

THE **SILVER  
COMET**



NOVEMBER 2024

**GAZETTE**

SEABOARD TOWNSHIP'S COMMUNITY NEWSLETTER



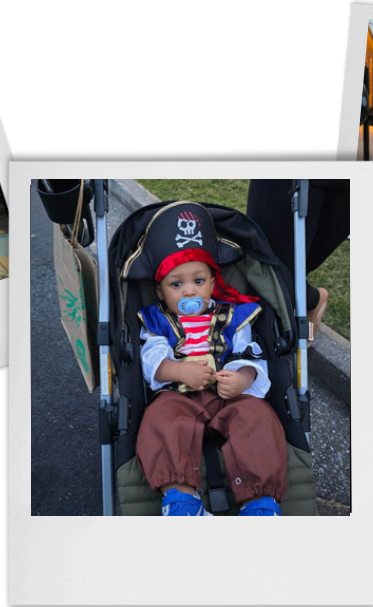
Thank you to everyone who joined us for this year's **Trunk or Treat** event! It was a fantastic evening filled with creativity, costumes, community spirit, and great weather! Congratulations to our prize winners in each category:

**Best Costume (Toddler): Amari**

**Best Costume (5-12 year old): Britt Bradd**

**Best Trunk Decor: Unnamed Resident**

Each winner received a gift certificate, and we applaud everyone's efforts in making this a memorable event for all. Look out for more info on our upcoming year-end festivities!



## OUTSTANDING HOA DUES

Please be advised that there are still a significant number of owners with outstanding HOA dues within our community. Failure to comply with required on-time dues payments may result in late fees, interest charges, collection agency fees and **potential foreclosure action!!** Your timely payment of HOA dues is essential for maintaining our community's amenities, services, and overall property values. If you are suffering a financial hardship, please contact the management office to discuss payment arrangements. Thank you for your immediate attention to this matter!

## UPCOMING EVENTS

\*\*\* November 5th - Election Day \*\*\*

**November 8th** - City of Hiram  
Community Blood Drive - The Events  
Place - 855 Hiram Douglasville Hwy, Ga.  
(\$10 e-gift card + chance to win \$7k prize)

\*\*\* November 11th - Veterans Day \*\*\*

**November 12th** - City of Hiram Veterans  
Memorial Park Ribbon Cutting Ceremony  
- 126 Harris Drive, Hiram, Ga. - 10:00am  
(Shuttles provided from City Hall)

**December 7th** - Christmas Tree Lighting  
Ceremony - Downtown Hiram, 6pm - 9pm  
(Shuttles provided)

\*\*\* November 28th - Thanksgiving Day \*\*\*

## REAL ESTATE REPORT

Sponsored by



**DARNIKA SMITH**

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Seaboard Township Home Values

A Snapshot for September 2024

**Median Townhouse Sale Price: \$323,000**

### Market Trends

Property value increases in Seaboard Township have leveled off from last month but continue to show an upward trend. At the time of publication, there were 4 homes for sale in the community.

During September 2024, 165 homes were sold in Paulding County; 87 of the homes were sold within 30 days, 60 of the homes were sold within 30 to 90 days, and 18 of the homes were sold over 90 days.



**Voting Matters**  
Shaping Our Future Together

## Classic Hiram Pumpkin Pie

A creamy, spiced filling in a flaky crust makes this pumpkin pie an essential Thanksgiving dessert!

**Ingredients:**

- 1 unbaked 9-inch pie crust
- 1 can (15 oz) pumpkin puree
- 1 can (12 oz) evaporated milk
- 3/4 cup sugar
- 2 large eggs
- 1 tsp ground cinnamon
- 1/2 tsp ground ginger
- 1/4 tsp ground cloves
- 1/2 tsp salt

**Instructions:**

1. Preheat oven to 425°F.
2. In a large bowl, combine pumpkin puree, evaporated milk, sugar, eggs, cinnamon, ginger, cloves, and salt. Mix until smooth and well-blended.
3. Pour filling into the unbaked pie crust.
4. Bake for 15 minutes at 425°F, then reduce the oven temperature to 350°F and bake for an additional 40-50 minutes, until the center is set and a knife inserted comes out clean.
5. Let the pie cool for at least an hour before serving.

Tip: Serve with a dollop of whipped cream for extra decadence!

## Southern Apple Crisp

A warm, cinnamon-spiced apple filling with a crispy oat topping. Perfect with a scoop of vanilla ice cream!

