



Delamar Homeowners Association

# APRIL 2023

## NEWSLETTER

### 2023 BOARD

**JOHN MUNDAY**

President

**SUZANNE SHAFER**

Secretary

**DAVID SCHULT**

Treasurer

**BILL WILD**

Member

**SUSAN PHILLIPS**

Communications

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**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

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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](mailto:DelamarHOA@gmail.com). This allows us to track 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**.

### President's Comments

The nice weather we have been experiencing is enjoyable even though it may mean hauling bags of mulch, pushing a lawn mower and doing other types of spring cleaning. I read recently that the origins of spring cleaning date back to when homes were heated by wood or coal. Spring was the time to open the house and clean up all the soot that the heating system created during the winter. These days, spring cleaning usually refers to a deep clean of your house, both inside and out. For me, it means getting ready for another season of yard work and maintenance.

Carol and I have invested a few thousand dollars to get the trees and shrubs around the house trimmed. When the weather sirens go off, it will be less stressful now that the trees that were hanging over our house have been cut back or removed (and yes, we got HOA approval for the ones larger than six inches!). As part of that work, we had the stumps ground down. There are still a couple of stumps in the drainage ditch which borders one side of our home, but all the others are gone. We are awaiting the delivery and installation of pine straw which will hide those few stumps from view.

We have several homes in the neighborhood where the weather has taken down trees and the stumps remain. Although Mother Nature took care of the tree removal, the stumps should be removed or covered from view. Removing stumps and trimming trees are two of the maintenance standards Delamar has in place (see the article *Delamar Neat and Clean Standards* on the next page).

When the Board evaluated our home in 2017, we were made aware of some wood rot around an upstairs window which we hadn't noticed. The assessment motivated us to repair the issue and also take a good look at our property as a whole to see what else might need to be addressed. The Board recently had a discussion about several homes in the neighborhood that are beginning to show signs of disrepair and neglect, so we are asking that all homeowners do a self-evaluation using the assessment form included as page 3 of the newsletter. If each homeowner does this assessment as part of their annual spring cleaning, many issues can be resolved and the neighborhood as a whole will look better.

We hope you will do a self-assessment of your home and take care of any repairs or maintenance that needs to be done. This will help protect our home values and keep Delamar clean and beautiful. We would prefer that homeowners handle this themselves, but if we continue to see homes in need of maintenance and repair, we may choose to conduct another assessment until homes are brought up to standard.

Enjoy the sunshine and mild temperatures. Summer will be here before you know it!

**John**

## 2023 Graduates

If you have a student who will be graduating in 2023, please send us the student's name and the school from which they will be graduating. All graduating students will be recognized in the summer newsletter. High school graduates will also have a banner placed at the front entrance of the neighborhood. Please send details to [DelamarHOA@gmail.com](mailto:DelamarHOA@gmail.com) by April 30.



## 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 to alert the community to important or emergency information. Please send any updates to [DelamarHOA@gmail.com](mailto:DelamarHOA@gmail.com).



### Speed Limit

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

## 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, please call the Sheriff's non-emergency line at 770-781-3056.

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## Delamar Neat and Clean Standards



If you were a Delamar homeowner in June 2017, you may remember that the Board conducted an assessment on each house in the neighborhood. All homeowners were notified that the Board would be conducting an assessment on each property in the neighborhood. We explained that the purpose of the assessments was to determine which homes were in obvious need of repair or maintenance. We explained that our job as the Board is to protect the value of the homes in the neighborhood by enforcing the covenants. We wanted to address any issues which had the greatest chance to negatively affect the neighborhood as a whole. We looked at each home through the eyes of someone who would consider buying a home here. Is the home's exterior well-kept and properly maintained? Is the lawn neat, clean and attractive? Is the fence in good condition? To our knowledge, no other Board had done a comprehensive assessment of the neighborhood. In the past, we have only focused on individual complaints and violations, so this was a big step. Below are some of the questions that came up when we did the assessments.

### "How were the assessments performed?"

We used the same set of criteria and the same form for every home. Every home in the neighborhood was assessed (including the homes of every Board member). The categories of the checklist included the condition of home exterior (siding or stucco; trim; windows; doors; roof; gutters/downspouts; sheds; fences; garage doors; driveway; mailbox); the condition of yard and landscaping (grass, trees/branches; bushes; flower beds/islands); and miscellaneous items (non-working vehicles; vehicles parked on grass; trailers or boats in the driveway or yard; etc.). The assessment assignments were split among four Board members. Two Board members assessed 16 homes each and two Board members assessed 15 homes each for a total of 62 homes. Board members were not allowed to assess their own homes.

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### **“Why are you suddenly enforcing the covenants when they have not been enforced at this level before?”**

Whether you love having an HOA or hate it, the reality is that you are in a neighborhood that has one. Simply being a resident in this neighborhood means you agree to abide by the covenants. You can't opt out or ignore them. Even if previous Boards have not enforced the covenant about garbage cans being hidden from street view, it doesn't mean that the covenant goes away. We understand that it may be a shock for the Board to start enforcing covenants when we have been more lenient in the past. However, the Board still has the right and the duty to enforce them. In the long run, the whole neighborhood benefits.

