

NEWLY ELECTED

BOARD OF DI-
RECTORS

President-Theresa
Melton

Vice-President Nicole
Wilson

Secretary-Erin Jackson

Treasurer-Melanie
Reynolds

Member @ Large-
Candace Coggins

Send Parkview HOA
Inquiries To:

P.O. Box 901

Lithonia, GA 30058

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PARKVIEW

COMMUNITY CONNECTION

Volume 14, Issue 2

2nd Semi-Annual 2023

Wishing You a Safe & Prosperous New Summer!!

2023 Alert: Semi-Annual Billing

Welcome New Board of Directors

Join us in welcoming the New Board of Directors, elected from the January 2023 HOA Meeting. We appreciate their interest and commitment! This dedicated team will be an asset to the Community Association.

Parkview at Shadow Rock Lakes Associations' billing cycle is Semi-Annual. However, we are encouraging homeowners to continue paying annually to satisfy the entire amount for the year. The 2nd installment of \$200.00 is due July 15, 2023 and late after July 31, 2023. Please include a 10% late fee after the 15 day grace period. Delinquent notices will be sent for accounts in arrears.

Parkview HOA now has an online PayPal link

There is a minimal fee to use this payment convenience. To make online payments, please go to the company website at www.rainbowcommunitiesmanagement.com. Go to the "Pay Dues" tab, click on your Association and make your payment. Please add a 2.0% processing fee with your payment. As another payment option, you may also submit your payment by check through your online banking at no charge. Your banking institution will mail your check to the Association on your behalf. Your account number for this set-up is your address. Also you may mail your payment in the convenient HOA return envelope .

Liens and judgments will continue to be filed on past due accounts. Paying assessment dues is a requirement and every homeowner's obligation. Please pay your equal share consistently and timely.

Landscape Services- Pay Your Dues

Parkview HOA has a high delinquency which greatly affects operations and annual landscape services needed for the community. Everyone is required and legally obligated to pay their equal share for homeowner assessment dues. Liens and lawsuits are filed frequently for non-compliance, services are also decreased. We extend our thanks and recognition to the Owners that are current and compliant.

2024 Homeowners Dues Assessment In- crease

We would like to inform everyone, that due to annual increases in operating expenses, the Homeowners Assessment Dues will be increased by \$50 effective January 2024, thereby making the annual dues \$450. You still may pay this amount semi-annually @ \$225. You will be invoiced the dues increase reminder in advance. Please note, Homeowners Associations generally must increase their assessments to defray costs. There are typical annual increases in expenses; primarily the landscaping cost in the community has vastly increased to sustain quality service. The Board of Directors in its discretion may enforce a reasonable increase without a majority homeowners vote. Parkview Association has not had an increase over the past 13 years. Everyone is legally obligated and required to pay Homeowners Assessment Dues in the amount owed and timely. Thank you kindly for your cooperation and compliance to this important matter.



Need the Homeowners Covenants & By-laws?

Send an e-mail request to management at kboyd@rainbowcommunitiesmanagement.com We will gladly forward them to you online. These important documents govern the rules and restrictions for Parkview At Shadow Rock Lakes Homeowners Association.

Community Property Inspections Conducted:

Property inspections will be conducted twice a month. Initial warnings will be issued for all violations of the Covenants. A fine will be assessed on the 2nd warning notice if the violation is not corrected. The community managers will be issuing written violation notices and/or violation door tags in a concerted effort to alert and bring awareness to homeowners for consistent compliance.

Owner's Responsibility- Maintenance of Trees, Hedges & Bushes

Homeowners are responsible for maintaining the trees on their property Lot. If the tree dies, the homeowner is responsible for removal. The homeowner is also responsible for pruning trees on their Lot. The landscapers are responsible for the common area trees. However, we do ask them to prune as many homeowners trees as they possibly can during the winter

months. They are not obligated to do so. If you need a referral for a tree contractor please contact Don's Tree Service @ 770-413-8733.

The hedges and bushes will be pruned this winter for homeowners that are current. This service will be done in January or February. Pruning of trees require the hedges to be deeply cut down to the

stems, thereby leaving the hedge looking chopped and bare. We want to inform everyone of what deep pruning consist of to eliminate the perception that the hedges are damaged or dead. The great outcome from the deep pruning is that the hedges and bushes will grow back in the spring months fuller and healthier. Therefore, this process is encouraged and recommended for all eligible homeowners.