**Ingredients:**

- 5-6 apples (such as Granny Smith or Honeycrisp), peeled, cored, and sliced
- 3/4 cup sugar
- 1 tsp cinnamon
- 1 tbsp lemon juice
- 1/2 cup old-fashioned oats
- 1/2 cup all-purpose flour
- 1/3 cup brown sugar
- 1/2 tsp salt
- 1/2 cup butter, melted

**Instructions:**

1. Preheat oven to 350°F. Grease an 8x8-inch baking dish.
2. In a large bowl, toss apples with sugar, cinnamon, and lemon juice. Spread evenly in the baking dish.
3. In another bowl, combine oats, flour, brown sugar, and salt. Stir in the melted butter until the mixture resembles coarse crumbs.
4. Sprinkle oat mix evenly over the apples.
5. Bake for 45 minutes, until the topping is golden brown and the apples are tender.

Tip: For a nutty twist, add a handful of chopped pecans to the oat topping!

Both of these holiday desserts capture the cozy flavors of fall and add a delicious finish to any Thanksgiving feast. Enjoy and happy baking!!!



## The Origins Of Thanksgiving A Tradition of Gratitude and Harvest



Thanksgiving, celebrated every fourth Thursday of November in the United States, is a holiday cherished for its spirit of gratitude, family gatherings, and delicious feasts. However, the history of Thanksgiving is layered with cultural traditions, historical events, and evolving customs that span several centuries.

The roots of Thanksgiving trace back to 1621, when English Pilgrims who had settled in Plymouth, Massachusetts, shared an autumn harvest feast with the local Wampanoag tribe. After a challenging winter that claimed nearly half their colony, the Pilgrims received assistance from the Native Americans, who taught them essential survival skills. Under the guidance of Squanto, a member of the Patuxet tribe, the Pilgrims learned to cultivate corn, fish, and hunt animals. In the fall of 1621, the settlers and the Wampanoag gathered for a three-day festival to celebrate a successful harvest.

Though this gathering is widely viewed as the "First Thanksgiving," it was not yet an annual celebration. Various days of thanksgiving, often involving fasting and prayer, were declared by early colonial communities, but the holiday as we know it would not become standardized for nearly two centuries. Over time, Thanksgiving has continued to evolve. The traditional feast now includes turkey, stuffing, cranberry sauce, and pumpkin pie, inspired by early American ingredients but shaped by regional adaptations.

For many families, the holiday has expanded beyond its historical roots, blending traditions with modern customs, such as parades, sports events, and volunteer work. One longstanding tradition, the Macy's Thanksgiving Day Parade, has been held annually since 1924, bringing festive displays and entertainment to households across the country.

Today, Thanksgiving represents a time to reconnect with loved ones, share gratitude, to and reflect on blessings. It also provides an opportunity to acknowledge the complex history that surrounds the holiday. Many Native American communities observe the fourth Thursday in November as a National Day of Mourning, a reminder of the lasting impact of colonialism on indigenous peoples.

By recognizing both the joyful and the somber aspects of Thanksgiving's history, Americans honor the holiday's full story while embracing its core message of gratitude and community.

As you gather with family and friends this Thanksgiving, remember the holiday's origins in both resilience and cooperation. Whether through sharing a meal or giving back to the community, Thanksgiving encourages us to appreciate each other and the abundance in our lives.



### IMPORTANT NUMBERS

Emergency Services:

**Emergency: 911**

**Hiram Police Dept:** 770-943-3087

**Paulding Fire Dept:** 770-222-1160

Community Resources

**Seaboard Township (HOA)**

All-In-One Community Management

Phone: 678-363-6479

customerservice@allinonemgmt.com

Local Government and Services

**Hiram City Hall**

Phone: 770-943-3726

Health and Wellness

**Wellstar Paulding Medical Center**

**\*\*\* 24 Hour Emergency Room \*\*\***

Phone: 470-644-7000

2518 Jimmy Lee Smith Pkwy

Hiram, Ga. 30141

Please keep this list handy for any emergencies or inquiries. Your health and safety is our top priority.



# The Annual HOA Meeting Supplement

Addressing Community Concerns and Moving Forward Together

On Tuesday, October 29th, at 6 PM, the Seaboard Township Homeowners Association (HOA) held its Annual Meeting for 2024. The gathering, which took place both in-person at the pool and online via Zoom, brought together about 40+ residents who participated either on-site or from the comfort of their homes. The meeting was facilitated by Tracy Sullivan of All-In-One Management (AIO) along with members of the HOA Board. Together, they engaged residents on a broad spectrum of topics, from property maintenance and rule enforcement to communication and service responsiveness.

Despite hopes of reaching a quorum—which would have required at least 59 residents for official voting—the turnout fell short. Nonetheless, the meeting fostered a productive dialogue and allowed homeowners to voice concerns about the pressing issues impacting the quality of life in Seaboard Township. With a quorum not achieved, the event became more of a forum for questions and collaborative discussion than for formal voting. Tracy and the Board welcomed representatives, including Melissa Creery from National Lawncare and Frank Moran, Mayor of Hiram, to address landscaping and city-related concerns, respectively. Here are the key takeaways from this year's meeting.

