



THE SILVER COMET



SEABOARD TOWNSHIP'S COMMUNITY NEWSLETTER

PAULDING COUNTY ELECTIONS



November General Election Early Voting



Location	Dates	Hours
Watson Government Complex 240 Constitution Blvd. Dallas, GA 30157	October 15- November 1 Saturday Voting October 19 October 26	9:00 am - 5:00 pm daily Extended Hours on 10/29 & 10/30 9:00 am - 7:00 pm
Dianne Wright Innovation Center 140 Bethel Church Rd Hiram, GA 30141	October 28 - November 1 No Saturday	9:00 am - 5:00 pm daily Extended Hours on 10/29 & 10/30 9:00 am - 7:00 pm
Burnt Hickory Park 8650 Cartersville Hwy Dalla, GA 30132	October 28 - November 1 No Saturday	9:00 am - 5:00 pm daily Extended Hours on 10/29 & 10/30 9:00 am - 7:00 pm

Absentee By Mail Dropbox Location @
Watson Government Complex Only

For any questions please contact the Paulding County Election Office at 770-443-7503.

OUTSTANDING HOA DUES

Please be advised that there are still a significant number owners with outstanding HOA dues within our community. Failure to comply with required on-time dues payments may result in late fees, interest charges, and **potential legal 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

October 4th & 6th - Paulding Pro Rodeo - Dallas, Ga. (Admission: \$\$)

October 26th - Document Shred Day (Free) New Season Church - Hiram

October 29th - Annual HOA Meeting (Seaboard Township Pool) 6pm

October 31st - Community Trunk or Treat (Seaboard Township) 6pm -9pm

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

REAL ESTATE REPORT

Sponsored by



DARNIKA SMITH

REAL ESTATE AGENT

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Seaboard Township Home Values

A Snapshot for August 2024

Median Townhouse Sale Price: \$321,000

Market Trends

Property values in Seaboard Township have consistently shown upward trends, largely due to the community's commitment to maintaining a high standard of living.

During August 2024, 195 homes were sold in Paulding County; 54% of homes were sold within 30 days, 33% of homes were sold within 30 to 90 days, and 13% of homes were sold over 90 days. Housing prices by bedroom type for August 2024 compared to the previous year: The home price of 2-bedroom homes did not change, 3-bedroom homes increased by 4.7%, 4-bedroom homes increased by 1.2%, and 5+ bedroom homes increased by 3.9%.



Voting Matters

Shaping Our Future Together

In a democracy, voting is not just a right; it's a vital responsibility! Your vote is your voice—a powerful tool for shaping the future of your community, state, and nation. Through the ballot box, we elect leaders who represent our interests, enact laws that benefit society, and hold those in power accountable.

Every vote matters. Whether you're casting a ballot in the upcoming Presidential Election or during our next Annual HOA Meeting, your opinions matter and your choices have impact. By participating in the democratic process, you contribute to a stronger, fairer, and more equitable community and society for everyone. So, make sure to exercise your right to vote and let your voice be heard!!

The Social & Civic Corner

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 and we need your help!

Be a part of the community that you live and help to bring about positive change.

Do you have a great idea for a community event? Drop us an email at:

seaboardcommunity@gmail.com

AUTUMN’S EMBRACE
A Guide To Seasonal Comfort

Fall is a season of transformation, a time when nature paints the world in hues of gold, orange, and red. The crisp, cool air of the season carries the scent of fallen leaves and pumpkin spice, while the sound of rustling leaves and the distant hoot of an owl create a serene ambiance.

As the days grow shorter and the nights longer, it's the perfect time to cozy up with a good book or a warm cup of hot chocolate. Whether you're enjoying a leisurely walk on the Silver Comet Trail, visiting a pumpkin patch, or simply taking in the beauty of the changing leaves, Autumn offers countless opportunities for relaxation and appreciation.

SEABOARD TOWNSHIP HOA PRESENTS

Halloween

TRICK OR TREAT

THURSDAY OCTOBER 31 2024

SEABOARD TOWNSHIP 06:00PM - 09:00PM

SWEETS & TREATS • COSTUME PRIZES •

WANT TO JOIN THE SPOOKY FUN? IT'S REALLY EASY FOR EVERYONE! JUST DECORATE YOUR CAR WITH CARE, AND SPREAD SOME TREATS FOR KIDS TO SHARE. DON'T FORGET A SPOOKY LIGHT. TO MAKE YOUR CAR A FRIGHTFUL SIGHT!

Drivers, please slow down and be alert! Costumes can obstruct hids vision.

MORE INFO AT WWW.SEABOARDTOWNSHIP.COM

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North American, White Tail Deer

Unlikely Neighbors
the Urban Deer of Hiram, Georgia

While most people associate deer with forests and rural landscapes, these graceful creatures have made a surprising comeback in urban areas across the United States. Hiram, Georgia, is no exception. The city's expansive green spaces, coupled with the decline of natural predators, have created ideal conditions for white-tailed deer to thrive within its boundaries.

Over the past 40 years, Georgia's human population has increased dramatically, from 4.8 million people to more than 9.9 million. Simultaneously, the deer population has also experienced a significant rise, reaching an estimated peak of 1.4 million in 1998. While the current deer population is estimated at 1 million, it's important to note that local populations can vary widely across the state. White-tailed deer are remarkably adaptable animals. They have evolved to coexist with humans in a variety of habitats, including suburban neighborhoods, parks, and even golf courses. These deer have learned to navigate urban environments, finding food and shelter in unexpected places. They are often seen foraging for acorns, leaves, and shrubs, and they may even venture into backyards and gardens in search of tasty treats.

The presence of deer can have both positive and negative consequences. On the one hand, deer can add a touch of wildlife to urban landscapes and provide opportunities for the observation of nature. They can also help to disperse seeds and promote plant growth. However, deer can also cause problems. They may damage gardens, eat crops, and pose a serious risk to motorists. To coexist with deer in our community, it is important to take steps to minimize potential conflicts. This includes securing garbage and bird feeders, and being cautious when driving in areas where deer are known to cross roads. It is also important to remember that deer are wild animals and should be observed from a distance.

Despite some of the challenges they pose, white-tailed deer are an important part of our area ecosystem. Conservation efforts are underway to ensure that their populations remain healthy and sustainable. These efforts include habitat restoration, education programs, and managing populations through hunting and other methods.

As the Metro Atlanta area continues to expand, it is essential to find ways to live in harmony with wildlife. By understanding the behavior of white-tailed deer and taking steps to minimize conflicts, we can help to ensure that these fascinating animals continue to thrive in our urban environment.

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.