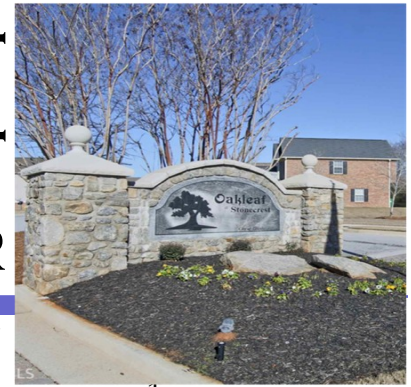


OAKLEAF AT STONECREST NEWSLETTER



WISHING YOU A SAFE & PROSPEROUS NEW YEAR!



BOARD OF DIRECTORS

- Pamela Brown
- Sarah McClendon
- Christie Miller
- Kellie Washington
- Callie Jones

We would like to welcome our newly elected Board of Directors! We thank the current Board of Directors for their commitment and being a great asset to the community.



Please join us in welcoming our newest homeowners to the Oakleaf at Stonecrest Family!

We recognize that your home purchase was probably the largest, and most important, investment you have made to date. We are

THE HOMEOWNERS ASSOCIATION (HOA) ANNUAL MEETING

committed to addressing concerns regarding your community in a timely manner. Please feel free to call or email us.

We are looking forward to meeting with everyone during our annual HOA meetings, once they resume, either virtually or after the pandemic.

The next homeowners meeting will be held in the

1st quarter of 2023. Homeowners will be notified at least ten (10) days in advance of the meeting date, time, and location. Homeowners are encouraged to attend; your presence and input is valued and welcomed.



Annual Billing for Assessments

INSIDE THIS ISSUE:

- Payment Options **2**
- Common Community Violations **2**
- Community Inspections **3**
- Covenants & By-laws **3**
- Community Awareness **3**
- Management **4**
- Rules Modifications **4**

Oakleaf at Stonecrest Association's billing cycle is monthly. Monthly assessments are due by the 1st of each month and considered late if received in our office after the 10th of each month. A 10% late fee (\$6.50) will be added monthly to all account balances not paid in full.

We encourage homeowners to pay their assessments annually for the entire year (\$780.00). If unable to pay your annual assessments in full, other available payment options would be quarterly payments (\$195.00) or advanced semi-annual payments (\$390.00). Delinquent notices

will be mailed to homeowners every sixty (60) days whose accounts are in arrears. This information will also be emailed to those homeowners who have setup their accounts online through your Bill and Pay accounts.

Please reach out to our office to setup your account if you have not done so already. Liens and judgments will continue to be filed on past due accounts. Paying assessment dues is a requirement of your governing documents and every homeowner's obligation.

If utilizing the online PayPal

payment link, please include an additional \$3.00 to your payment total for processing fees. PayPal fees are reduced from your online payment amount as part of your assessment total amount.

Please pay your assessments consistently and timely.



Oakleaf at Stonecrest

Convenient Payment Options-Online Banking

COMMUNICATION IS KEY!

This newsletter serves as a reminder as well as a warning notice for future violations that will carry a monetary fine.

Please refer to your homeowner Covenants & By-laws to ensure your property Lot is following all use restrictions.

Please help to keep your Community vibrant, operative, and beautiful!

Other than the normal payment methods of cash, cashier's check, and money order, you can also pay your assessment dues through your online banking service, free of charge, if offered by your banking institution.

You can setup Oakleaf at Stonecrest as one of your payees as any other creditor. The banking institution will generate a paper check and

mail it to the Association's post office box, P.O. Box 641, Lithonia, GA 30058.

Your account would be your 4-digit address for this set up if requested by your bank.

Common Community Violations

Several violations are occurring in the Community that need to be addressed. Some of the more common violations are, but not limited to:

• **Prohibited Activities:** No noxious or offensive activity shall be conducted in any home. Each Owner of any home, his family, tenants, guests, and invitees, shall refrain from any act or use of his home which could reasonably cause embarrassment, discomfort, annoyance or nuisance to any other resident or residents of any other home.

• **Animals:** No home shall be used for the keeping or breeding of livestock, animals, or poultry of any kind, except that a reasonable number of household pets may be kept provided that they are neither kept for breeding nor maintained for any commercial purpose, and provided that none of such pets are permitted to be a source of annoyance to any other resident or residents of any home. Dogs which are household pets shall always, whenever they are outside of a home, be confined to a leash.

• **Garbage Cans:** All garbage cans shall be located on the side of the home or concealed from view of neighboring homes, streets and property located adjacent to the home. All rubbish, trash and garbage shall regularly be removed from the home and easement area and shall not be allowed to accumulate thereon. On the day of garbage collection, the receptacles shall be removed from the driveway and placed out of sight by end of day. Violators will be met with a \$50.00 fine.



