

Preserve at Travers Creek News

January 2022



Message from the President

In a time of uncertainty and division in the country, It is important that we the homeowners of the Preserve at Travers Creek are intentional in getting to know our neighbors. Each of us has a vested interest in maintaining the value of our homes. This is only possible by working together to foster an environment where our children are safe, our properties are protected and our community is well maintained. I challenge each homeowner in 2022 to get to know at least two new neighbors that you did not know in 2021. Dr. King said this about the beloved community, "Our goal is to create a beloved community and this will require a qualitative change in our souls as well as a quantitative change in our lives". Let's make the Preserve of Travers Creek the type of community that we all would be proud to call our home.

Happy New Year!

Every new year offers the chance for new beginnings, new ambitions, and new resolutions. Let us use this opportunity as residents in the Preserve at Travers Creek community to continue to improve our neighborhood.

Let us begin to:

- **Be Involved:** Make a commitment to participate in committee work so that you can be a part of the conversations that create our community.
- **Be Informed:** Visit our website to learn more about what's going on in our community. Check out our website by clicking [here](#).
- **Be Heard:** Attend scheduled HOA meetings and participate in discussions regarding our neighborhood.

Your Board of Directors

Willie Dean
President

Amber Martin
Secretary

Samantha Betton
Member

Management Company Contact

For Questions or Complaints

Brittina Scott (Bree)
bree@atlantacommunityservices.com
Phone: 678-730-0973

Towing Company Information

**By Grace Towing &
Transportation Repair**
2137 Randall Rd
Lithonia, GA 30058
770-484-5672

Important Reminders

HOA Assessments

The Preserve at Travers Creek Homeowners Association Assessments have increased to \$133.00 as of January 1, 2022. The notice of the increase was mailed and emailed to all homeowners. It was also discussed at the HOA meeting in November. Please make the necessary changes to meet the revised monthly amount of \$133.00. Payments for assessments can be made online on the [HOA Website](#).

Trash Cans

To keep our neighborhood looking beautiful, all homeowners are reminded that garbage cans must be removed from the curb by the end of the trash collection day. Failure to do so will result in a fine.

Back Porches

Back porches are not permitted to be used for trash collection or storage. If you have been notified, we will have it picked up and removed, and you will be fined.

Parking

Please remember that homeowners and guests are required to adhere to all community parking rules and regulations. Parking is not allowed:

- In the mailbox area
- At the end of the street at stop signs
- On the side of the street with "NO PARKING ON THIS SIDE OF STREET" signs
- In front of a neighbor's driveway

Violators' vehicles will be towed at the owner's expense. Additionally, homeowners will be fined.

Please email Amber Martin at ambermartinhoa@yahoo.com with requests for towing services.

Pick Up After Your Pet

In order to keep our community clean, please remember that all pet owners and their guests are required to pick up their pet's waste and dispose of it in a sanitary manner. Failure to do so may result in a fine, and community-wide restrictions on pet size and type may be considered.

Community Noise

Please be courteous of your neighbors and remember to keep all noises to a minimum. Playing loud music that can be a disturbance of the peace to your neighbor is a violation of Article 7, Section 7.7 (Nuisance) of the Preserve at Travers Creek Townhomes Covenants.

Porch Lights

As the nights are longer and the days are shorter, this is a good time to turn on your porch lights at night. This will help to illuminate our community and increase its safety. Explore using a smart lightbulb so that it goes on or off with the sun or one controlled by your voice at <https://www.gelighting.com/led-plus-bulbs>.

Community Updates

A Home Owners Association (HOA) is an organization in a subdivision, planned community or condominium that makes and enforces rules for the properties and their residents. Those who purchase property within an HOA's jurisdiction automatically become members and are required to pay annual fees. With so many jobs to do, the HOA effect on property values is undeniable. Here are several reasons why HOAs can increase the property value of your home:

- **Creating a Desirable Community**
- **Formulating a Beautiful Neighborhood**
- **Maintaining Homes Inside and Out**
- **Offering Emergency Services**
- **Enforcing Rules and Regulations**

The HOA board has acknowledged and reviewed all of your concerns expressed during the board meeting and in emails received from the community. As a result, the following are the outcomes:

Children's Play Area: We are unable to build a playground due to a lack of available space in the community. We looked at several areas in our neighborhood, but due to the hilly backyards, we don't have enough space to build a playground for the children.

Community Streetlights: A request has been made to Georgia Power, and we are currently awaiting the next steps in order to proceed with the installation of an additional streetlight in the community.

Community Entrance/Exit Cameras: This item is still under review.

HOA Board Meetings: We are considering holding no more than three board meetings per year to give everyone an opportunity to be heard. Once this has been finalized, the meeting information will be distributed to the community.

Trunk or Treat for Children: This item is still under review due to the COVID-19.

Landscaping Company Bids: After review by the board, the landscaping company will remain the same.

Fence Maintenance: This request has been approved. Maintenance, priming and repairs will be completed.

Tree Maintenance/Removal: We have asked the landscaping company to come out and inspect the trees in the neighborhood. Some will be pruned and removed if necessary.

Christmas Decoration Winner: Thank you to everyone who took the time to decorate their homes for Christmas. We selected the winner, who was notified and given their prize via mail due to COVID.

Volunteers Needed: The HOA Board of Directors is in need of homeowners to volunteer to work on community committees. Volunteers are needed for the following committees:

- **Parking Committee** - responsible for monitoring parking within the community
- **Landscaping Committee** - responsible for monitoring and reporting landscaping issues
- **Holiday Decorating Committee** - responsible for decorating the community for holidays
- **Yard of the Month Committee** - responsible for selecting the home that displays the best yard each month

For more information or to express your interest, please send an email to committeestraverscreek@gmail.com.

Thank you for allowing us to serve as your HOA Board of Directors.