

Highland Oaks Newsletter

From the Board: POA Details

The board continues to work towards transitioning our Homeowners Association to a Property Owners Association. This change will require a 2/3 vote of residents (171 houses). The change is very subtle and most residents will not notice a difference. Please reference this article for more information: <https://www.luederlaw.com/the-reasons-why-a-community-should-adopt-the-georgia-property-owners-association-act/>

Here is a simplification of the four sections that would be different than what is in our current covenants:

Automatic Liens

The association would no longer have to file liens. The association would automatically receive funds (past due assessments) if an owner files for bankruptcy.

Joint Liability

The buyer and seller of a property are jointly liable to pay all assessments owed to the association when a home sells.

Late Fees and Interest

This would change the interest rate on late fees and interest on unpaid assessments from 18% to 10% thereby lessening the amount due from homeowners who may already be struggling to pay.

Foreclosures

This is complicated and we suggest you read the article above for explanation. In short, this would force severely delinquent owners to foreclose their property in order to gain a homeowner who will be able to pay their assessments.

In addition, the board is seeking to add two further amendments:

Capital Contribution Assessments (Initiation Fee) - Upon the sale of a home, the new homeowner would be required to pay the current amount of assessments to the association.

Leasing Restriction—to limit the number of homes that are available for leasing. The cap for this would be 5% and again would not affect any of the homes that are currently being leased as they would be grandfathered in.

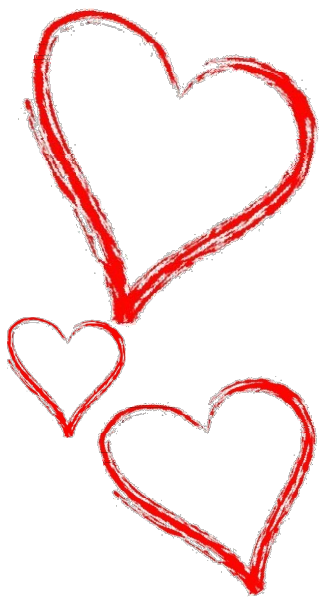
The overall goal in instituting these amendments is not only to maintain our property values, but also to increase them. Consent forms and voting information will be mailed soon.

If you have questions, please submit them to AMAG so they may be addressed. POA and amendment information can be found on our website:

www.myhighlandoaks.com

Notice: If you have not received your assessment (dues) statement from AMAG, please call 678-407-1115 or email Admin@AssociationMgt.com.

Assessments are due by February 28, 2021. A balance for this amount will not be posted to your account until February 15, but you may still pay. Your credit will be applied to the assessment once it is posted.



Our Community Has Heart

As we enter 2021, we hope you consider opportunities to give back to your community. Previous newsletters highlighted organizations in need of your help as well as criteria to consider when choosing how to donate resources including your time.

Want to inspire your kids to have a service mentality? Did you know teenagers today are 100% more likely to volunteer than those in the last few decades? The internet has greatly

increased awareness of social issues. Approximately 66% of students entering college felt that helping others in need was essential (the highest rating is 30 years). Check out these tips:

Grant Autonomy—as you place more trust on someone, they are more likely to behave the way you want them to. Let them pick how they will give back.

Show Empathy—if they are worried about what others will think of their volunteering, don't

dismiss it. Show them understanding and highlight the positives.

Lead by Example—don't expect your kids to do what you don't. They may not listen but kids do imitate. They'll start to inquire when they see how you are spending your time in the community.

Recognize Their Efforts—it's crucial to communicate to kids that they are making a difference. Let them know how awesome they are for helping others.

"Volunteers don't get paid, not because they're worthless, but because they're priceless."



Welcome New Neighbors

Welcome to all the new Highland Oaks residents! We are excited to have you. Moving into a new community can be both exciting and overwhelming. We want you to know that the community is here to help and support you. Please join the community-run Facebook page, called Highland Oaks

Residents. This page is a great place to ask questions or get support from your neighbors. You may also contact the community's New Resident Welcome Committee Member, Leslie Johnson, if you have inquiries at lesliem-shafer@yahoo.com. We look forward to getting to know you and hope that 2021 brings great things.

Adopt A Road

Join your neighbors and clean up Ridge Road this year. High school students can earn community service hours. Neighbors can meet one another and contribute to keeping our community clean.

Note no one under age 12 may participate per the program rules. Supplies are provided for the cleanup. Volunteers meet at the pavilion at 8am. Trash pickup is between Buford Drive and Azalea Road.