• **Unsightly or Unkempt Conditions:** The pursuit of hobbies or other activities, including specifically, without limiting the generality of the foregoing, the assembly and disassembly of motor vehicles and other mechanical devices, which might tend to cause disorderly, unsightly, or unkempt conditions, shall not be pursued or undertaken in any part of the Community.

• **Signs:** No sign of any kind or character shall be erected or displayed to the public on any portion of any home without the prior written consent of the Board of Directors.

• **Recreational Vehicles, Commercial Vehicles, Boats and Trailers:** No trailer, recreational vehicle, commercial vehicle, boat, boat trailer, trailer house, or utility trailer shall be

parked at any home.

Firearms and Fireworks: The use of firearms in the Community is prohibited. The term "firearms" includes "B-B" guns, pellet guns and other firearms of all types, regardless of size.



Community Property Inspections

Violation notices will be issued for all violations of the Covenants. Community Managers will be issuing these written violation notices in a concerted effort to alert and bring awareness to homeowners for consistent compliance.

For parking violators, adhesive stickers will be applied to the windshields and/or windows of vehicles as reminders for violation as well as preparation

for respective towing, if applicable.



Need the Homeowners Covenants & By-laws?

Send an e-mail request to management at kboyd@rainbowcommunitiesmanagement.com and we will gladly forward them to you online.

These important documents govern the rules and restrictions for the Oakleaf at Stonecrest Homeowners Association.



Community Awareness

Out of an abundance of caution for owners and tenants in the community, please be aware of your comings and goings at night.

Additionally, please ensure that all personal items are out of view to avoid any additional possibilities of break-ins. If anyone witnesses this activity, please do not approach these individuals yourself as they may be armed and considered dangerous. Please contact your local law enforcement!

If you see something, say something!

MANAGEMENT:

Rainbow Communities Association
Management & Realty

Community Manager-Gail Banks-
Boyd

Licensed Community Association
Manager-Kent Boyd

Assistant Community Manager-
Sarah Frech

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Lithonia, GA 30058

RAINBOW COMMUNITIES IS WORKING HARD FOR YOU!!

- Placing emphasis on the enjoyments of homeowner living
- Bolstering harmony among residents within your community home-owner association
- Providing the highest level of customer service that is unmatched along industry standards



www.rainbowcommunitiesmanagement.com

Modified Rules & Regulations

***On October 15, 2020, the following Use Rules and Restrictions for the Community were modified and adopted by the Board of Directors:**

Article IX, Use Rules and Restrictions, Section 23. Basketball Hoops and Goals. Basketball hoops and goals will be limited to the back of each Owner and Occupant's rear property Lot within an enclosed fenced-in area. For homes with no fenced-in area on the rear of the property Lot, the basketball goal must be dismantled and put away until such time as an approved fence by the Board of Directors can be erected on the property Lot. Owners must seek Board approval for any fences, no exceptions.

Article III, Association Property, Section 7. Assigned Parking Spaces. No Owner or Occupant may bring into the Community, more vehicles than can fit into the Owner or Occupant's garage or driveway. No parking will be allowed on the street. No vehicle may be left on

any part of the Community other than its garage or driveway. Any vehicle parked on the street will be issued a monetary violation and will include towing of the vehicle. If a vehicle is unlicensed or inoperable, it will be considered a nuisance and removed from the Community. No eighteen-wheel trucks or the cabs of these trucks shall be parked, kept, or stored in the Community. Moving vans, service or delivery vehicles may be parked in the Community for such a period as is reasonably necessary to provide service to residents in the Community. Again, violators of parking ban on the street will be met with monetary fines.

Leasing. Owners desiring to lease their Lots shall provide the Board of Directors with a copy of the proposed lease that entails the name, address, home and business telephone numbers of the proposed lessee and the names of all other people occupying the Lot, the Owner's off-site address other than at the Lot, and any other information as the Board may reasonably require. A copy of all leases shall be given to the Board of Directors by

the Owner of the Lot within thirty (30) days of entering the lease. Failure to provide a copy of the tenant lease will result in a fine being assessed to the property Owner.

All leases must be a minimum of one (1) year. The Board shall have the power to enforce the rules and regulations of the Association which includes provisions for fining. Lots may be leased for residential purposes only. All leases shall require that the lessee acknowledge receipt of a copy of the Declaration, Bylaws and rules and regulations of the Association and shall also obligate the lessee to comply with these documents.

Article X. Maintenance of Homes and Easements, Section 3. Fences. Owners must seek Board approval prior to implementation, no exceptions.