



## The Georgetowner

A monthly Georgetown Community Services Association  
Publication

August, 2014

### 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 importance resource.  
We work as a team and advocate teamwork.

### President's Corner

It is my honor to be selected as President of your Association's Board of Directors. I take this position seriously and I will do everything in my power to make this a great place to live and raise families. While the Association's governing documents and government rules dictate much of how we are to operate, I hope you will take the time to attend meetings of the Architectural Review Board and the Board of Directors and weigh in on the important issues we are addressing. I can't guarantee that we will approve every request, but I promise that your voice will be heard and that your comments will be seriously considered. Best regards, Mike Richardson, Association President.

### Results of Annual Meeting

The Annual Meeting, which was delayed from June due to lack of a quorum, was held on July 8th at the Southside Clubhouse. Mr. Warren Smith was selected by the members to chair the meeting. The General Manager, Hart Odom, briefed the members on the results of the recent Annual Audit conducted by Holland, Henry & Brompley LLP. The audit confirmed that Georgetown CSA's financial statements fairly represent the financial position of the organization. The audit also found that the internal controls were sound and that the Association was depositing funds into reserves as recommended by the current Reserve Study.

After the Audit Brief, Mr. Odom provided a list of milestones and accomplishments for the Association over the past year. Once the election votes were tabulated, the Election Committee reported that the five new Board members are: David Campbell, Marlin Clifton, Melissa Friel, Renee Rabbitt, and John Sewell. These members will serve two-year terms. We congratulate these volunteers and ask that you support them and the other Board members by attending the General Meetings held on the second Tuesday of each month at 7:45 p.m. at the Southside Clubhouse.

### New Board Officers Selected

During an executive session held during the General Meeting on July 8th, the Board of Directors selected Michael Richardson as President, Renee Rabbitt as Vice President, and Warren Smith as Secretary/Treasurer. Selections for these positions are held annually at the first General Meeting subsequent to the annual meeting. All three of the new officers are members of both the ARB and the Board of Directors. Additionally, Mr. Richardson was the former Vice President of the Association, and Warren Smith continues as Secretary/Treasurer.

### 2014 Key Event Calendar

Sept 1 <sup>st</sup>	Office and Fitness Center Closed
Sept 1 <sup>st</sup>	Pool Season Closes at 8 p.m.
Sept 6 <sup>th</sup>	Community Yard Sale
Sept 9 <sup>th</sup>	Parcel Budget Hearings 6:30 p.m.
Oct 4 <sup>th</sup>	CSA Budget Hearing 7:00 p.m.
Oct 31 <sup>st</sup>	Fallfest/Halloween Party
Nov 27-28 <sup>th</sup>	Office and Fitness Center Closed
Dec 13 <sup>th</sup>	Breakfast with Santa
Dec 30 <sup>th</sup>	Office and Fitness Center closes at noon
Dec 31 <sup>st</sup>	Office and Fitness Center Closed

### Changes to Collections Procedures

As a reminder, the Board of Directors voted on May 13th to amend the collections procedures for past-due accounts set for in Administrative Resolution 2012-3. The revised procedures are defined in Administrative Resolution 2014-2 which is available for viewing and printing from the Association's web site: [www.georgetowncsa.com](http://www.georgetowncsa.com). The revision, which went into effect July 1st, adds a new criteria (shown below in bold italics) to paragraph 6 of the Resolution regarding when the remainder of the year's assessment will be charged to a member's account.

"When an account becomes over 60 days past due, ***or when an account becomes past due for the second time during a calendar year***, the remainder of that year's assessments are added to the account and are due in full at that point."

The remainder of the collection procedures are unchanged. As a reminder, payments are due on the first of each month and become past due after 30 days.

### Water Testing Results

City of Savannah Water Supply and Treatment Department recently sent out reports of testing done in 2013 showing that levels of Chlorine, Fluoride, Copper, Lead, and Trihalomethanes are within safe/standard ranges.

### 2014 Pool Season

The pools are now open 10:00 a.m. to 8:00 p.m. daily through Labor Day, September 1st. Pool Registration Cards are available 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).



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**CSA Website:**

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

### August Calendar of Events

Aug 5 7:30 ARB Meeting (SS)  
Aug 12 7:45 BOD Meeting (SS)  
Aug 19 7:30 ARB Meeting (SS)

### ARB Violation Summary Through June 30, 2014

Total new violations	292	YTD	1888
Total violations repaired	262	YTD	2015
Hang Tags issued	33	YTD	291
Letters mailed	253	YTD	1586
Issues referred to GM/atty	3/54	YTD	399

Total current violations at the end of June: 303

Largest number of single home violations: Siding Repair  
Largest number of parcel violations: Trashcans not enclosed

### Village Green Lighting

Chatham County Engineering Office called on June 26th to advise that Georgia Power had finished their assessment of the street lighting in Village Green. According to Georgia Power, the current lighting in Village Green meets County specification. The darker than normal conditions are due to tree canopies blocking the lights. According to Engineering Department, Georgia Power will begin upgrading current lighting to LED versions at the beginning of 2015. This will not, by itself, remedy the perceived lack of lighting because the lumens put out by the LEDs will be roughly the same as the existing fixtures.

### Heron's Crest Entrance Light

On June 27th, Georgia Power called to say that their "smart meter" supporting the Heron's Crest entrance light was showing a malfunction. The Association hired an electrician to check it and he determined that there was a short in the line running underneath the road. The estimated cost of repair was \$2,353. At the July General Meeting, the Board approved installing a solar- powered lighting system as a prototype. The cost is approximately \$330. If it proves to be an adequate and reliable replacement, the solar lighting will be considered for other entrances.

### 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 a.m. on Fridays, and from 8:00 a.m. -12:00 a.m. on Saturdays and 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).

### 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."

### 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)

### GCSA Board Members

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

### Architectural Review Board Members

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

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Paid Advertisement

### Newman Brothers Lawn Care

Commercial and Residential Lawncare

P.O. Box 22847  
Savannah, Ga. 31403

Glenn and Adam  
Brothers/Owners

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