 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. You can also visit our website **www.DelamarHOA.com** for the neighborhood covenants, by-laws, previous newsletters, and other relevant documents.

Welcome to Delamar!

We have had a lot of families move into the neighborhood over the last year or so. Please join us in welcoming the newest residents of Delamar.

- **David and Hannah Bryant 4110 Delamar Drive** (formerly owned by the Lowery family)
- **David and Michelle Scheffler 4120 Delamar Drive** (formerly owned by the Toll family)
- **Taylor and Ashley Riordan 4140 Delamar Drive** (formerly owned by the Hartkopff family)
- **Daniel and Cameron Gaines 4220 Delamar Drive** (formerly owned by the Willoughby family)
- **Will and Sam Lyons 4260 Delamar Drive** (formerly owned by the Horton family)
- **Stephen Klamon 4125 Idle Grass Place** (formerly owned by the Fekete family)
- **John Hall 4130 Idle Grass Place** (formerly owned by the Mishoe family)
- **Sanjay and Alicia Boodhoo 4025 Prescott Court** (formerly owned by the Mikhail family)

Class of 2022

Is your student graduating from high school or college in May 2022?

Please send the name of the student as well as the name of their school to **DelamarHOA@gmail.com** **by April 29**. We will recognize all graduates in our next newsletter. For our high school students, we will also display a personalized graduation banner at the front of the neighborhood.



The Delamar Architectural Control Committee

Please remember that if you want to paint your home you must comply with the HOA policy as posted on our website. If you plan to refresh with the same colors, you do not need approval. However, if you are want to use different colors, the HOA's Architectural Control Committee (ACC) must review and approve your choices *before* the project begins. You must also notify (and receive written approval) from the ACC if you plan to add a fence; install a shed or outbuilding; remove trees over six inches in diameter; make modifications to your house (such as building a sunroom or adding a porch) and other projects. If you aren't sure if you need to get approval for your project, err on the side of caution and send us an email. **Please submit all requests to DelamarHOA@gmail.com**. Be sure to add drawings, plans, measurements, etc. as needed to fully describe the extent of the project, including proposed start and finish dates.

Mailbox Maintenance

Over time, the numbers on your mailbox can fade and become very hard to read. There are many companies who rely on these numbers, such as Amazon, UPS, Fed Ex, and emergency workers, so it is important to keep these numbers legible. **If the numbers on your mailbox are hard to read, please touch them up with some paint.** A small bottle of gold metallic paint only costs a few dollars. It will take just a few minutes, but it will make a big difference.

School's (Almost) Out for Summer



The last day of the 2021-2022 Forsyth County school year is **Thursday, May 26**. The first day of the 2022-2023 Forsyth County school year is **Thursday, August 4**. Phone numbers for each school in our district as well as the public library are located in the left column.

Property Maintenance

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 governing the paint color 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.

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 as a homeowner is to abide by the covenants by keeping your house and yard neat and clean.** If you have financial or health issues that prevent you from being able to properly maintain your home, let us know. We will do whatever we can to help.

As a reminder, below are the “neat and clean” standards for our neighborhood:

- **The house exterior** (siding, roof, windows, doors, trim, garage doors and fence) **should be in good condition** (regularly painted; clean; no wood rot; no peeling; no dirt, algae or mildew; no missing or damaged shingles; no vines growing up the side of the house)
- **The landscaping should be well maintained and the yard should be free of debris** (grass is regularly cut; clippings are cleaned from street or on driveway; clippings are bagged; lawn is edged; weeds are controlled; islands and beds are mulched and free of weeds; trees, bushes, and plants are healthy and trimmed or pruned regularly)
- There should be **no trailers, boats, or non-working vehicles** in driveway or yard and **no cars should be parked in the yard**
- **Waste and recycling cans** should be kept behind fence or screen
- **Mailbox and post** should be in good condition (box and post painted black; house number painted gold; no rust; no stick-on numbers; no dents or other damage; no loose or missing parts)

If you need assistance with any maintenance around your home, there are a variety of resources available such as HomeAdvisor, NextDoor, Angie's List, and Thumbtack. You can also talk to neighbors who have had similar work done.

Septic Tank Issues

Over the past few years, several Delamar homeowners have experienced moderate to severe problems with their septic systems. Failing septic systems are expensive to repair or replace. One of the most common causes of early system failure is improper maintenance.

Many homeowners are not aware that septic tanks should be inspected and pumped every three to five years. **Since it can cost \$10,000 or more to replace a failing septic system**, it makes good financial sense to spend a few hundred dollars to perform routine maintenance.