Requesting Special Pickup for Bulky Items

DeKalb County is requesting that special pick-up requests be submitted at www.Dekalbsanitation.com. The phone number is 404-294-2900. Owners are responsible for removing the bulky items within 7-10 days, regardless of DeKalb's response time or lack of responsibility to inform DeKalb. Bulky items must be brought to the curb, as

DeKalb does not come on to the property to retrieve bulky items. A contractor referral for bulky pickup is ChuckDat contractors @ 404-748-5387 Also, trash pickup is on Tuesdays. If there is a holiday, the trash will be delayed one day. Please be attentive to the trash pickup days and holiday interruptions to avoid fines for trash overflow.

Community Safety Alert

Everyone please be sure your home alarms are set at all times. Please note, safety or storm doors of your choice are an automatic approval for the rear of the property. Security is on property periodically primarily to control the parking issue, but they are also watchful in the community when on site. Report all suspicious activity and individuals to DeKalb County Police 911 and also alert Management @770-918-2561. Management has requested increased police patrol (ICP) in the community on every shift. Our Priority is Ensuring Safety in the Community.

DeKalb Co Green Sanitation Cans-REMOVE YOUR GARBAGE CANS AND CONCEAL FROM FRONT OF PROPERTY

DeKalb County sanitation garbage pick-up days are on Tuesdays. Recycling is also picked up on Tuesdays. Dekalb County will not pick-up trash stored in other types of garbage can receptacles. Please prevent overflow of trash to

minimize and eliminate rodents in the community. After garbage pick-up the trash cans are required to be removed from the curb and placed behind the home and concealed from the street. **There will be a**

\$75 fine per occurrence for garbage cans left out after the sanitation pick-up. You may also contact 404-294-2900 for any clarity on the DeKalb County sanitation implementation or for a holiday schedule calendar. Thanks everyone for your attention to this important sanitation matter.

Homeowner Property Maintenance Requirements

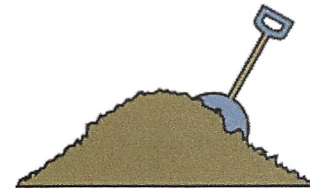
Homeowners who have not had their homes pressure washed or if the home is in need of pressure washing, please have this maintenance service completed by July 31, 2023 to avoid monetary fines assessed to your account. If you are in need of a contractor for pressure washing, please contact DC Pressure Wash Contractors @ 404-644-1307.



Other Important Owner Alerts:

Homeowners are required to replenish pine straw, mulch or rocks or whatever your personal preference. Additionally, homeowners are required to remove dead trees and replace with similar trees. Contact management if you need assistance with a contractor. Also, pruning and trimming of large trees is the homeowners' responsibility to prevent any probable liability from the trees falling. The association is only responsible for maintaining the common areas.

Please reference: Article V. Section -2, for more information on "Owners Responsibility". We also encourage everyone to replenish their pine straw and mulch annually to enhance curb appeal and property value.



Architectural Control-ACC Approval Required

All additions, attachments, improvements and including ALL doors made to the exterior of the property must be requested in writing to management. Special ACC forms are not required or provided. Your written ACC inquiry must provide explicit details of what is being requested.

Please submit any information that may aid in the review process decision. Also, include

your phone number to contact if necessary. You may mail your request to Parkview HOA, P.O.Box 901, Lithonia, GA. 30058 or e-mail to rainbowmanagement@bellsouth.net. The request will be forwarded to the Board of Directors for their approval.

Please note you must be current on your homeowner assessment dues for the Board to review your request. If you e-mail your ACC

request it is also required through regular mail for your signed signature on the request. The Board is enforcing the covenants going forward that storm doors on the front must be a full all glass door and the trimming must match the color décor of the home.



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Satellite Dish Installation

Please be advised that the satellite dishes must be installed closer to the rear of the property Lot, where it is NOT visible from the front of the home. Satellite dishes in front or on the side of the home affects

curb appeal. If your satellite dish is in front of the home, please consult with your dish company and have your satellite dish removed to the back rear, or side rear of the property to avoid a warning notice or fine. Your cooperation and compliance is required and appreciated.

Garbage Cans Violation Alert

Dekalb County Green garbage cans are not allowed on the front of the property Lot. The cans are required to be placed in the rear of the property, after sanitation pick-up. The cans must be concealed and inconspicuous from the street view. \$75 fines will be assessed per occurrence for this violation which affects curb appeal and property value. Your compliance and cooperation is required.



