



AUGUST 2023

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**Forsyth County
Public Library**

770-781-9840

**Forsyth County
Sheriff's Office**

770-781-3087

**Mashburn
Elementary School**

770-889-1630

**Lakeside
Middle School**

678-965-5080

**Forsyth Central
High School**

770-887-8151

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DelamarHOA@gmail.com

**Delamar HOA
P.O. Box 3201
Cumming, GA 30028**

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IN MEMORY OF
**JOHN DAVID
SWEENEY**

We want to extend our most sincere condolences to Gerri Sweeney who lost her husband on August 6.

New Neighbor

Please join us in welcoming **Bhairav Patel**, the new homeowner of 4015 Delamar Drive.

Mother Nature Violation

Mother Nature was in violation of our covenants by taking down several trees over six inches in diameter without the ACC approval. There is little hope of taking effective action against her, so we are just going to have to deal with her actions. We are aware of one home that suffered severe damage when a tree fell on the structure; fortunately, no one was injured. The rest of the downed trees appear to have been cleared away by homeowners.

If you have had trees removed (whether by choice or as a result of the storm), any remaining stumps will need to be ground down below ground level in keeping with the "neat and clean" standards of our neighborhood. We ask that you please make arrangements to have any front yard stumps removed by the **end of September**.



Home 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 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).

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 responsibility 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, moss or mildew; no missing or damaged shingles; no vines growing up 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; no stumps are visible)
- There should be **no trailers, boats, or non-working vehicles** in driveway or yard and **no cars should be parked in the grass or 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 including HomeAdvisor, NextDoor, Angie's List, and Thumbtack. You can also talk to your neighbors who have had similar work done.