### **“If others don't abide by the covenants, why should I?”**

You are responsible for your home, so we suggest that you first make sure you are following the covenants before you drive through the neighborhood to make a list of the violations of others. It's quite possible that while you are busy pointing at someone in the neighborhood, they are pointing right back at you. And while it may appear that no action has been taken against your neighbor, this is very likely not the case. Perhaps your neighbor has recently received a violation notice and has been given a few weeks to fix the problem. Or maybe your neighbor has been notified and refuses to do anything to resolve the issue (this rarely happens) and the Board is discussing next steps, such as a lien on the property. If a violation notice has been issued to your neighbor, the most we can do is confirm that we are in contact with your neighbor about a covenant issue. Just as we won't discuss your violations with your neighbors, we won't discuss your neighbor's violations with you.

### **“The covenants are outdated and need to be changed.”**

We agree. We as a neighborhood need to revisit the covenants and make some changes. Should we eliminate the covenant that says you have to park in your driveway? Should we remove the rule that says your garbage cans must be kept out of sight? Should we limit the number of rentals allowed in the neighborhood? Should we hire a property management company? Many people have expressed strong opinions about these issues. However, we can't alter the covenants on a whim. If we want to amend the covenants, 75% of the homeowners must vote to change them. The Board can hold an Association meeting to discuss the covenants and any proposed amendments, including hiring a property management company to handle violations and the collection of annual fees.

The bottom line is this: if you want to change things, you have to be involved. You are a part of this neighborhood and your voice counts. We encourage you to be a part of the process and the solution.

Please contact us via email ([DelamarHOA@gmail.com](mailto:DelamarHOA@gmail.com)) or via postal mail (P.O. Box 3201, Cumming, GA 30028) if you have any questions or concerns.

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## ASSESSMENT OF PROPERTY CONDITION

Name of homeowner: \_\_\_\_\_ Date of notice: \_\_\_\_\_

Property address: \_\_\_\_\_

Dear Homeowner:

The Delamar HOA has the following "neat and clean" standards for the homes in our neighborhood:

- The **house exterior** (siding, roof, windows, doors, trim, garage doors and fence) should be in good condition (painted and clean; no wood rot; no peeling; no dirt, algae, moss or mildew; no missing or damaged shingles)
- The **landscaping** should be well maintained and yard should be free of debris (grass is regularly cut; clippings are bagged; clippings are cleaned from street or driveway; 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 and no cars parked in grass
- The **mailbox and post** should be in good condition (painted, no rust, numbers are visible, no dents, no loose or missing parts)

We have conducted our assessment of your home and have identified repair or maintenance items indicated on the right.

Please address these issues by: \_\_\_\_\_

Fines may be assessed for those homeowners who do not complete the repairs or maintenance issues noted on this form. If you have any questions or concerns regarding the home assessments, please let us know.

### The 2023 Delamar HOA Board

#### Mailing address:

P.O. Box 3201  
Cumming, Georgia 30028

#### Email address:

DelamarHOA@gmail.com

\_\_\_\_ **Your home has no repair or maintenance issues at this time.** Thanks for keeping your property in great condition!

### EXTERIOR

#### Siding or stucco

- \_\_\_ Needs to be pressure washed
- \_\_\_ Needs to be repainted
- \_\_\_ Needs repair

#### Trim

- \_\_\_ Rotted/broken; needs repair or replacement
- \_\_\_ Needs to be painted

#### Windows

- \_\_\_ Need to be repaired, replaced or painted
- \_\_\_ Remove window air conditioner unit

#### Door

- \_\_\_ Needs to be repainted or repaired

#### Fence

- \_\_\_ Broken or missing boards; needs repair or replacement

#### Driveway

- \_\_\_ Needs repair

### LANDSCAPING

#### Grass

- \_\_\_ Needs regular mowing
- \_\_\_ Needs treatment for weeds
- \_\_\_ Needs treatment for bare spots
- \_\_\_ Needs to be edged

#### Trees/branches/bushes

- \_\_\_ Dead or diseased; need to be removed
- \_\_\_ Need pruning or trimming
- \_\_\_ Stumps need to be removed

#### Beds/islands

- \_\_\_ Need to be weeded
- \_\_\_ Need mulch
- \_\_\_ Need pruning

### MAILBOX

- \_\_\_ Needs to be repaired
- \_\_\_ Needs to be cleaned
- \_\_\_ Numbers need to be repainted

### TRAILERS, BOATS, OR VEHICLES

- \_\_\_ Not allowed to be stored in driveway or yard
- \_\_\_ Non-operational vehicle must be removed

### OTHER:

\_\_\_\_\_  
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