



SILVER COMET GAZETTE

SEABOARD TOWNSHIP'S COMMUNITY NEWSLETTER

SEABOARD TOWNSHIP STUDENT OF THE MONTH



This month, we are thrilled to shine the spotlight on **Michael Sangiorgio**, an exceptional second-grader at Hiram Elementary who has earned the title of Student of the Month for December! At just 8 years old, Michael's positive attitude, academic dedication, and kind heart have made him a standout student among his peers.

Michael was born at Fort Bragg, N.C., and moved to Georgia at the age of two. He has called Paulding County home ever since, and it's clear that this community is shaping a bright future for him. Michael's favorite subjects in school are Math and P.E., where his love for problem-solving and staying active shines through. Outside the classroom, he enjoys playing Fortnite and Roblox with his friends and cheering on Michigan football. When it's time to unwind, Michael loves reading adventure-filled series like Harry Potter, Diary of a Wimpy Kid, Cat Kid, Dog Man, and Captain Underpants. On movie nights, you can catch him watching Spider-Man or laughing along to The Mitchells vs. the Machines.

One of Michael's proudest achievements is being recognized for his outstanding character. In October, he was honored at the City of Hiram Council Meeting with his second Citizenship Award for his exemplary behavior at school. This prestigious award highlights Michael's commitment to being a role model for kindness, respect, and integrity—qualities that inspire everyone around him. When asked about his goal for the school year, Michael's answer is simple but meaningful: "to be a good kid and continue doing well in my academics."

Although Michael is not currently participating in extracurricular activities, he has plans to rejoin his football team next season. His dreams for the future are as bright as his personality. Whether he becomes a popular YouTuber or a sports analyst, Michael's determination and charisma will surely take him far.

We are so proud to celebrate Michael as our Student of the Month. His love for learning, positive outlook, and dedication to doing his best make him a shining example in our community. **#GoMichael**

UPDATE ON PAST DUE HOA DUES

Do you have past due HOA dues? The HOA has recently initiated pre-foreclosure actions against several accounts with seriously overdue balances. As a friendly reminder, please ensure that your HOA dues are paid on time to avoid any late fees or collection actions. Timely payments not only help maintain our community's amenities and services but also contribute to the overall well-being of Seaboard Township. Your cooperation is greatly appreciated in ensuring the smooth operation of our neighborhood. If you have any questions or need hardship assistance, please feel free to reach out to the management office.

UPCOMING EVENTS

December 7th - Christmas Tree Lighting
Downtown Hiram (6pm-9pm)

December 20th - Seaboard Community Christmas Bash - Carols, Cinema & Coco
(*RSVP Requested for FREE admission)
Bring your blankets to the pool area
Showing: *A Christmas Story*



December 31st - New Years Eve Block Party
Fireworks, Food Trucks, Live Music & more!
Downtown Hiram (8pm-Midnight)

REAL ESTATE REPORT



Sponsored by

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Seaboard Township Home Values
A Snapshot for November 2024

Median Townhouse Sale Price: \$321,500

While we've seen a slight dip in property values over the past month due to external market conditions, your investment in Seaboard Township remains strong. By maintaining a clean and attractive community, we can help stabilize and potentially increase property values. Your commitment to a clean community preserves the appeal of our neighborhood. Together, we ensure a vibrant environment and sustained home values.



Classic Holiday Sugar Cookies

Here's a recipe for classic sugar cookies that are perfect for the holidays and easy to customize:

Ingredients:

- 2 sticks unsalted butter, softened
- 1 cup granulated sugar
- 1 large egg
- 1 teaspoon vanilla extract
- 2 1/2 cups all-purpose flour
- 1 teaspoon baking powder
- 1/2 teaspoon salt

Instructions:

1. Cream the butter and sugar: In a large bowl, cream together the butter and sugar until light and fluffy.
2. Add wet ingredients: Beat in the egg and vanilla extract until well combined.
3. Combine dry ingredients: In a separate bowl, whisk together the flour, baking powder, and salt. Gradually add the dry ingredients to the wet ingredients, mixing until just combined.
4. Chill dough: Wrap the dough in plastic wrap and chill for at least 30 mins.
5. Roll out and cut: Preheat your oven to 375°F. Roll dough on a lightly floured surface to your desired thickness. Cut shapes using cookie cutters.
6. Bake: Place the cookies on ungreased baking sheets. Bake for 8-10 mins.
7. Cool and decorate: Let the cookies cool on the baking sheets for a few minutes before transferring them to a wire rack to cool completely. Cool and decorate with frosting and sprinkles.



