

# Caldwell Crossings Home Owners Association



## From the Board of Directors

### Amendments to the Covenants

.It recently came to the attention of the Board of Directors that many of our homeowners have not seen the amendments to the Covenants and Restrictions that were duly recorded in December, 2004. These amendments are here for all to see and are listed by the section of the Covenants that they amend and clarify. All residents should have been given a copy of the Covenants when they purchased their home but some never knew of the following amendments. If anyone is in need of the full copy of the Covenants please notify Paula Sutton at McKay Management (733-6700).

**6.7c amendment:** "Edging around natural areas may be flush with the ground and not visible from the street or should not be more than six inches (6") above ground made of brick,

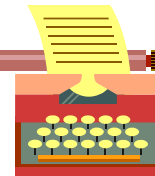


brick pavers, stacked stone, or geo-stone and should be a color similar to the brick color. No concrete, rep-rap, metal, plastic, wood, or similar materials are acceptable. Metal or plastic edging may be permitted provided it is flush with the ground and not visible from the street. No pre-cast or poured curbing is permitted. All proposed edging should be submitted to the ARC for review and approval. Up to four flower containers of subtle and subdued colors and of a suitable size, not to take the place of foundation plants and placed on the front porch are allowed subject to ARC approval. No plastic flower containers allowed. Flower containers should contain healthy flowers and be free of weeds or other plant material. No plastic flowers or shrubbery allowed. When not in use, hoses should be stored neatly on a hose reel or in a hose box."

### 6.9 amendments:

"Driveway and walkway (not sidewalk) lighting is allowed according to the following criteria: (i) Fixtures should be of tiered or mushroom design, with deflectors so the bulb cannot be seen. (ii) Fixtures should be either green or black. (iii) Fix-

*(Continued on page 2)*



## We Need You!!!!

We need you to contribute. Articles, stories, helpful hints, recommendations. We welcome your input. Ever thought of writing as an avocation? Here is your chance. Send us, either email or snail mail or telephone, an article. We will try and publish what we can. Don't want your name to be used, tell us. Any questions, contact Steve Goldman  
sgoldman3320@att.net,  
995-8282

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tures should not exceed 12 inches (12") in height from the ground. (iv) All lights should be white and low voltage, eleven watts (11W) or less. (v) Fixtures should be placed no closer than 6 ft (6") apart. (vi) No lights should be installed along natural areas in front of homes. (vii) Submit lighting plans to the ARC for review and approval

**6.12 amendments:** "All fences should be made of pressure treated pine, not to exceed six feet (6') in height. Wood fences must be of a shadow box design. Wood fences may be stained a subtle and subdued color approved by the ARC. Fences along the side of homes should not come closer to the front wall than one-third (1/3) of the depth of the house. On corner lots fences should not come closer to the street than 5 feet from the side of the house. All proposed fencing should be submitted to the ARC for review and approval."

**6.16 amendments:** "Satellite dishes must be placed in the most inconspicuous location (i.e. behind or towards the rear of the home) as seen from the street but where a clear signal can be received. Satellite dishes are not to be mounted on the ground. All dishes should be gray or a subtle or subdued color."

**6.18 Amendment:** "Small appropriately sized benches may be allowed only on covered front porches upon approval of the ARC. All other benches should be located in the rear yard not visible from the street."

**6.22 amendments:** "One small security sign, no larger than one square foot (1 sq. ft.) mounted on a stake no higher than 36 inches (36") and located adjacent to the front of the home in the foundation bed is allowed. Use of bright or garish colors is not allowed."

**7.1 (c) amendment:** "No colored or gravel mulch is allowed. All mulch should be natural colored bark or pine straw."



## Up lighting Guidelines

The following guidelines were unanimously approved by the Architectural Review Committee (ARC) and the CCOA Board of Directors on Feb. 10, 2009. These guidelines should be used in conjunction with Section 6.9 of the Covenants and Restrictions.

The units should be white light only, "low voltage" and no more than 25 Watts.

