



## The Georgetowner

A monthly Georgetown Community Services Association  
Publication

**August, 2013**

### 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, and top-notch member service.

### Core Values

We are member oriented.

We are committed to excellence.

People are our most importance resource.

We work as a team and advocate teamwork.

### President's Corner

On July 9th, the Association held its Annual Meeting. At this event, attendees received briefings on the Annual Audit and staff achievements over the past year. We also received the results of the annual elections. Details of these topics are provided elsewhere in this newsletter. As a lead-in, I'm pleased to say that our auditor again found the Association's financials in excellent shape. To help keep our finances in good condition, I am asking your participation and support in the upcoming 2014 budget hearings. On Tuesday, September 10th, we will be holding budget hearings for each of the parcel/town home communities (Audubon Park, Hunter's Green, Lott's Landing, Georgetown Place, and Georgetown Townhomes). On Tuesday, October 8th, we will be holding the budget hearing for the CSA General Fund (amenities) and the CSA Capital Budget.

These meetings are your opportunity to hear the staff's proposals for the budgets and to make your feelings and recommendations known regarding projected assessments and spending. I strongly encourage you to mark your calendar and make plans to attend. Thank you! Richard Lindsey.

### Change in E-mail Address

Please note that the Association's new e-mail address is:  
gm@georgetowncsa.com

### Annual Meeting

After a one-month delay due to lack of a quorum, the Association held its annual meeting on July 9th. Richard Lindsey was selected by the members to chair the meeting. During the session, the members voted to ratify the actions of the Board during the past year, and the General Manager provided a report on projects and initiatives. The GM also briefed the members on the results of the annual audit conducted in May by Cooper Glenn, CPA LLC. The Election Committee, chaired by Mr. Mike Yardman, reported the results of the recent vote for the four open seats on the Board. Mrs. Robin Byers, Mr. Mike Richardson, Ms. Barbara Rubin, and Mr. Warren Smith were elected to fill those four seats. Retiring director, Kenneth Corder, was recognized for his dedicated service and achievements while serving a Board member and Vice President since 2011.

### GM's Annual Report

The Association's General Manager, Mr. Odom, briefed attendees of the Annual Meeting regarding staff accomplishments over the past 12 months and the goals for the upcoming year. Among the notable contributions for 2013 cited by Mr. Odom were: (1) drafting a 2013 budget that held assessments at the current rate while addressing increased costs in taxes, health insurance, flood insurance, and certain services; (2) repairing both road-side marquis; (3) planning and executing the lagoon dredging prototype project; (4) replacing the tennis court nets and 1/3 of the pool furniture; (5) implementing the updated collections process; and (6) making significant progress in digitizing corporate records. Mr. Odom stated goals for the next 12 months include: (1) drafting operational budgets that deal with expected increases in insurance, bad debt expense, and services contracts; (2) completing the Reserve Study Update; (3) incorporating the results of the Reserve Study into the 2014 capital budget; and (4) finishing the digitizing of corporate documents.

### Annual Audit

At the Annual Meeting, Mr. Odom briefed attendees on the results of the Annual Audit that was performed by Mr. Cooper Glenn, CPA, in May. Mr. Odom stated that Mr. Glenn's audit included careful scrutiny and validation of the Balance Sheet as well as review of internal controls and the potentials for fraud. He went on to say that the audit confirmed that GCSA financial statements accurately reflect the financial position of the organization and that the results of the operations and cash flows conformed to generally accepted accounting principles. According to Mr. Odom, the report made several recommendations, including: making significant increases in allowances for doubtful debt, improving password management, and developing work-arounds for one well-document problem with QuickBooks software. The report also indicated that the overall organization reflects excellent management.

### GCSA Board Members

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

### Architectural Review Board Members

Robert Smith  
Renee Rabbitt  
Ray Sili  
Matthew Delano  
Warren Smith  
Robin Byers  
Mike Richardson  
Mike Yardman (coordinator)

### ARB Violation Summary Thru June 30, 2013

Total new violations	444	YTD	2013
Total violations repaired	424	YTD	2316
Hang Tags issued	80	YTD	430
Letters mailed	401	YTD	2029
Issues referred to GM/atty	109	YTD	473

Total current violations at the end of June: 379



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**CSA Website:**

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

### August Calendar of Events

Aug 6	7:30	ARB Meeting (SS)
Aug 13	7:45	BOD Meeting (SS)
Aug 20	7:00	ARB Meeting (SS)

### 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)

### Limitations on Cash Payments

Beginning on April 1<sup>st</sup>, the Association will not make change when cash payments are provided from members. Members desiring to pay with cash will need to provide exact change or be willing to allow any excess to be applied to their account. This policy was adopted by the Board at the February meeting as Administrative Resolution 2013-1. This resolution has been posted to our web site: [www.georgetowncsa.com](http://www.georgetowncsa.com).

### Additional Sidewalks for King George Blvd

Chatham County Engineers have announced that a new sidewalk is going to be constructed on the east side of King George Boulevard between King Henry Court (Georgetown Townhomes) and St. Ives Drive (Knightsbridge entrance). This sidewalk is part of a multi-project package in Chatham County that is being managed by the Georgia Department of Transportation. The actual start date for this project is still tentative, but the overall DOT contract is scheduled to be completed by the spring of 2014.

### Additional Sidewalk at King's Grant Entrance

At the June 11th General Meeting, the Board voted to amend the 2013 Capital Budget to add \$4500 for the construction of 167 linear feet of sidewalk along the south side of the King's Grant entrance. While there is a marked crosswalk at the entrance to King's Grant and an adjoining section of sidewalk on the north side of the intersection heading into the neighborhood, many children walking home from school will walk in the outbound lanes for lack of a convenient sidewalk. During the week of June 3rd, a child was unfortunately hit by a car at that location. The hope is that this new section of sidewalk will at least keep the children off the roads in the area near the intersection.

### 2013 Pool Season

There are still two months of pool season remaining...don't be left high and dry! Pools at both clubhouses are open seven days a week from 10:00 a.m. to 8:00 p.m. through the end of August. In September, the pools will be open 12:00-6:00 p.m. and will close for the season on September 30th. Pool Registration Cards are available at the Southside Office and at the pool gates during pool season. Cards must be completed and turned in by an authorized adult (GCSA Homeowner or Renter) prior to being granted pool access. If your child does not have some sort of picture ID, please provide a small recent picture along with your card and we will attach it to the back. Guest policy remains at a limit of 6 guests per season, and only adults may sign in a guest. Our pools will be operated under a "swim at your own risk" policy. Since no lifeguards will be on duty, parents/adults will have to take full responsibility for conduct and safety in and around the pools. Georgia law requires that children 14 years and younger be accompanied by an adult (21 and over).

### Collections Procedures

As a reminder, the Association implemented revised collections procedures in 2012. Please note that payments are due on the first of each month. Accounts become past due after 30 days and finance charges begin to accrue. When an account remains unpaid for 60 days, 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.

### 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. – 10:00 on Fridays, and from 8:00 a.m. -10:00 p.m. on Saturdays and 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).

### 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."

### 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.