Tips:

- For a thicker cookies, chill the dough for longer.
- To make the cookies more festive, add food coloring to the dough or use different colored frostings.
- Use cookie cutters to create various shapes.

THE CITY OF HIRAM
PRESENTS

Christmas Tree Lighting Ceremony

Celebrate The Holidays With Us!
Saturday, December 7
@6pm-9pm

- Live Performance-
- Meet Santa & The Grinch-
- Vendors-
- Food Trucks-
- Free Kids Area-
- Petting Zoo & Pony Rides-

City of Hiram Downtown
Follow the signs for parking/shuttles
www.cityofhiramga.gov

For more information call
770-943-3726 ext. 2009



The story of Christmas originates from ancient traditions celebrating the birth of Jesus of Nazareth, a central figure in history and culture. According to the biblical accounts found in the Gospels of Matthew and Luke, the story takes place over 2,000 years ago and highlights themes of humility, generosity, and hope. While its roots are in Christian scripture, the broader story of Christmas has influenced countless cultural and secular traditions worldwide.

The story begins with Mary and Joseph, a young couple living in Nazareth. Due to a Roman census requiring people to return to their ancestral towns, they traveled to Bethlehem while Mary was expecting a child. Upon arrival, they found the inns were full, and they were offered a humble stable to stay in. There, Mary gave birth to her son, Jesus, and laid him in a manger, a feeding trough for animals.

In the countryside, shepherds kept watch over their flocks when they were guided to Bethlehem by a brilliant star. They visited the stable and shared their excitement about this moment of joy and new life. This part of the story highlights the importance of simplicity and shared humanity.

Later, learned travelers often referred to as the Magi or Wise Men, journeyed from the East. Guided by the same bright star, they brought symbolic gifts of gold, frankincense, and myrrh to honor the birth. These gestures have come to symbolize generosity and kindness, cornerstones of the modern Christmas spirit.

The story of Christmas has grown to represent universal values like hope, goodwill, and community. Many customs we associate with the holiday—giving gifts, gathering with loved ones, and sharing meals—are inspired by these themes. Over the centuries, the holiday has also embraced folklore and cultural traditions, one of the most enduring being the legend of Santa Claus.

Santa Claus, also known as St. Nicholas, or simply Santa, is a beloved figure associated with Christmas. His origins trace back to St. Nicholas, a 4th-century bishop known for his generosity and kindness, particularly toward children and the needy. Over time, stories of St. Nicholas evolved through European folklore, merging with other cultural traditions to create the modern day Santa Claus.



Today, Santa Claus is depicted as a jolly man in a red suit who delivers presents to children around the world on Christmas Eve. His home at the North Pole, his team of flying reindeer, and the tireless efforts of his elves have become cherished parts of holiday storytelling. For many, Santa represents the magic and wonder of the season, embodying the spirit of giving and joy.

Whether through cultural festivities, storytelling, or moments of reflection, the spirit of Christmas—fueled by stories like Santa Claus and the themes of generosity and kindness continues to inspire people around the world to connect, share, and celebrate the season.

Join us in Downtown Hiram at the **Christmas Tree Lighting Ceremony** on December 7th to celebrate the holiday season and all to meet and take a picture with the real Santa Claus!





The Social & Civic Corner

COMMUNITY INVOLVEMENT

Have you ever thought about getting involved in your community? Now is your chance! We are looking for volunteers to help plan, organize, or run activities and programs for the community in 2025 and we need your help! Be a part of the community that you live in and help to bring about positive change. Email us for more information: seaboardcommunity@gmail.com



STAY CONNECTED ON FACEBOOK!

Did you know Seaboard Township has a private, resident-only Facebook group with over 130 members? It's the perfect space to stay informed, engage with neighbors, and share important community updates. The group, named **Seaboard Township Neighborhood**, is an invaluable resource for residents to learn about upcoming events, exchange recommendations, and keep up with neighborhood news in real-time.

Joining is simple!

- Log in to your Facebook account.
- Use the search bar to look up:
[Seaboard Township Neighborhood](#)
- Click the Join button. One of the page administrators will verify your residency and approve your request.

Once you're a member, you'll gain access to all the latest updates, from HOA meeting announcements to event reminders, helpful tips, and even lost-and-found posts. By participating in the group, you'll not only stay informed but also contribute to fostering a stronger, more connected community. Encourage your neighbors to join, too—the more members, the more vibrant and resourceful our group becomes!

