

The Georgetowner

A monthly Georgetown Community Services Association
Publication

February, 2014

CSA Website:

www.georgetowncsa.com

February Calendar of Events

| | | |
|--------|------|------------------|
| Feb 4 | 7:30 | ARB Meeting (SS) |
| Feb 11 | 7:45 | BOD Meeting (SS) |
| Feb 21 | 7:30 | ARB Meeting (SS) |

ARB Violation Summary Thru December 31, 2013

| | | | |
|----------------------------|-----|-----|------|
| Total new violations | 231 | YTD | 3779 |
| Total violations repaired | 273 | YTD | 4149 |
| Hang Tags issued | 28 | YTD | 724 |
| Letters mailed | 263 | YTD | 3802 |
| Issues referred to GM/atty | 83 | YTD | 867 |

Total current violations at the end of December: 388

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

Banquet Rooms Available for Rent

As a reminder, the Association has two nice banquet rooms available for weekend rental. Rentals are available:

| | |
|-----------|------------------------|
| Fridays | 5:00 p.m. – 12:00 a.m. |
| Saturdays | 8:00 a.m. – 12:00 a.m. |
| Sundays | 8:00 a.m. – 10:00 p.m. |

Pricing information and a copy of the contract can be obtained at the office or at our website:

www.georgetowncsa.com

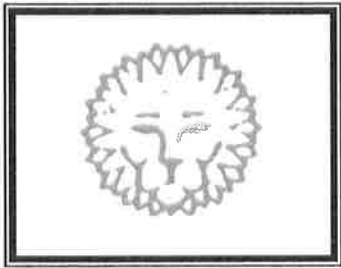


GCSA Board Members

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)



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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

I would like to congratulate Mrs. Liane Mabrey and the residents of The Abbey for their recent charitable work on behalf of the typhoon victims in the Philippines. Back in November, Mrs. Mabrey helped coordinate and execute a very successful charity yard sale that ended up raising \$509.16. The money was donated in full to the American Red Cross. This is a great example of compassion and community spirit that makes us all proud. Thank you, and keep up the good work! Best regards, Rich Lindsey

2014 Key Event Calendar

| | |
|-------------------------|--|
| April 19 th | Springfest/Easter Egg Hunt |
| April 25 th | Election Candidate Petitions Due |
| May 10 th | Community Yard Sale |
| May 26 th | Office and Fitness Center Closed |
| May 26 th | Pool Season Opens |
| June 9 th | Election Ballots Due |
| June 10 th | Annual Meeting of Members |
| July 4 th | Office and Fitness Center Closed |
| Sept 1 st | Office and Fitness Center Closed |
| Sept 1 st | Pool Season Closes at 8 p.m. |
| Sept 6 th | Community Yard Sale |
| Sept 9 th | Parcel Budget Hearings 6:30 p.m. |
| Oct 4 th | CSA Budget Hearing 7:00 p.m. |
| Oct 31 st | Fallfest/Halloween Party |
| Nov 27-28 th | Office and Fitness Center Closed |
| Dec 13 th | Breakfast with Santa |
| Dec 24 th | Office and Fitness Center closes at noon |
| Dec 25 th | Office and Fitness Center Closed |
| Dec 30 th | Office and Fitness Center closes at noon |
| Jan 1 st | Office and Fitness Center Closed |



Electric Repair Contract Awarded

At the January General Meeting, the Board of Directors voted to award a \$26K electrical repair contract to Coastal Constructive Innovations (CCI). Under this contract, CCI will replace the power panels, breakers, and switch boxes in the Southside Clubhouse and the Bath House. CCI will also install additional circuits for the kitchen and fitness center, as well as provide repairs to lighting supporting the main entrance sign and the Wexford entrance. A large portion of the contract amount will cover the replacement of the lighting at the tennis courts. We will be replacing the 1000W metal halide lights with much more efficient LED lights. The new lights will use a small fraction of the electricity, last 5 times longer, and will require significantly less maintenance. All contract work is scheduled to be completed by the end of February.

Fitness Center Equipment Overhaul

During the month of January, all of the equipment in the Fitness Center will be undergoing significant mid-life maintenance in efforts to extend its operation for another three years. \$6,000 of the 2014 Capital Budget has been earmarked for this effort. Work is being accomplished by Southeastern Fitness Equipment Repair out of Jacksonville, FL.



“Timberrrrr!!!!...”

Don't worry—we aren't chopping down all the trees. We are, however, in the process of trimming all the trees in our clubhouse and parcel common areas. A few trees that are either dead, diseased, or posing a threat to people or property are also being removed or replaced as a part of a contract awarded last month to Grassroots Landscape Management. Please excuse any inconvenience or noise relating to this effort.

Siding Cleaning

Green may be a pleasant color for many applications, but it is not appealing when it comes in the form of mildew on the siding of your home. For better or worse, we all live in this semi-tropical environment where mold and mildew spreads like wildfire—particular in the shady areas and the portions of the home that face north. If you don't own a pressure washer, or don't feel like doing it yourself, there are a number of companies in the area that will provide this service. Prices vary by the size of the home, but typically runs between \$100-\$200. Everyone wants higher property values, and no one enjoys getting siding violation notices from the Architectural Review Board, so please help by keeping your siding clean. Thank you.