



WELCOME PACKET

Dear New Homeowner,

Congratulations on the purchase of your new home. On behalf of the Delamar Homeowner's Association Welcome Committee and all homeowners of Delamar, we would like to officially welcome you to our neighborhood. We are so pleased that you have chosen to call Delamar home. We certainly look forward to meeting you whether it be by personal visit, walking throughout the neighborhood or a community activity.

In this packet, we include an overview of the Delamar Homeowners Association, including the covenants, bylaws, and other helpful information. Please take a moment to look it over and let us know if you have any questions. We will be happy to answer your questions.

Again, welcome to your new home and your new community. We're glad you are here.

Sincerely,

Delamar Homeowner's Association Welcome Committee

Email: DelamarHOA@gmail.com

Mailing address: P.O. Box 3201, Cumming, Georgia 30028

Website: DelamarHOA.com

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 integrity and 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.

- Oversee the enforcement of the covenants, amendments, bylaws, and policies
- Provide financial management and neighborhood planning
- Oversee common area maintenance and repairs
- Provide architectural change and improvement guidance

What are my responsibilities as a Delamar homeowner?

- **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 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.
- **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.
- **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.

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, 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.

The Delamar HOA would like your experience here to be a positive and enjoyable one.

To help you, we have created this brief document to touch upon some key areas of interest for all new homeowners. This document is not designed to replace or substitute the established covenants or bylaws. Every potential homeowner should read and understand the governing documents prior to moving into the neighborhood and each homeowner has the responsibility to honor the provisions of these documents.

Delamar Board of Directors

The operation of your homeowner's association is governed by an active volunteer Board of Directors. The Board currently consists of five members.

Covenants

Delamar is a covenant-controlled community. It is incumbent upon all homeowners to read and comply with the covenant and bylaws of the association. By accepting title to your home, you automatically accept responsibility to abide by these covenants.

The association operates via a volunteer Board of Directors who oversees the development. Should a violation of these documents occur a homeowner will receive a written notice of the covenant violation with proper timeframe to resolve the issue. Should a violation go unresolved a fine may be assessed and in rare instances, a lien may be filed against the home.

Fines are intended to target covenant infractions that have a direct correlation to home values and consistency of architecture. It is not the desire of the Board to fine a homeowner. However, violations which affect property values and/or neighborhood appearance must be resolved in a timely manner. The fines are in place to provide motivation to resolve the issue, not as a punishment. Should you need to address a covenant violation you may utilize the **Contact Us** page on the website at DelamarHOA.com or you can send an email to DelamarHOA@gmail.com.

Annual Assessments

Each homeowner is responsible for paying the annual assessment, also known as dues and/or fees, of \$175 due January 1 of each year (subject to increase as needed). Dues notices will be emailed in December. These funds are used to maintain the neighborhood entrance, pay for electricity for the street lights, insurance, etc.

Communications

Delamar HOA produces an association newsletter at least quarterly each year. At times a special edition may be published. Newsletters include vital and current topics of interest, upcoming community events, community policing info, and other relevant information. We use the newsletter, our website, and emails to communicate with homeowners. We would appreciate your taking time to complete the **Membership Update Form** on the website. This will provide us with an email to send you newsletters and other timely information about the community. Please know your email will not be shared with outside parties.

Website

The Delamar website is the center for communication and education of our association. Some of the documents you will find on our website include:

- Covenants
- By-Laws
- Exterior Paint Policy
- Fence and Outbuilding Guidelines
- Membership Update Form
- Newsletters

Architectural Control Committee

All modifications to the exterior of your property, including painting, fences, outbuildings, driveways, garage doors, and landscaping must be submitted and approved by the ACC prior to beginning the project. Forms for submitting requests for approval can be found on DelamarHOA.com.

Meetings

Currently, Delamar HOA holds only one annual meeting usually in early December. For the past several years, this meeting has been held via Zoom rather than in-person. Each homeowner is encouraged to attend the annual meeting.

Speed Limit

The speed limit throughout the neighborhood is 25mph. Homeowners, guests and service personnel are encouraged to pay attention to the speed limit.

Parking

Parking should be only in designated parking spaces. RVs, boats and/or utility trailers may not be parked in driveways for more than 48 hours. Guest parking on the street is allowed on a temporary basis as long as street traffic is not impeded, and no driveways are blocked.

