



## The Georgetowner

A monthly Georgetown Community Services Association  
Publication

**February, 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

Now that winter is here, heaters will be running and I encourage everyone to check their smoke detector batteries and to make sure their fire extinguishers are serviced. Meanwhile, the Board is huddling together to work on the long range strategic plan for the Association. We would appreciate hearing your ideas regarding any new or improved amenities or changes in how we operate. I hope everyone has a prosperous and healthy new year. Best Regards, Mike Richardson

### Retirement of ARB Inspector

Since 1999, Mr. Mike Yardman of Professional Management Inspections has been contracted to provide inspections and covenant enforcement services to the Association. Mike is an Association homeowner and began his service as a member of the Architectural Review Board. As a member of the ARB, and later as a contractor supporting the ARB, Mike has provided dedicated and outstanding service to the Association. We wish him all the best as he moves into the next phase of life.



### Fitness Center Improvements

At the November 11th General Meeting, the Board voted to approve a 2015 CSA Capital Budget that included, among other things, funding for an additional treadmill and for a mini-split (type) heating and a/c unit to support the Fitness Center. The extra treadmill will be helpful to those who are trying to keep their New Year's resolution regarding fitness (☺). It is expected to be installed by the first week in February. The mini-split unit is schedule to be installed in April—in time for the warmer weather that is on the way.

### Reserve Study Update

The Association's assessments and maintenance-replacement schedules are driven in great part by what is called a "reserve study". Most states now require homeowners associations to implement these studies to properly maintain the property and to help ensure future solvency. A study is a process that inventories and assesses the condition of the Association's major assets, then looks out 30 years into the future and projects the date and cost of major repairs and replacements. The study, which is generally conducted by an engineer, also includes a mathematical model that calculates the amount of money the Association has to put into reserves each year in order to meet the projected future replacement costs. Our first study was conducted in 2006, and it was updated in 2010, 2012 and 2013. Our next update is scheduled for February of this year. We are happy to report that our studies are fully implemented and that all future requirements are appropriately funded.

### Auction for Old Tennis Lights

About 6 months ago, the Association replaced the old lighting fixtures on the tennis courts with new low-energy LED lights. While at least one of the old units was beyond economical repair, the 15 remaining 1000-watt fixtures were working when they were removed. Any resident interested in the fixtures for either re-use or scrap should submit a written bid to the office, attention: General Manager, no later than noon on Wednesday, January 28th. Bids inputs should indicate: bidders name, address, bid amount, and a sentence certifying that he/she is at least 18 years old. Highest bidder will be awarded the units. Payment (cash, check or money order) and pick-up must be completed by noon on Friday, January 30th. Failure to complete the transaction on time will result in the award going to the next highest bidder. There is no warranty, explicit or implied, regarding these lights. Winning bidder is responsible for loading and hauling off the fixtures. The fixtures can be inspected between the hours of 8:00 a.m. and 4:30 p.m. Monday-Friday. All proceeds will be deposited into Georgetown CSA reserves for future repairs and replacements.

### Wexford Lagoon Project

The GCSA Reserve Study projected dredging work in year 2014 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 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 this year.

### 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.



## The Georgetowner

A monthly Georgetown Community Services Association  
Publication

**February 2015**

**CSA Website:**

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

### February Calendar of Events

Feb 3	7:30	ARB Meeting (SS)
Feb 10	7:45	BOD Meeting (SS)
Feb 17	7:30	ARB Meeting (SS)

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

### 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)

### 2015 Key Event Calendar

April 4th	Springfest/Easter Egg Hunt
April 24th	Election Candidate Petitions Due
May 9th	Community Yard Sale
May 11th	Southside Pools Open
May 25th	Memorial Day, Office and Fitness Center Closed
	Northside Pools Open
June 8th	Election Ballots Due
June 9th	Annual Meeting of Members
July 3rd	4th of July Holiday, Office and Fitness Center Closed
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 Fitness Center 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)

### 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.

### 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.

### Collection Process

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.



### 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

### Architectural Review Board Members

Robert Smith  
 Warren Smith  
 Renee Rabbitt  
 Robin Byers  
 Ray Sili  
 Mike Richardson  
 Matthew Delano