There are many companies to choose from, but two local companies that have consistently good reviews are:

- **Amos Pump Service** (770) 887-0414
- **Banks Septic** (770) 889-2708



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 visit our website at www.DelamarHOA.com or e-mail us at DelamarHOA@gmail.com.

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.

Report a Streetlight Outage

You can easily notify Sawnee EMC about a non-working or damaged streetlight. Just visit www.sawnee.com/report-streetlight and answer a few questions regarding the streetlight and the problem (light is out; bulb is flickering; pole is damaged, etc.) and Sawnee EMC will take care of it. (Of course, you can also let the Board know and we will be happy to report it for you. We would just need the pole number and location.)



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Delamar Homeowners Association Newsletter

SUMMER 2022

President's Comments

It's hard to believe that we are more than halfway through 2022! Despite the oppressive heat, we appreciate all the efforts made by homeowners to maintain or improve the appearance of their properties. Keeping the neighborhood neat and clean makes Delamar a very desirable place to live. We have seen a quick turnover of properties that were listed for sale in the past year. The last Delamar house that went on the market **was snapped up less than 24 hours after it was listed**. We believe that our efforts to maintain curb appeal have contributed to this ability to sell houses so quickly.

We want to preserve a consistent and balanced design within the neighborhood, but we also know that most people don't want to live in cookie-cutter homes that all look the same. If you want to update the exterior of your home with a fresh coat of paint, please be aware that you must comply with the HOA paint policy which is posted on our website. If you plan to refresh with the same colors, you don't need to get approval from the Architectural Control Committee (ACC). If you want to use different colors, the ACC must review and approve the colors before the project begins. It is helpful to put the color on a small area to test it before you commit to it. As many of us have discovered, a tiny paint chip can look very different once it is brushed across the side of your house, especially in varying types of light.

Regarding other projects, you must also notify – and receive written approval from – the ACC if you plan to add a fence; install a shed or outbuilding; make modifications to the structure of your house (such as building a sunroom or adding a porch); or other such plans. If you aren't sure if you need to get approval for your project, err on the side of caution and send us an email. **Please submit all requests to DelamarHOA@gmail.com**. Be sure to add drawings, plans, measurements, etc. as needed to fully describe the extent of the project, including proposed start and finish dates.

As the neighborhood ages, so do the trees. We want to keep the wooded look, but we realize that there are times when it is necessary to remove trees for safety reasons. Any tree that is larger than 6" in diameter requires ACC approval to be removed. Approval is not required for the trimming of branches.

During these last few weeks of summer, many of us will look for ways to cool off at the lake or campground. Please keep in mind that parking of recreational vehicles (such as boats) in the driveway for periods of more than three days is prohibited. Smaller items (such as canoes or jet skis) must be stored out of sight behind the home or fence. Long-term parking must be done off site.

Stay cool. Fall will be here before you know it.

John Munday
HOA President

Class of 2022

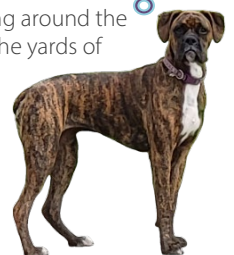
Congratulations to our recent graduates:

- **Emma Nelms** (Forsyth Central High School)
- **Gabi Somoza** (Forsyth Central High School)
- **Will Sherlock** (Oglethorpe University)

HELP!

Do you know this dog?

This cute pup has been wandering around the neighborhood and getting into the yards of other homeowners. If this dog belongs to you, **please make sure it is kept securely in your home or yard**. If nobody claims it, Forsyth County Animal Services will be contacted for pick-up.



FALL 2022



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CONTACT INFORMATION

Email:

DelamarHOA@gmail.com

Postal mail:

P.O. Box 3201, Cumming 30028

Website:

www.DelamarHOA.com

IN MEMORY OF

**CHARLES RICHARD
WEISBROD**

We want to extend our condolences to the Weisbrod family who lost their husband and father, Rick, on September 8. Please keep Jennifer, Parker, and Paxton in your thoughts.



NOTES FROM THE PRESIDENT

Hello Autumn!

It has been nice to see the temperatures moderating and the return of pumpkin spice everything. Last year at this time, we were dealing with sewer installations – thankfully, we won't have that disruption this year. Our efforts to protect property values seems to be effective: homeowners who have moved out of the neighborhood have had no trouble selling their property. Now it's time to begin planning for our annual meeting. The new year will be here before you know it.

