



The Georgetown

A monthly Georgetown Community Services Association
Publication

April, 2014

Mission Statement (reconfirmed 3/11/14)

To preserve and enhance property values and amenities by maintaining common property, collecting and disbursing assessments, promoting safety and welfare of residents, and enforcing governing documents.

Vision Statement (updated 3/11/14)

To become a world-class Homeowners Association that is characterized by wise resource management, proactive problem resolution, *superior amenities*, and top-notch member service.

Core Values (updated 3/11/14)

We are member oriented.
We are committed to excellence.
We operate with courtesy and integrity.
People are our most importance resource.
We work as a team and advocate teamwork.

President's Corner

Do you want to make a difference in our community?? If so, I encourage you to run for a position on our Board of Directors. As discussed in the next article, the annual election cycle begins in April. The time commitment is not overwhelming...just several hours a month. Board meetings are normally held on the evenings of the second Tuesday of each month. I have enjoyed my time on the Board and I think you'd also find participation to be both professionally and socially rewarding. To get started, please fill out a candidacy petition which is available from our office or the web site. Best regards, Rich.

Annual Elections Upcoming

The annual election for Board of Directors is just around the corner. Anyone interested in running for one of the five open seats can come by the office and pick up a Candidacy Petition. A copy of the petition may also be printed from our web site: www.georgetowncsa.com. Completed petitions must be returned by April 25th. Ballots will be mailed on May 6th and are due back by June 9th. Ballots will be counted and the results announced at the Association's Annual Meeting scheduled for Tuesday, June 10th at 7:00 p.m.

2014 Key Event Calendar

April 19 th	Springfest/Easter Egg Hunt
April 25 th	Election Candidate Petitions Due
May 10 th	Community Yard Sale
May 26 th	Office and Fitness Center Closed
May 26 th	Pool Season Opens
June 9 th	Election Ballots Due
June 10 th	Annual Meeting of Members
July 4 th	Office and Fitness Center Closed
Sept 1 st	Office and Fitness Center Closed
Sept 1 st	Pool Season Closes at 8 p.m.
Sept 6 th	Community Yard Sale
Sept 9 th	Parcel Budget Hearings 6:30 p.m.
Oct 4 th	CSA Budget Hearing 7:00 p.m.
Oct 31 st	Fallfest/Halloween Party
Nov 27-28 th	Office and Fitness Center Closed
Dec 13 th	Breakfast with Santa
Dec 24 th	Office and Fitness Center closes at noon
Dec 25 th	Office and Fitness Center Closed
Dec 30 th	Office and Fitness Center closes at noon
Jan 1 st	Office and Fitness Center Closed



Easter Egg Hunt April 19th

The Association will hold its annual Easter Egg Hunt on Saturday, April 19th between 9:00-11:00 a.m. at the Southside Clubhouse. Children ages 11 and under are welcome to participate. Refreshments will be served. The Easter Bunny will be there, so don't forget your camera and basket to fill with eggs.

2014-2018 Strategic Plan

At the March 11th General Meeting, the Board began formal consideration of a proposed Strategic Plan for years 2014-2018. During this session, the Board voted to retain the Mission Statement from the previous plan but modify the Vision Statement and Core Values list as shown in the first column on the left. The Board also spent some time reviewing future needs and opportunities and comparing them to the perceived strengths and weaknesses of our organization. At the next meeting, scheduled for April 8th, the Board plans to discuss and decide upon strategic options, objectives, and an action plan. Property owners and residents are encouraged to come and participate in the discussions. The meeting will begin at 7:45 p.m. on the 8th.



LED Lighting for Tennis Courts

The Board-approved \$26K electrical repair and upgrade contract includes funding to replace the metal halide lighting on the tennis courts with LED lighting (light emitting diodes). The halide lighting is expensive to operate and to repair. Given that some of the fixtures were failing and were beyond economical repair, it was a good time to switch to LED lighting. We stand to save 60-70% on monthly electrical bills for the courts, and the LED lights will last 5 times longer than the halide lights.