The fixtures should be no more than 8 inches above the ground and be dark green, dark brown, or black in color. It is the intention of these guidelines to make the fixtures virtually invisible from the street. The spots should be pointed at trees, shrubs or the home. There should be no spillover glare onto adjoining properties. The fixtures should be a minimum of six feet apart and not more than four fixtures should be in front of the house. All outside lighting plans must be submitted to the ARC for approval.

**SPRING IS HERE**

It is that time of year when we get to see our neighbors again after a long winter indoors. All of us will be wanting to “spruce up” our yards, shrubbery, and flower beds to make our homes as beautiful as possible. A couple of thoughts that may help the process: If you are refreshing the mulch around your home please remember to use only natural products (wood chips, pine straw, bark) of natural color (red is not a natural color for this use). Secondly, if you are planning any changes to the exterior of your home or property please refer to Sections 5.5 and 5.6 of the Covenants and Restrictions. These sections basically let you know that these changes must first be approved by the **Architectural Review Committee (ARC)**. Included in this are fences, swing sets, swimming pools, landscape renovations, changes in paint color and other alterations. The new ARC has committed to reviewing and responding quickly to your request. Caldwell Crossings is a beautiful neighborhood and we want it to stay that way.

**Mailbox Repairs**



**In the January newsletter we told you that we were trying to establish a service to the homeowners to repair mailboxes. We are glad to report that we have three alternatives for you and you will find their names and telephone numbers below:**

<b>Mr. Randy Bright</b>	<b>4105 Crossings Place</b>	<b>995-9123</b>	<b>\$30 to repaint box and post</b>
<b>Mr. Gene Jones</b>	<b>Crossings Circle</b>	<b>cell phone: 960-0307</b>	<b>Gene will give you an estimate of repairs</b>
<b>McKay Management</b>		<b>733-6700</b>	<b>They have quoted a cost of \$50</b>

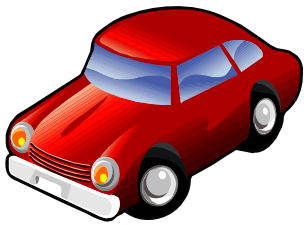
**Car Pool For School?**

**Rev. Barry Daniel is a new resident of Caldwell Crossings and has a daughter who is attending Berry Middle School. He would like to hook up with other parents of Berry Middle School students and start or join a carpool. Anyone interested can call Barry at 980-3173**



**DOG OWNERS—PLEASE!!!**

One of the most common complaints we hear is that not every dog owner is taking the responsibility to clean up after their pet. Regardless of the fact that the Covenants and Restrictions (Section 6.19) say that you should immediately remove any excrement left by your dog in someone else's yard, we would hope that you have enough respect for your neighbor to do it without being asked. We are not trying to create any neighbor to neighbor problems but letting your pet mess up someone else's property is not tolerable. We thank all the dog owners that are cleaning up after their pet and sincerely hope that the others will too.

**PARKING**

Many homeowners expressed concern regarding curb side parking in Caldwell Crossings. The rules that every resident should follow are as follows:

**Residents are required by the Covenants and Restrictions to park “off-street”, either in the garage or the driveway**

**. No vehicles should be parked in the yard or on the sidewalks at any time**

**If a resident is having guests, the homeowner should make certain that their guest's vehicles do not park in the street in such a manner that prevents access for emergency vehicles or causes any inconvenience to their neighbors.**

**Thanks for your cooperation I.**

We would very much like to use the internet to communicate with our members because it is less costly and more efficient. If you have an email address that you are willing to share with us for the sole purpose of giving you information about our community please send it to: [sgoldman3320@att.net](mailto:sgoldman3320@att.net). Please use “add to BOD letter” as the subject line.

If you would like to email a suggestion, observation, or question directly to the Board of Directors please send it to: [caldwellcrossings@bellsouth.net](mailto:caldwellcrossings@bellsouth.net). This email address will be monitored at least twice each day so you will get a prompt response. You can reach Vern Hydorn on his cell phone (913-0414).

We appreciate your interest in helping keep Caldwell Crossings a place where we can all be proud to live.

Vern Hydorn, Jim Moon, Theresa Tkacik,  
Board of Directors, Caldwell Crossings Owners Association