The 2022 annual meeting is scheduled for Thursday, December 1 at 7:30pm via Zoom. Included on page 2 of the newsletter is a copy of the budget for 2023 which has been approved by the Board. Please review and let us know if you have any comments. We will answer questions about the budget and other issues at the annual meeting. Please watch for an email with more details in the next few weeks.

This should be a relatively quick meeting because we are not proposing any changes to either the annual assessment (it will remain \$175 for 2023) or any governance documents. The only thing we need to vote on is membership of the Board. **We invite you to serve on the 2023 Board.** The time commitment is roughly one or two hours every other month.

We would love to have some of our new neighbors join the Board so we can have a more diverse representation of the community. Please consider serving in 2023.

Please keep in mind that although we don't have any issues to vote on, we must have a quorum in order to officially hold the annual meeting. This means at least 60 percent of membership must attend either virtually or by proxy, so we need at least 37 homeowners to participate. **Since this meeting will be held virtually, we hope that a majority of the homeowners will be able to attend.**

It is imperative that we have correct information to be able to contact everyone regarding important issues that affect the neighborhood. If you have changed your email address or phone number in the last year or two (or if you are a new resident) and haven't received any email communications from us, **please provide your contact information via email (DelamarHOA@gmail.com) as soon as possible.**

We look forward to seeing you on December 1.

JOHN MUNDAY

President

Traveling for the Holidays?

If you will be traveling for the holidays, 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 watch for any package deliveries. **If you see suspicious activity in the neighborhood, call the Sheriff's office at 770-781-3056.**

Mailbox Maintenance

Over time, the numbers on your mailbox fade and become very hard to read. There are many companies who rely on these numbers, such as DoorDash, Amazon, UPS, FedEx and emergency workers, so it is important to keep these numbers legible. **If the numbers on your mailbox are hard to read, please touch them up.** A small bottle of gold metallic paint only costs a few dollars. It will take just a few minutes, but it will make a big difference.

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
- 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.

Coming Soon – Halloween!!



Trick-or-treaters will be visiting our neighborhood on **Monday, October 31.** If you plan on handing out goodies, please remember the following:

1. **Turn your porch light on** to let visitors know you are participating.
2. Make sure your yard is **clear of any tripping hazards** such as yard tools or toys.
3. If you are escorting your children, please have them **walk up the driveways and the sidewalks** rather than running through the yards.
4. 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.**
5. When you are finished handing out treats, **turn your porch light off.**

Financial Report

In October, the Board reviewed and approved the budget for the next calendar year (see below). The budget is based on monies collected from the yearly assessment. **The 2023 assessment will be \$175, just as it has been for the past several years.** However, we expect that it will need to be raised in 2024.

At the 2019 annual meeting, **the Board introduced a five-year plan which focused on the repair and maintenance of the neighborhood entrance** (pruning trees, painting the crosswalk, repairing and repainting the fence, etc.). Our goal was to stagger the projects so that all projects would be completed by 2024. We also planned to build up a reserve of \$5,000 to cover future capital expenses. The good news is that the projects in the five-year plan have been completed **one year ahead of schedule.** But the events of the last three years have taken their toll on our financial position.

As you well know, the pandemic significantly impacted all aspects of our lives. With the volatile nature of our economy over the last few years, we have seen an unexpected increase in costs. Our water bill has doubled. Expenses such as insurance, utilities, and fees for the post office box have all increased. **Because of the unforeseen rise in costs, we had to dip into the reserve, putting us even further behind in our \$5,000 savings goal.** Therefore, we anticipate that the yearly assessment will go up in 2024, though we aren't sure exactly how much. This is an item that will be discussed at our annual meeting. We hope that everyone will attend and join the discussion.

2023 Budget

Utilities	
Water	\$ 700.00
Electricity	\$ 3,034.00
Entrance Maintenance	
Landscape - Special Projects	\$ 950.00
SurrealScapes - Lawn	\$ 2,280.00
Georgia Lawn Growers	\$ 500.00
Financial Services	
Accounting Fees	\$ 300.00
Insurance	\$ 2,000.00
Georgia Business License	\$ 30.00
Bank Fees	\$ 30.00
Communications/Other	
USPS PO Box Rent	\$ 150.00
Webpage	\$ 200.00
Printing	\$ 100.00
Postage	\$ 30.00
Facility Rental	\$ 150.00
Banners & Other	\$ 60.00
Reserves (+/-)	\$ 336.00
Total Expenses	\$ 10,850.00
Total Income (\$175 annual dues x 62 homes)	\$ 10,850.00