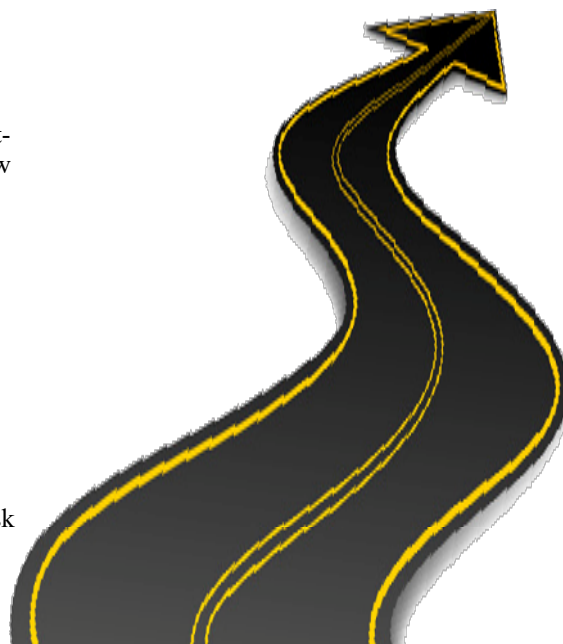
We will enjoy coffee and doughnuts afterwards.

Reach out to Guido Walther, committee chair, with questions and to review full rules/regulations at guido.walther@alveteran.com.

2021 Dates

February 27th
May 15th
August 14th
November 13th

In case of bad weather, we will postpone by one week. Please wear a mask and respect the social distancing guidelines of the CDC and Public Health Dept.



Keep These In Mind

Burning

Burning yard waste is a violation of our covenants and is now banned by the Gwinnett County Fire Marshall. A medical burn ban has been granted to a homeowner. If burning occurs in our community, please contact 911 to report a violation. If there are repeated incidents, contact the fire marshall's office at firemarshall@gwinnettcounty.com so they are aware of a problem.

Sewer Drains

Gwinnett County has repaired the drains in our neighborhood that were damaged. If you see an area that is still in need of repair, please note the address closest to the drain and email it to Rene Hordines at HighlandOakshoapresident@gmail.com.

Violations

If you receive a violation letter, please take the time to respond if clarification is needed, or to discuss extenuating circum-

stances that may limit your ability to correct the issue (e.g reservists called to active duty, illness, finances). Ignoring the letter(s) is the worst approach for both the homeowner and the HOA. Contact AMAG at admin@associationmgt.com or 678-407-1115.

Mailboxes

If you need to replace your mailbox or need parts, our vendor has set up a direct link for our neighborhood at <https://mymailboxorder.com/hghldoaks/>



Holiday Contest Winners

Congratulations to our winners! The neighborhood was all decked out for the holidays with lights, inflatables, wreaths, trees and much, much more. Thank you all for sharing your holiday spirit in such festive ways. We look forward to 2021 contests. To see more photos of neighborhood decorations visit our website: <http://myhighlandoaks.com/>.



Landscaping

Find out what to grow in winter for your flower garden in this list of lovely blossoms. Enjoy colorful foliage which is often scarce in winter months.

1. Violas
2. Camelia
3. Crocuses
4. Winter Hardy Roses
5. Snow Drops (pic right)
6. Primroses



Tennis

The tennis committee is still accepting proposals from vendors to replace our fencing. Repairs/replacement are needed due to the fence curling up in several places. Other repairs coming soon include replacing the net cranks and painting the

light poles. If you would like to reserve a court, please email Rene Hordines at highlandoakshoapresident@gmail.com.



ARC

Reminder that a Modification Request Form (MRF) must be submitted PRIOR to all exterior work being done on your home and yard including tree removal. Failure to receive approval prior to work starting will result in a fine. Forms are available on our website at

<http://myhighlandoaks.com/> under the documents tab.

Please refer to the ARC guidelines if you have questions about what is allowed. You can also contact AMAG at 678-407-1115 or admin@associationmgt.com

Homeowners

Board of Directors

Please consider giving back to your community by joining the Board of Directors. We have 3 positions open and encourage anyone who is interested to have their name added to the ballot.

Each term is 2 years. To have your name added, please submit a brief statement about yourself and send it to AMAG at admin@associationmgt.com.



Annual Meeting

All homeowners are encouraged to attend the annual meeting:

Saturday, February 13th at 11am via Zoom. Please contact AMAG at 678-407-1115 or admin@associationmgt.com if you have not received your proxy ballot and to receive the link to join the meeting.

If you have any questions that you would like answered during the meeting, please email your question to AMAG by Feb 11th at 5:00pm.