## Addressing Communication Gaps

Residents expressed frustration over the current communication processes, noting long delays and, in some cases, lack of response to resident inquiries. In response, Tracy acknowledged these issues, attributing part of the delay to budget constraints but also expressing a commitment to improvement. To enhance transparency and responsiveness, AIO has pledged to improve call log management and tracking of resident inquiries. Call logs will now be requested regularly, enabling the HOA to monitor responsiveness. If communication improvements are not observed, the Board will explore next steps to hold AIO accountable, ensuring resident concerns are addressed promptly and effectively.

## Parking Solutions and Rule Enforcement

Parking was another significant concern among attendees. Many residents noted issues with guest parking spots being occupied for extended periods, inconveniencing those with legitimate guest parking needs. In response, the Board approved the formation of a Parking Compliance Committee, which will consist of volunteer residents dedicated to overseeing and enforcing parking regulations. This committee will work closely with AIO to assess the viability of implementing a digital guest parking solution, allowing residents to register guest vehicles digitally. For now, however, the HOA will implement a more immediate solution: vehicles parked improperly in guest spaces will receive a warning sticker affixed to their windows. If the vehicle is not moved after receiving this notice, it will be subject to towing at the owner's expense. AIO has also committed to contracting a new towing service by year's end, which will provide extended service hours and improve the community's ability to enforce parking regulations effectively.

## Revisiting Compliance Violation Protocols

Several homeowners expressed dissatisfaction with the current compliance process, particularly regarding violations related to trash cans and property upkeep. Currently, residents cited feeling that violations were issued too quickly without sufficient prior notice. In response, the Board agreed to re-evaluate this process, potentially incorporating a courtesy notice before issuing official warnings and fines. By enhancing the violation process, the HOA hopes to foster a more collaborative approach to compliance while still upholding community standards.

## Landscaping Feedback and Solutions

Melissa from National Lawncare addressed landscaping-related questions, as residents raised concerns about the consistency of maintenance. Among the issues discussed were improper pruning techniques and the need for better grass care practices. Melissa assured residents that her company is committed to addressing these concerns and will meet with individual homeowners to discuss specific landscaping needs. To offer more customization, AIO will distribute an informational memo on additional landscaping services available through National Lawncare. Homeowners who opt to use these services will be responsible for any associated costs.

## Driveway Pressure Washing Updates

Routine maintenance, such as pressure washing, was also a key point. Several residents inquired about the upcoming schedule for pressure washing common areas and driveways. Tracy assured attendees that she would follow up on the timeline and budget requirements for the bi-annual pressure washing to ensure these areas are cleaned according to schedule. Keeping driveways and guest parking areas presentable is part of the HOA's ongoing commitment to maintaining the community's aesthetic and property values.

## Financial Review and Collection Efforts

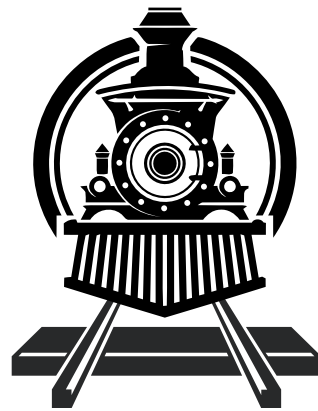
AIO and the Board are in the final stages of preparing the 2025 HOA Operations Budget. However, due to community interest in contributing feedback, they have extended the budget review period until November 15th, allowing residents additional time to submit comments before the budget is finalized. Additionally, the Board announced a new emphasis on collecting outstanding HOA dues (*which currently exceeds \$30,000*) from delinquent accounts. This decision aligns with residents' interest in alleviating financial strain on the overall community. More assertive collection measures will be implemented to ensure all residents contribute fairly to community expenses.

## A Call for Greater Resident Participation

Several additional topics were discussed at the meeting, each reinforcing the value of resident involvement. While this meeting didn't reach a quorum, the importance of achieving one for future meetings was emphasized. Reaching a quorum not only allows for official voting on community matters but also ensures residents can stay informed on key decisions that impact their daily lives. All residents are strongly encouraged to attend the next annual meeting, either in person or virtually, to take part in the discussion and to ensure the community's collective voice is heard.



*This summary highlights the shared commitment among residents, the Board, and AIO to work together toward enhancing the Seaboard Township experience. By staying engaged, informed, and collaborative, our community will continue to thrive.*



# **THE SILVER COMET GAZETTE**

**SPECIAL EDITION**

**SEABOARD TOWNSHIP  
HIRAM, GA**

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