A Note on Decorum - To ensure our Facebook group remains a positive and welcoming space for everyone, please follow these simple guidelines:

- Be Respectful: Always approach discussions with kindness and civility, even when opinions differ.
- Stay On-Topic: Posts should be relevant to our neighborhood and community matters.
- Avoid Offensive Content: Refrain from sharing inappropriate, inflammatory, or overly personal content.
- Resolve Issues Thoughtfully: If you have a concern or disagreement, address it constructively and privately when appropriate.

The administrators are here to help and will moderate the group to maintain a respectful and productive environment. Let's work together to make the page a valuable tool for all residents.

TRASH CAN REMINDER

As a reminder, trash day for the community is on Monday and cans need to be placed at the curb by 6am. After trash is collected for the day, residents are expected to pull their cans out of view from pedestrians and vehicular traffic. Most residents choose to store their can either in their garage or behind their home so that it is out of view. A compliance officer from management does periodic drive-by inspections to ensure resident compliance. Courtesy warnings will be issued to first time offenders and the HOA will assess fines against residents who continually ignore the rules.



GUEST PARKING AREAS REMINDER

As you know, our community has a limited number of guest parking spaces, which are intended to accommodate visitors and ensure convenience for all residents.

Unfortunately, some of these spaces are being used by residents outside of HOA guidelines, making it difficult for guests to find parking. To address this issue and maintain fairness, our new Parking Enforcement Team will begin actively monitoring and enforcing parking rules.

Effective immediately:

- Vehicles parked for extended periods or in violation of HOA parking rules will receive a warning sticker.
- If the vehicle is not moved within the designated time frame, it will be subject to towing at the owner's expense.

To ensure compliance, please familiarize yourself with the HOA parking guidelines outlined in your community handbook or visit the HOA portal for a detailed review.

If your vehicle is towed, it will be taken to the following location:

Moore's Towing

1044 W. Memorial Drive
Dallas, GA 30132
(770) 443-0692



Tow Fee: \$228.00 + \$33 per day storage fee

If you have a temporary, special circumstance that requires parking outside of the normal parking guidelines, please contact HOA management.

Friendly Reminder for the Holiday Season

With the holiday season approaching, we know many residents will have guests visiting. To ensure a smooth and enjoyable experience for everyone:

- Remind your guests to use designated guest parking spaces only.
- Do not block neighbors' driveways or park vehicles in prohibited areas.



GAZETTE TRIVIA

Okay all of you trivia buffs, lets see if you've been paying attention over the past several months!

When was the first issue of the Silver Comet Gazette published?

- January 2019
- June 2023
- January 2024
- June 2024

What year was the Silver Comet Trail officially completed?

- 1898
- 1998
- 2008
- 2018

What was the name of the band that performed at the Red, White & Boom - Fourth of July event at Gray's Mill Park?

- The Hiram All-Star Band
- POParazi
- BoomTown Beats
- Liberty Groove

All of the answers to the trivia questions can be found in previous editions of the Silver Comet Gazette. If you're still stumped, no worries! The answers will be posted on the community Facebook page. #StayCurious



Did you know that your ceiling fan can help keep your home warm during the colder months?

Most fans have a reverse switch that changes the blade direction to clockwise. When set this way, the fan pushes warm air, which naturally rises, back down into the room. This small adjustment can make your home feel cozier while reducing the strain on your heating system—helping you save on energy costs without sacrificing comfort.



DRIVEWAY POWER WASHING

Its that time again! Driveway Power Washing is coming back to Seaboard Township in 2025! There is no charge for the service however this year, we are requesting that homeowners who want/need the service sign up for the service with the management office. The service will commence in March/April depending on weather conditions.

Power washing your driveway is an excellent way to boost your home's curb appeal by removing dirt, oil stains, mold, and algae. It prevents long-term damage by clearing away substances that can erode concrete or asphalt, while also enhancing safety by reducing slippery surfaces. A clean driveway not only adds to the beauty of your home but can also increase its value, making it a worthwhile investment for homeowners looking to maintain their property.



As a reminder, its important to make sure that your HOA dues is up-to-date so that your home can be included in this FREE service!

LANTERN REFRESH SERVICE

Some residents in the community have external lanterns on their home that need to be refreshed or repainted black. This issue effects some of the homes in Phase I of the community. Management has identified a local tech that can restore your lantern back to its original luster. The service includes removal of the existing lighting fixture from the exterior wall of your home, disassembly and cleaning of the glass. Replacing the light bulb and spray painting the fixture Black. After re-assembling, the fixture will be rewired and re-attached back to the wall. Lastly the technician will install a silicon seal around the edges of the fixture for waterproofing. Please contact the management office to have your home added to the schedule for this refresh.



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
Email: 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.

