

Willow Park Condominium Association – Helpful Community Information

Handy Contact Information:

- **Richard Moyer** is our **CMA Property Manager**. Any time you have a question or concern about Willow Park or your unit, reach out to him at rmoyer@cmacommunities.com.
- **Atlanta Gas Light** can be called if you have a time-sensitive gas leak or concern. Their number is 877-427-4321.
- **City of Decatur** handles our trash pickup. All trash must be placed inside the dumpsters located in our parking lots. If you have a large item to dispose of, City of Decatur will pick it up for free, but only if you leave it on the street curbside. **Please do not leave any items next to the dumpsters, as they will not be picked up.**
- **CSC Service Works** handles our washer/dryer maintenance. If you notice an issue with a washer or dryer, submit a service request [HERE](#) or give them a call at 877-264-6622.

[CMA's Community Portal](#) houses many helpful documents including the community's detailed Declarations and Bylaws, a community directory, and more.

- **Log in and update your profile to ensure your email address and cell phone number are included so you can be contacted in case of emergencies.**

Community FAQs:

- **When and how often should community dues be paid?**
 - HOA dues are due on the first of every month. You can pay your dues via CMA's online portal [here](#) or set up automatic bill pay through your bank.
- **What are our HOA dues used for?**
 - Building maintenance
 - Insurance premiums
 - Lawn and landscaping maintenance
 - Tree maintenance
 - Pest control
 - Cleaning services for common areas
 - Water
- **Can I lease my unit out?**
 - Detailed leasing regulations have been attached to this email.

- Please reach out to Richard Moye at rmoye@cmacommunities.com for up-to-date leasing availability.
- **Can I make changes to my unit?**
 - The Condominium Declarations share specifics regarding what you own and are permitted to change, however to ensure the safety of the community and to maintain a unified appearance, any and all alterations, updates, or additions must be approved by the Board.
 - An Architectural Control Committee (ACC) Application form must be requested from and submitted to Richard Moye at rmoye@cmacommunities.com for Board review and approval.
- Alterations found to be completed without previous Board approval are subject to fines.
- **Can I add a washer and dryer to my unit for personal use?**
 - You may not. Our contract with CSC Service works prevents any new personal-use laundry from being added to the community. Failure to enforce this rule would put our entire laundry contract in jeopardy and would impact the rest of the community's access to laundry services.
- **Who can use the green space behind the buildings?**
 - Our green space is available for all residents. We also have a picnic table and chairs for events.
 - It's an excellent space for dogs but be sure to pick up after them!

Our HOA Board is composed of volunteer owners, and there is no length of ownership requirement to join the Board. If you're interested in helping out, send us an email at willowparkcondos@gmail.com. We're always looking for more people to join our community projects.

Our diverse community of 30 residences thrives on active participation and mutual respect. The quality of life and the value of our investment here hinge on every owner's involvement. It's essential to understand that our daily behaviors, as well as those of our guests, directly affect our neighbors. Embracing co-ownership means accepting a shared responsibility to maintain and care for our collective home. This balanced approach ensures our condominium remains a great place to live for all residents.

Thank you!

Willow Park Board of Directors