Common Area

The Delamar HOA is responsible for maintaining the fence, lawns, trees, shrubs and other plantings at the entrance to the neighborhood as well as the monument and its corresponding lighting.

Streetlights

Streetlights within Delamar are maintained by Sawnee Electric. Outages can be reported by phone or on the Sawnee website. You can also notify the Board by sending an email to DelamarHOA@gmail.com.

Education

The following schools are districted for Delamar:

- **Mashburn Elementary School (K-5)**
770-889-1630
- **Lakeside Middle School (6-8)**
678-965-5080
- **Forsyth Central High School (9-12)**
770-887-8151

For more information about Forsyth County Board of Education, visit <https://www.forsyth.k12.ga.us/>.

Newspaper

Website: ForsythNews.com

Forsyth County News is the local newspaper.

Recycling Centers

Website: <https://www.forsythco.com/Departments-Offices/Recycling-Solid-Waste/Recycling-Centers>

Forsyth County Recycling and Solid Waste Department operates three public convenience centers for recycling and disposal of bagged household trash. Hours of operation are Monday through Saturday from 7:30 a.m. to 5 p.m. The centers are closed on Sundays and county holidays.

Cumming Aquatic Center

Website: <https://cummingaquaticcenter.com/>

The Cumming Aquatic Center is a 50,000+ square foot facility that features an Olympic-sized, 50-meter competition pool with stadium seating for 750+, a four-lane, 25-yard instructional pool, and an outdoor leisure pool / water park which is open seasonally. Conveniently located less than a mile from Georgia 400, the Cumming Aquatic Center offers a wide variety of programming for all ages, including:

- Group and private swim lessons
- Swim, dive, water polo teams
- Group exercise classes
- Adult, open, and lap swim times
- Memberships and daily admission passes
- Partnerships with Silver Sneakers, Silver & Fit, and ReNew Active

Forsyth County Government

Website: <https://www.forsythco.com/Residents>

The website provides detailed information on:

- Voter registration and elections
- Code compliance
- Outdoor burn bans
- Taxes
- Courts and services
- Planning and building
- Animal shelter
- Board of Commissioners
- Vehicle registration, renewal, and cancellation
- Senior services
- Yard waste services

Donations

- **Cumming Home Ministries Thrift Store** 429 Canton Road Cumming, 470-354-0553
- **Goodwill of North Georgia** 715 Atlanta Road, Cumming, 678-455-9343
- **Humane Society Thrift Store** 168 Tri-County Plaza, Cumming, 770- 886-5806
- **No Longer Bound** 315 Dahlonega St, Cumming, 678-208- 6240
- **The Place** 2550 The Place Circle, Cumming, 678-947-8825

Landfills

- **Eagle Point Landfill** - 8880 Old Federal Rd, Ball Ground GA 30107, 770-781-2721
- **400 Waste & Scrap** - 100 Wallace Circle, Dawsonville GA 30534, 706-216-1485
- **Pine Bluff Landfill** (Cherokee County) 770-479-2936
- **Richland Creek Landfill** (Gwinnett County) 770-271-3575

Libraries

Website: <https://www.forsythpl.org/>

Forsyth County has four branch locations:

- Cumming
- Hampton Park
- Post Road
- Sharon Forks

You can reserve online and have contact-free curbside pickup. They also have a bookmobile that travels to different areas of the county. Ask about free passes (up to four) for Zoo Atlanta and Art Center.

Parks and Recreation

Website: <https://parks.forsythco.com/>

- Main Line (770) 781-2215
- Central Park Recreation Center (678) 455-8540
- Fowler Park Recreation Center (770) 886-4088
- Old Atlanta Recreation Center (770) 205-4646
- Sawnee Mountain Preserve (770) 781-2217
- Shady Grove Campground (770) 205-6850
- Park Ranger Tip Line (678) 965-7167
- Inclement Weather Line (770) 886-2851

Forsyth County Sheriff's Office

Website: <https://www.forsythsheriff.org/>

Non-Emergency Dispatch: 770-781-3087

Crime Stoppers: 770-888-7308

Community Relations Unit: 770-781-2222

FREQUENT HOMEOWNER QUESTIONS

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

Door-to-Door Solicitation

Forsyth County has an ordinance regarding door-to-door solicitation. You can view the full ordinance 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 on your property, 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.

"What can we do 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.

"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.

"Can I put political signs in my yard?"

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.

"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**.