



The Georgetowner

A monthly Georgetown Community Services Association
Publication

August, 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

From my perspective, things are going very well for our organization, both financially and operationally. With that said, there are a couple of issues that I need everyone's assistance with that will improve our neighborhoods. First, we ask that trashcans only be put out to the curb the night before scheduled pick-up, then returned to a concealed location immediately after pick-up. On a related note, please do not take bulk items to the curb for County pick-up prior to

the first Thursday evening of the month. Bulk pick-up is scheduled for the first Friday of the month; however, if Friday is a federal holiday, the pick-up will be rescheduled. You can call **912-652-6840** to find out when that will be. Please do not put the bulk items at the curb until the evening before the scheduled pick-up. Lastly, if you receive a lawn maintenance notice from the ARB Inspector and you know that you won't be able to take care of the cited issues before the due date, please call Mr. Sili at the number shown on the notice and request an extension. Thank you. Best regards, Mike Richardson



Annual Meeting

On July 7th, the Association held its Annual Meeting of Members at the Southside Clubhouse. This meeting was held over from June due to the lack of a quorum. A quorum is a specified number (or percentage) of the member who have to be present or have submitted a proxy in order to hold an official meeting. Per the by-laws, the quorum requirement was reduced by 50% on the second attempt. During this meeting, the election committee counted the votes and we are happy to announce that the following candidates were elected: Mr. Warren Smith, Mr. Mike Richardson, Mrs. Dorothy Strong, and Mr. Geoff Riehl. Also at the meeting, attendees were provided the results of the recent audit as well as an annual review of accomplishments by the General Manager. The members approved the actions of the Board and staff for the prior year and the Board President provided a certificate of service to outgoing Board member Robin Byers.

Board Officers & Committees

At the General Meeting held on July 14th, the Board selected Mr. Michael Richardson as President, Mrs. Renee Rabbitt as Vice President, and Mr. Warren Smith as Secretary-Treasurer. Also at this meeting, the Board reappointed Mr. Richardson, Mrs. Rabbitt and Mr. Smith to the Architectural Review Board. Additionally, the Board reappointed Mr. Ray Sili and Ms. Annette Robles to the Election Committee, and Mrs. Rabbitt as ARB Liaison to the Board of Directors.

Additional ARB Members Needed

Want to make a difference in our community?? Please consider joining the Georgetown CSA Architectural Review Board (ARB). The time commitment is approximately 2 hours a month. Meetings are held on the first and third Tuesdays of each month at the Southside Clubhouse. ARB members have a direct impact on the look of our neighborhoods and the value of our properties. If you are interested in joining, please contact Mr. Odom at 925-2861 or Mr. Sili at 912-306-5345.

Proposed Policy Resolution 2015-1 Rules for Using Amenities & Common Areas

At the June 9th General Meeting, the Board of Directors voted final approval of Policy Resolution 2015-1. The main purpose of the resolution is to consolidate existing Board-approved rules for use of amenities and common areas. The rules are listed in seven sections and cover use of the: clubhouses, pools, playgrounds, fitness center, courts, lagoons, and parcel common areas. A copy of the resolution is posted to the Association's web site: www.georgetowncsa.com.



Approvals for Exterior Changes

One of the benefits of living in a covenant community is the establishment and enforcement of building and landscaping standards. These standards are set forth in one or more of the Association's governing documents such as the Covenants or the Architectural Review Board (ARB) Guidelines. The idea behind the standards is to enhance property values by maintaining some sense of visual harmony in the neighborhoods. To enforce the standards, the governing documents require our homeowners to receive prior approval from the ARB before making changes to the exterior of the property. Some examples of changes requiring an ARB application include: (1) color changes in roofs, siding, shutters, trim, doors; (2) any new construction, to include buildings, driveways, walkways, fencing, etc; and (3) any major changes in landscaping. Application forms are available at the web site (www.georgetowncsa.com) or on the vestibule table in the office. The ARB meets on the first and third Tuesdays of each month at 7:30 p.m. To get on the agenda, applications need to be submitted the office no later than the Thursday prior to the desired meeting.



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CSA Website:

www.georgetowncsa.com

Phone: (912) 925-2861

August Calendar of Events

- Aug 4th 7:30 ARB Meeting (SS)
- Aug 11th 7:45 BOD Meeting (SS)
- Aug 18th 7:30 ARB Meeting (SS)
- Aug 18th 6:00 Village Green Watch Meeting (NS)

Remainder of Year

- 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 FC 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)

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.



Fall Yard Sale

The Association will be sponsoring the fall yard sale at the Southside Clubhouse on Saturday, September 12th. Participation is free to all Association residents, but you must pre-register in the Office no later than Thursday, September 10th. The number of slots is limited and will be filled on a first-come basis.



2015 Pool Schedule

Both pool complexes are now open daily from 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 under the Services tab. Registration by the head of household is required and can be handled at the pool gate. Please bring a picture ID and a document that proves you live at that property. Amenities (assessments) need to be current in order to be eligible. The Northside pools will begin opening weekends only after Labor Day, and all pools will close for the season at 8:00 p.m. on Sunday, September 27th.

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



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.



CSA Board Members

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

Architectural Review Board Members

Renee Rabbitt
 Mike Richardson
 Warren Smith
 Raymond Sili (Coordinator)