

The Georgetowner

A monthly Georgetown Community Services Association
Publication

December, 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

We just finished developing and approving the various operational and capital budgets for 2014. It was a challenging and time-consuming process. The Board and the staff left no stone unturned in attempts to avoid increasing the assessments. After considering several CSA operational budgets, the Board voted to approve a version that keeps amenities at \$38.92. To achieve that outcome, cuts had to be made in many expense lines to help offset large increases in bad debt expense (foreclosures), health insurance, and electricity. The most noticeable to most members will be the shortened pool season (Memorial Day-Labor Day) and the elimination of Summerfest.

Employees will also be shouldering a significantly higher percentage of the rising health insurance costs. Even with all the cuts and efficiencies, our resulting margin is razor thin. We are happy to be able to have kept the general assessment (amenities) stable for six straight years, but please understand that a rate increase will be a likely prospect for 2015.

Best regards, Rich Lindsey



2014 Capital Budget

At the November 12th General Meeting, the Board voted to approve a CSA Capital Budget of \$84,915 and an additional \$21,698 for the parcel communities. The items in the budgets are driven by current Reserve Study and are fully funded. The CSA budget is made up of \$26,125 in various electrical repairs and upgrades; \$35,435 in repairs to recreational areas and equipment, including resurfacing the tennis courts; \$3,355 in tools and equipment; and \$20,000 in tree work and lagoon maintenance. The parcel budget covers entrance sign maintenance and major tree work for the various townhome communities. Hunter's Green will also be receiving some sidewalk repairs and a new park bench.

2014 CSA Operational Budget

At the same November 12th meeting, the Board considered several budget options but ultimately voted to approve the 2014 operational (amenities) budget shown below. This budget was balanced by implementing cuts and efficiencies in most spending categories. Although the Board voted to raise the general assessment by 5%, they also voted to defer implementation; thus, the annual assessment will remain at \$467.04 payable in monthly increments of \$38.92 on the first day of each month. This marks the sixth straight year that the amenities have remained level.

Budgeted Total Income:	\$983,240.44
Budgeted Total Expenses:	\$845,654.72
Budgeted Net Income:	\$137,585.72
Reserve Study Allotment:	\$137,460.00
Residual Net Income:	\$ 125.72

2014 Parcel Maintenance Budgets

. At the November 12th General Meeting, the Board voted to approve the maintenance budgets for the five town home / duplex communities. Budget highlights are as follows:

Audubon Park: Assessment increased by 5% to \$159.41/month. Budget includes one pine straw application and 1 pressure washing. Significant tree work and entrance sign repair will be covered by the 2014 Capital Budget.

Hunter's Green: Board voted to increase the assessment by 5%, but defer implementation. Owners will continue to pay the same rate as in 2013 (\$86.76/month.) Budget includes 1 pine straw application. Tree work, sidewalk repairs, and new park bench will be covered by the 2014 Capital Budget.

Lott's Landing: Board voted to increase the assessment by 5% to \$77.74/month. Budget includes 1 pine straw application. Parking lot and entrance sign repairs, and tree work will be covered by 2014 Capital Budget.

Georgetown Place: Board voted to increase the assessment by 5%, but defer implementation. Owners will continue to pay the same rate as in 2013 (\$109.39 + \$16.74 reserves). Budget includes 2 pine straw applications and 2 pressure washings. Tree work will be covered by the 2014 Capital Budget.

Georgetown Townhomes: Board voted to approve a 5% increase to \$136.68/month. Budget includes 1 pine straw application. Entrance sign repairs and significant tree work will be covered in 2014 by the Capital Budget.

Admin and Court Fees for 2014

Also at the November General Meeting, the Board voted to approve the fee structure shown below. With the exception of facility rentals, the fees listed below apply to cases where the Association is pursuing enforcement of covenants, including funds owed.

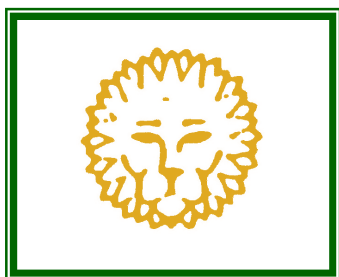
GCSA Admin Fees

\$20 Lawn Maintenance
\$30 Lien Fee
\$3.56 Certified Mail Fee
\$35 Fee for receipt of NSF Checks
\$30 Filing Suits
\$10 FIFA Fee
\$25 Interrogatories
\$10 Garnishments

Court Fees (subject to change during year)

\$5 Lien Filing Fee (\$7 to remove)
\$99 Suit Fee
\$9 FIFA Fee (\$7 to remove)
\$105 Garnishment Fee
\$35 Interrogatory Fee
(\$10 filing + \$25 Serving Fee)

Facility rental rates and rules continue unchanged from 2013.



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CSA Website:

www.georgetowncsa.com

December Calendar of Events

Dec 3	7:30	ARB Meeting (SS)
Dec 10	7:45	BOD Meeting (SS)
Dec 14	9-11	Breakfast with Santa (SS)
Dec 17	7:30	ARB Meeting (SS)
Dec 24		Office closes at noon
Dec 25		Office closed
Dec 31		Office closes at noon

ARB Violation Summary Thru October 31, 2013

Total new violations	266	YTD	3216
Total violations repaired	295	YTD	3566
Hang Tags issued	40	YTD	647
Letters mailed	280	YTD	3188
Issues referred to GM/atty	78	YTD	670

Total current violations at the end of October: 343

Collections Procedures

As a reminder, the Association has recently implemented revised collections procedures. 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."

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.

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



Breakfast with Santa

Ho, Ho, Ho... Breakfast with Santa is right around the corner. Santa will be joining us on Saturday morning, December 14th at 9:00 a.m. for a pancake and sausage breakfast. You'll need to pre-register for this event since our guest brings a small gift for each child, and Santa will be very sad if he didn't have something for every child. A reservation form is available on our web site (georgetowncsa.com) and can also be picked up at our office on Monday through Friday between 8:00 a.m. and 5 p.m. Please mail it to us or put it in the drop box by our front door so we get it no later than noon on December 6th.

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