



Park Trail Homeowner's Association, Inc.

Park Trail Community Update – June 1, 2020

Class of 2020 Graduates



Graduation time is here for the class of 2020, and considering the unprecedented shift we're experiencing around the world due to COVID-19, many students won't be able to experience the full-fledged traditional ceremony. On behalf of Park Trail Board of Directors and all residents of our community, we would like to CONGRATULATE any 2020 Graduates living in our complex. We ask that all graduates remember that "Success doesn't rush... The greatest reward is the journey," and "Often when you think you're at the end of something, you're at the beginning of something else!"

Owner Responsibility



Please remember that each individual homeowner is responsible for maintaining and keeping in good repair all exterior portions of the townhome, including but not limited to roofs, windows, doors, and exterior lighting, as well as the front stoop, driveway, and patio at owner's sole cost and expense, in a manner consistent with the community-wide standards and pursuant to all governing documents.

Please be advised that all window treatments visible from the outside of a Lot (i.e. all sides of your unit – front and rear) shall be white or off-white in color. No bed sheets, newspaper, tin foil, or similar materials may be used as window treatments as indicated in Article VIII – Restrictions, Section 14 – Window Treatments.

It's that time again, time to pressure wash the vinyl siding on the sides and rear of our townhome units. Pressure washing or power washing is the use of high-pressure water spray to remove mold, grime, dust, mud and dirt blown onto the surfaces by the wind. Pressure washing of a home is the homeowner's responsibility and is not included as part of the HOA fees.

Pets



For everyone's safety, all animals must be kept on a leash and be under the physical control of a responsible person at all times while outdoors. Further, to keep our grounds clean and presentable, it's important that owner's clean up after their pets. Pet owners are responsible for collecting waste and disposing of it properly.

According to the Cobb County Ordinance Section 10-9, A Nuisance animal means any animal that:

- Damages, soils, defiles, eliminates or defecates on private property other than its owner's property or on public property;
- Causes unsanitary or offensive conditions or otherwise endangers public health, welfare or safety;
- Causes a disturbance by barking, howling or other noisemaking for a period of more than 15 minutes;
- Chases vehicles, bicycles or people;
- Is in estrus and not confined in a manner which can keep it away from intact males of the same species; or,
- Causes serious annoyance to a neighboring residence and interferes with the reasonable use and enjoyment of that property.

Failure to comply may result in actions taken by Cobb County Animal Control.

Website: <http://www.cobbcounty.org/public-safety/animal-services/nuisance-animals>

Phone: (770) 499-4136 (to file a complaint)

Parking



Lately, there have been increasing reports of vehicles parking on the street in our complex. This is a reminder that all vehicles are to be parked in garages or driveways. No owner or occupant shall use the street as a permanent parking space as per Article VIII – Restrictions, Section 12 – Vehicles and Parking of our covenants. Additionally, we recognize that we have very limited options with parking when you have an event, so our recommendation is to use good judgement and inform your neighbors that you intend to have a gathering that will require your guests to potentially park street side. In this instance, please ask all visiting guests to utilize parking areas that are not directly in front of any resident’s driveway so as not to block or interfere with their street access.

We are asking all residents to be vigilant. If you notice occupied or unoccupied vehicles parked on the street which raise suspicion, please call 911 and have an officer respond to the area. If habitual violators of the rule are noticed, homeowners are encouraged to call Cobb County Code Enforcement at (770) 528-2092. Maintaining a safe and beautiful neighborhood is our goal.

Garbage Cans



As we strive to keep our community looking beautiful for the residents and visitors alike, please remember that storing your garbage receptacle on your lawn, driveway or beside your home where it is within view between collection times is not allowed pursuant to Article VIII - Restrictions, Section 11 – Trash Containers and Collection. Please keep your garbage receptacle inside your garage or out back where it is not within view. Thank you in advance to your immediate attention to this detail as it is an important courtesy to your neighbors and goes a long way in helping maintain the appearance of our community.

The majority of our residents utilize American Disposal (garbage) Services of Georgia. Please be aware that their residential curb-side services include 64/96-gallon trash collection carts, 64/96-gallon recycling collection carts, 16-gallon recycling bins, and boxes. American Disposal has directed that any garbage cart that cannot fit your weekly accumulated trash must be placed in a closed (i.e. with tie or other), plastic bag or other receptacle, and boxes should be broken down completely. And, just recently, American Disposal sent out notice that they will only pick up a maximum of 5 bags per household (this number includes trash carts). Should you have any large appliances or bulk furniture, please call American Disposal direct to schedule a special pick-up.

The Park Trail beautification process is ongoing. The Board would appreciate if you would please be so kind as to pick up any trash and debris that you see standing or blowing around in our neighborhood notably at the front entrance area and definitely on garbage pick up day -- especially if it's yours!

Fence Installation



New fencing will be installed along Mimosa Street within the next 30 days to continue our efforts to surround our complex, block out trespassers, and create a sense of safety at the rear of our homes. Additionally, pine straw will be laid thru-out that entire area on the side of the fence facing Mimosa to further beautify that area.

Neighborhood Watch



As summer approaches, more people are out and about to enjoy every bit of the warmer weather. Though the temperatures are rising, some may have concerns that the crime rates will rise. We put together this list of suggestions because whether you are living by yourself, with roommates, or raising a family, feeling safe in our community is the most important priority.

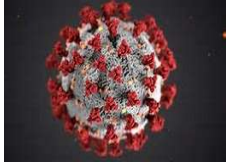
- Say Hello and have a conversation with your neighbors. It will help build a relationship and provide another set of eyes on your property.
- Ask for a helping hand. If you’re out of town for an extended period of time, don’t hesitate to ask a friend or neighbor stop by your home to pick up mail so it doesn’t accumulate in plain sight, which can tip-off potential intruders’.
- Don’t forget to celebrate. It’s great to see neighbors working together towards keeping our neighborhoods friendly and safe.

Website



Our current website has been taken down effective April 27, 2020. We have created a NEW website that will be up and running on or around June 15, 2020. Please don't hesitate to visit for the most updated community information.

Coronavirus



Coronavirus COVID-19 is still with us. Please be mindful of the below listed prevention measures direct from the CDC website, www.cdc.gov:

- Wash your hands often with soap and water for at least 20 seconds
- If soap and water are not readily available, use a hand sanitizer that contains at least 60% alcohol
- Avoid touching your eyes and mouth with unwashed hands
- Avoid close contact with people who are sick
- Put distance between yourself and other people – about 6 feet (social distancing)
- Wear a cloth face cover when you go out in public
- Clean and disinfect frequently touched surfaces