New Sidewalk Construction

As many of you may have noticed, construction of a new section of sidewalk has begun on King George Boulevard. The new section is being built on the east side of the street and will run from King Henry Court (across from the Clubhouse) south to the Knightsbridge entrance. The project is funded by the County and completion is expected by early April.

Fitness Center Equipment Overhaul

The Association has recently completed a mid-life overhaul of the Fitness Center equipment. This maintenance cost \$7,044.20 and is designed to extend its operation for another three years. Thank you for your patience during this project.



The Georgetowner

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CSA Website:

www.georgetowncsa.com

April Calendar of Events

Apr 1	7:30	ARB Meeting (SS)
Apr 8	7:45	BOD Meeting (SS)
Apr 15	7:30	ARB Meeting (SS)
Apr 15	6:45	Village Green Watch (NS)
Apr 19	9:00	Easter Egg Hunt

ARB Violation Summary Thru February 28, 2014

Total new violations	157	YTD	393
Total violations repaired	184	YTD	439
Hang Tags issued	16	YTD	86
Letters mailed	190	YTD	404
Issues referred to GM/atty	3/60	YTD	111

Total current violations at the end of January: 323

Largest number of single home violations: Siding Repair

Largest number of parcel violations: Trashcans not enclosed

Yard Maintenance

The weather is starting to warm up and with the approaching of spring comes renewed growth of grass and other vegetation on your property. This is a friendly reminder that the Association inspects yards every Monday. If you happen to get a letter from the Association, please open and read it promptly so you can get the information you need and avoid missing a deadline that could end up costing you money.

Yard Waste Pick-up

Please help keep the neighborhoods looking nice (and enhance property values) by keeping the leaves and pine straw picked up. Chatham County Public Works Department picks up yard waste curb-side every Monday. Clippings, leaves, and/or straw must be put in reusable containers or in paper bags (available at hardware stores). Cut up limbs and brush may be placed neatly at the curb for pick-up. The use of plastic bags is not authorized. Yard waste may not be placed curb-side earlier than 6 p.m. on Sunday evenings.

Collections Procedures

As a reminder, please note that payments are due on the first of each month and become past due after 30 days and finance charges begin to accrue. When an account becomes over 60 days past due, the remainder of that year's assessments are added to the account and are due in full at that point. Once the remainder of the year's assessments has been posted, it will not be removed in trade for partial payments. Accounts over 60 days in arrears will also receive a Lien Warning Notice and if the account is not paid in full within 10 days, a lien will be filed against the property. Subsequent collection actions include filing law suits and garnishment actions as needed. The cost of collection actions, including but not limited to reasonable attorney's fees, court fees, and admin fees will be posted to past due accounts at the appropriate point in the process.

Pet Waste Pick-up

As a reminder, Chatham County Ordinances require dog owners to have a leash on their pet when located outside the confines of their house or fenced yard. The ordinances also require owners to both carry and utilize equipment (such as plastic bags) to pick up after their pets do their "business."

Siding Cleaning

Green may be a pleasant color for many applications, but it is not appealing when it comes in the form of mildew on the siding of your home. For better or worse, we all live in this semi-tropical environment where mold and mildew spreads like wildfire—particular in the shady areas and the portions of the home that face north. If you don't own a pressure washer, or don't feel like doing it yourself, there are a number of companies in the area that will provide this service. Prices vary by the size of the home, but typically run between \$100-\$200. Everyone wants higher property values, and no one enjoys getting siding violation notices from the Architectural Review Board, so please help by keeping your siding clean. Thank you.

Monthly Payment E-mail Reminders

If you would like to receive a monthly e-mail reminding you that the monthly assessment is due, please let us know via e-mail. Our address is:

gm@georgetowncsa.com

GCSA Board Members

Richard Lindsey (President)
Mike Richardson (Vice President)
Warren Smith (Sec/Treasurer)
Robin Byers
Butch Braddy
Renee Rabbitt
Barbara Rubin
John Thompson
David Campbell

Architectural Review Board Members

Robert Smith (Chairman)
Warren Smith
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Robin Byers
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