



## The Georgetowner

A monthly Georgetown Community Services Association  
Publication

**April, 2015**

### Mission Statement

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

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

We are member oriented.

We operate with courtesy, sensitivity, and integrity.

We are committed to excellence.

People are our most important resource.

We work as a team and advocate teamwork.

### President's Corner

I would like to congratulate and welcome Ms. Dorothy Strong to the Board of Directors. Ms. Strong was appointed to the Board at the March General Meeting to fulfill the unexpired term of Mr. Ray Sili who resigned last month. Ms. Strong has a strong background in business and general contracting, and she brings a lot of experience to the Board. As a reminder, we will be conducting general elections for the Board in April and May. If you are interested in running for one of the 4 available seats, please pick up a candidate petition sheet at the Office. Completed petitions are due April 24th.

Best regards, Mike Richardson.

### Annual Elections

The annual election for Board of Directors is underway. Anyone interested in running for one of the four 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](http://www.georgetowncsa.com). Completed petitions must be returned by April 24th. Ballots will be mailed on May 5th and are due back by June 8th. Ballots will be counted and the results announced at the Association's Annual Meeting scheduled for Tuesday, June 9th at 7:00 p.m.

### ARB Position Available

Additional members are needed for the Architectural Review Board (ARB). Positions are unpaid and require one hour, twice per month. Meetings of the ARB take place on the first and third Tuesdays of each month at the Southside Clubhouse at 7:30 p.m. Anyone interested in being considered to fill this vacancy should submit a short resume/biography to the office. To be considered for appointment, candidates must also attend 3 consecutive ARB meetings. The Board of Directors have the authority to appoint ARB members, and usually do so upon full consideration of qualified candidates.



### Easter Egg Hunt April 4th

The Association will hold its annual Easter Egg Hunt on Saturday, April 4th 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.

### Lawn Notice Extension Approved

At the March 10th General Meeting, the Board approved extending the lawn notice deadline from 8:00 a.m. to noon on Mondays. Weekly inspections will continue to be held on Mondays with notice letters being mailed on Tuesdays by both regular and certified mail. Extensions are liberally granted if calls are made to the Inspector by the deadline. We appreciate the fact that the vast majority of our homeowners maintain their property without the need for notices...and that most of those who do receive notices call or get the work accomplished by the established deadline. The recently approved deadline extension should increase that percentage

### Planned Facility Improvements

The following projects are planned for the second quarter of 2015 and are fully funded through your amenities (general assessment) and/or your parcel maintenance fees:

1. Mini-split a/c system for the Fitness Center
2. A/C unit for the Southside Gate Guard Bldg
3. Front door and pool door repair/replacement at Northside Clubhouse
4. Purchase of additional pool furniture
5. Pressure washing of Audubon Park and Georgetown Place
6. Annual pine straw delivery for clubhouse, medians and parcels
7. Replacement (as needed) of playground swings and tennis court nets

### Reserve Study Update

The Association's assessments and maintenance/replacement schedules are driven in great part by what is called a "reserve study". Most states now require homeowners associations to implement these studies to properly maintain the property and to help ensure future solvency. A study is a process that inventories and assesses the condition of the Association's major assets, then looks out 30 years into the future and projects the date and cost of major repairs and replacements. The study, which is generally conducted by an engineer, also includes a mathematical model that calculates the amount of money the Association has to put into reserves each year in order to meet the projected future replacement costs. Our first study was conducted in 2006, and it was updated in 2010, 2012 and 2013. At the March General Meeting, the Board provided interim approval of the current draft update. We are happy to report that our studies are being fully implemented and that future requirements are appropriately funded.

### Trashcan Concealment

Please be reminded that Article III, Section E, Paragraph 1 of the Architectural Guidelines states, "All property in Georgetown shall be kept in good order and free of debris, including...concealing trash cans and other items for disposal except for within 24 hours of scheduled pick-up..." The American Heritage Dictionary defines "concealed" as "to keep from being seen, found, or observed." If you can see the container from the street, you are likely to receive a notice from the ARB Inspector. Most homeowners comply with the rule by keeping their can behind a privacy fence or in the garage.



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**CSA Website:**

[www.georgetowncsa.com](http://www.georgetowncsa.com)

### April Calendar of Events

Apr 4	9:00	Springfest/Easter Egg Hunt
Apr 7	7:30	ARB Meeting (SS)
Apr 14	7:45	BOD Meeting (SS)
Apr 21	7:30	ARB Meeting (SS)

### Banquet Rooms Available for Rent

As a reminder, the Association has two nice banquet rooms available for weekend rental. Rentals are available from 5:00 p.m. – 12:00 p.m. on Fridays, and from 8:00 a.m.-12:00 p.m. on Saturdays 8:00 a.m.-10:00 p.m. on Sundays. Pricing information and a copy of the contract can be obtained at the office or at our web site:

[www.georgetowncsa.com](http://www.georgetowncsa.com).

### 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](mailto:gm@georgetowncsa.com)

### 2015 Key Event Calendar

April 4th	Springfest/Easter Egg Hunt
April 24th	Election Candidate Petitions Due
May 9th	Community Yard Sale
May 11th	Southside Pools Open
May 25th	Memorial Day, Office and Fitness Center Closed
	Northside Pools Open
June 8th	Election Ballots Due
June 9th	Annual Meeting of Members
July 3rd	4th of July Holiday, Office and Fitness Center Closed
Sept 7th	Labor Day, Office and Fitness Center Closed
	Northside Pools Open on Weekends
Sept 8th	Parcel Budget Hearings
Sept 12th	Community Yard Sale
Sept 27th	All Pools Closed for Season
Oct 13th	CSA Budget Hearing 7:00 p.m.
Oct 30th	Fallfest/Halloween Party
Nov 26th-27th	Thanksgiving, Office and Fitness Center Closed
Dec 12th	Breakfast with Santa
Dec 24th	Office and Fitness Center closes at noon
Dec 25th	Christmas, Office and Fitness Center Closed
Dec 31st	Office and Fitness Center Closes at noon

Routine Events: ARB Meetings (1st & 3rd Tuesdays); Board of Directors Meetings (2nd Tuesday); Village Green Watch (3rd Tuesday, 1st month of each quarter)



### 2015 Pool Schedule

The Southside pools will open on May 11th and close on September 27th. The Northside pools will open on Memorial Day (May 25th) and close on Labor Day (September 7th). The hours for both pools will be 10:00 a.m. to 8:00 p.m. Pool rules remain the same as in previous years and a copy of the rules can be viewed at our web site: [www.georgetowncsa.com](http://www.georgetowncsa.com) under the Services tab.

### 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.” Reminder signs are being posted on our campuses and in the parcel (townhome/duplex) communities.

### Collection Procedures

Please remember 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, or 30 days past due for the second time in a calendar year, 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 (or 30 days for a second time that year) will also receive a Lien Warning Notice which says that 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.



### CSA Board Members

Mike Richardson (President)  
 Renee Rabbitt (Vice President)  
 Warren Smith (Sec/Treasurer)  
 Robin Byers  
 David Campbell  
 John Sewell  
 Marlin Clifton  
 Melissa Friel  
 Dorothy Strong

### Architectural Review Board Members

Robert Smith  
 Warren Smith  
 Renee Rabbitt  
 Robin Byers  
 Mike Richardson  
 Matthew Delano  
 Raymond Sili (Coordinator)