



The Georgetowner

A monthly Georgetown Community Services Association
Publication

December, 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 important resource.
We work as a team and advocate teamwork.

President's Corner

I am happy to report that, after a significant amount of effort and hard choices, the Board has approved operational and capital budgets for 2015. Amenities will remain at \$38.92/month for the seventh straight year. Maintenance assessment for each of the townhome/duplex communities will also remain at the current level through 2015. We did manage to extend pool season into September as requested by some members in the recent homeowner survey. Even with all the cuts and efficiencies we implemented, our resulting margins are razor thin. We are very pleased to keep the assessments stable for another year, but please understand that a rate increase for the general assessment (amenities) will be a likely prospect for 2016. Best regards, Mike Richardson

Breakfast with Santa

Ho, Ho, Ho...Breakfast with Santa is right around the corner. Santa will be joining us on Saturday morning, December 13th 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 (www.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

2015 Capital Budget

At the November 11th General Meeting, the Board voted to approve a 2015 CSA Capital Budget of \$88,346. This budget includes \$17,500 to replace the work truck; \$15,950 in repairs to buildings; \$2,289 in furnishings; \$26,300 in land improvements (lagoon repairs and solar lighting for 4 entrances); and \$26,311 in machinery and equipment. The Board also approved \$57,075 in capital expenditures for the five parcel communities. These budgets were driven by the most recent Reserve Study and had been amended to reflect any changing conditions since the Study was completed in 2013.

2015 CSA Operational Budget

At the same November 11th meeting, the Board voted to approve the 2015 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 seventh straight year that the amenities have remained level.

Budgeted Income:	\$985,855.44
Budgeted Exp:	\$842,989.12
Budgeted Net Inc:	\$142,866.32
Reserve Allot:	\$142,821.00
Residual Net Inc:	\$ 45.32

The budget reflects a \$5361 in the reserve allotment as well as increases in expenses relating to bad debt, employee health insurance, pool operations, and staff payroll. Offsets were achieved in liability insurance, depreciation expense, and early purchases of supplies. The budget allows for pool season to be extended into September as requested by some residents in the recent homeowner survey.

2015 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: Board voted to increase the assessment by 5%, but defer implementation. The monthly assessment remains at \$159.41. Budget includes one pine straw application and 1 pressure washing. No major projects are scheduled for 2015.

Hunter's Green: Board voted to increase the assessment by 5%, but defer implementation. Owners will continue to pay the same rate as in 2014 (\$86.76/month.) Budget includes 1 pine straw application. Capital budget projects include: tree work (\$500); mailbox replacement (\$1,710); and sign repair (\$600) for a total of \$2,810.

Lott's Landing: Board voted to increase the assessment by 5%, but defer implementation. Owners will continue to pay \$77.74/month. Budget includes 1 pine straw application. Approved capital expenditures include: tree work (\$500.00) and security cameras (\$650) that would be used to protect the Lott's Landing entrance from illegal dumping which has been a chronic problem.

Georgetown Place: Board voted to increase the assessment by 5%, but defer implementation. Owners will continue to pay the same rate as in 2014 (\$109.39 + \$16.74 reserves). Budget includes 2 pine straw applications and 2 pressure washings. Approved capital expenditures include: (1) tree work (\$600); (2) entrance sign repair (\$ 900.00); (3) irrigation piping repair (\$ 3,000.00); and (4) irrigation timer replacement (\$ 500.00).

Georgetown Townhomes: Board voted to increase the assessment by 5%, but defer implementation. Owners will continue to pay \$136.68/month. Budget includes 1 pine straw application. Approved capital expenses include: (1) mailboxes (\$ 4,465.00); (2) new curbing (\$ 31,000.00); (3) sidewalk overlay (\$ 12,600.00); and (4) tree work (\$700.00).





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CSA Website:

www.georgetowncsa.com

2014 Key Event Calendar

Dec 2	7:30	ARB Meeting (SS)
Dec 9	7:45	BOD Meeting (SS)
Dec 13	9-11 a.m.	Breakfast with Santa
Dec 16	7:30	ARB Meeting (SS)
Dec 24		Office and Fitness Center closes at noon
Dec 25		Office and Fitness Center Closed
Dec 31		Office and Fitness Center closes at noon

ARB Violation Summary Through October 31, 2014

Total new violations	248	YTD	3187
Total violations repaired	316	YTD	3378
Hang Tags issued	52	YTD	447
Letters mailed	252	YTD	2876
Issues referred to GM/atty	61	YTD	730

Total current violations at the end of September: 282

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

Admin and Court Fees for 2015

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
 \$3.78 Certified Mail Fee
 \$35 Fee for NSF Checks
 \$30 Filing Suits
 \$10 FIFA Fee
 \$25 Interrogatories
 \$10 Garnishments
 \$5 Default Hearing Filing
 \$15 Court Hearing Fee
 \$5 Show Cause Filing Fee

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)
 \$50 Suit service

Facility rental rates and rules continue unchanged from 2014.

Wexford Lagoon Project

The 2013 Reserve Study projected dredging work this year to uncover and clean-out the inlets and outlets to the two lagoons located at the end of Mallory's Way. These inlets and outlets are currently buried in silt which needs to be removed so that the storm-water drainage system will work at its designed capacity. Weather and engineering issues have made it necessary to reschedule the project for early in 2015. The current budget is \$10,000.

Decisions on Solar Power

At the November 11th General Meeting, the Board of Directors considered a proposal to install solar power at the Southside Clubhouse. The project would cost over \$31,000 to implement and would save about \$48,000 over the 25-year lifespan of the equipment. Unfortunately, the savings accrue slowly and the project would not break-even until year 13. As a result, the Board voted to reject the current proposal, but agreed to revisit the options in the future.

Banquet Rooms Available for Rent

As a reminder, the Association has two nice banquet rooms available for weekend rental. Rentals are available from 6:00 p.m. – 12:00 a.m. on Fridays, from 8:00 a.m. -12:00 a.m. on Saturdays and from 12:00 p.m. - 10:00 p.m. Sundays. Pricing information and a copy of the contract can be obtained at the office or at our web site: www.georgetowncsa.com.

Collection Process

As a reminder, the Board of Directors voted on May 13, 2014 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. 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.



CSA 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

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