**ASSOCIATION MANAGEMENT &
REALTY**

Community Manager-Gail Banks, Broker
Assistant Community Manager-
Sarah Frech
Licensed Association Manager-Kent Boyd

Phone: 770-918-2561
Fax: 770-918-2562

kboyd@rainbowcommunitiesmanagement.com,
rainbowfirmmanager@att.net,
sfrsch@rainbowcommunitiesmanagement.com

"REMINDER VIOLATION ALERT"

**THERE IS NO PARKING ON THE
STREET OR ON THE GRASS!!**

*Welcome to the New Homeowners in the New
Phase! We thank you for your interest and invest-
ment in Parkview at Shadow Rock Lake.*

Rainbow Communities is Working for You...

WWW.RAINBOWCOMMUNITIESMANAGEMENT.COM

Homeowners General Notice: 2023 "Mandatory" Maintenance Requirements

Shutters: Everyone is required to paint and replace faded doors and shutters as needed. Also, the doors and shutters must be the same color. You are also required to re-paint with the original color of the home. Violation notices will be issued for non-compliance.

Mailboxes and post should also be replaced as needed. Mail boxes that are peeling should be freshly painted or replaced immediately. These ACC violations greatly affect the aesthetics and property value of the subdivision. Also, for your convenience contractors have been provided, please contact: Malcolm Construction at 404-275-5873 they can replace, repair and re-paint mailboxes. Management has sought out a company that has the Parkview Community-Wide Standard custom mailboxes. Please contact Addresses of Distinction @ 770-436-6198 or 1-800-436-1647 their website: www.addressesofdistinction.com. for pricing of the mailbox installation if needed. This company also sells mailbox parts separately for repairs. Our goal is to assist you with providing contractors to aid in compliance with this maintenance project.

***No Plastic Bags Allowed On Grounds:** All garbage is to be in trashcan receptacles. Plastic bags (even with a trashcan) are prohibited. Investors, please inform your tenants of the rules governing the subdivision. **Please note:** DeKalb County Sani-

tation trash **pick-up day is Tuesday.** Also, please be attentive to the Holidays schedule which was mailed by DeKalb County the end of December. Violators will be warned and fined. Your compliance is required.

***Community Nuisances Prohibited:** Violation notices will be issued for disturbances in the community. Parents please speak with your children and their guests to ensure that they are not causing disturbances resulting in nuisances' complaints. All off-site homeowners are solely responsible for tenant's violations which occur on their property Lot. Applicable fines will be issued to the homeowner and tenant.

***County Noise Ordinance:** DeKalb County has a noise ordinance for the City of Lithonia. Please comply and be conscious of the volume of your music. This infraction is also a violation of the Covenants and can result in warnings and fines. You may also contact the DeKalb County Police at 404.294.2000 to report this violation.

***Basket Ball Equipment:** The use of portable basketball equipment is prohibited on the Property Lots, in the common areas and cul-de-sacs of the subdivision.

***Community Pet Violations:** Everyone please clean waste after your pets. Refrain from allowing your pets to urinate or defecate on other homeowner's private property. Management is in the process of provid-

ing cost information for the Board to install a pet waste holder. We will keep the community informed. Additionally, aggressive or vicious dogs of any kind are not permitted on the property Lots or in the community. Pets must be on a leash at ALL times. Please report non-compliance of pets to DeKalb County Animal Control @ 404.294.2996 or by dialing 311 after hours.

*** Vehicle Speeding Prohibited:** Motorcycles or Cars driving at a high speed in the subdivision is a violation and pose a danger to other residents in the community. Please contact DeKalb County and provide the license plates of speeding vehicles.

Inoperable Vehicles & Parking Violations-Cars and Trucks Towed:

Cars that are not operable in paved driveways or on the streets must be removed from the subdivision. Vehicles with expired tags must also be removed. Warnings will be issued prior to fines assessed or tow requested. Commercial vehicles (unless making deliveries), tractor trailers and 18 wheeler trucks are not permitted in the subdivision. All residents are required to have their guest to park in the paved property Lot driveways. **Parking on the street and in the cul-de-sac and grass is prohibited.** All vehicles in violation will be towed by designated towing company. **Signs are posted in community to inform where to retrieve vehicles.**