

## The Georgetown

A monthly Georgetown Community Services Association  
Publication  
April 2012

### 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

In April, the Association will be looking for candidates for election to the Board of Directors. This year, there will be five seats available and I encourage you to consider running for one of these important positions. Candidate petition sheets are available in the office from 8:00 a.m. to 5:00 p.m. or can be downloaded from our web site: [georgetowncsa.com](http://georgetowncsa.com) (under "Latest News"). Petitions need to be completed and returned to the office by April 27<sup>th</sup>. To run for a seat on the Board, you must be current on you assessments and not have any outstanding ARB violations. The time commitment for a Board member is not significant and the work is very important. Please get involved and help us in our continuing efforts to make this the best community in the State to live. Thanks! Rich Lindsey

### Annual Easter Egg Hunt

Please join us at 9:00 a.m. on Saturday, April 7<sup>th</sup> at the Southside Clubhouse. Children 11 years old and younger are invited to participate in the egg hunting. The Easter Bunny will be here, so don't forget your camera and basket for gathering eggs. Refreshments will be provided. We hope to see you there!

### Elections and Annual Meeting

The GCSA Annual Meeting will be held on June 12<sup>th</sup>. If you wish to run for a seat on the Board, please obtain a Candidacy Packet at the Southside Clubhouse or at our web site and turn in the required documents (petition and biography) by April 27<sup>th</sup>. Ballots and Proxy forms for the Meeting will be mailed out on May 7<sup>th</sup> and are due back by June 11<sup>th</sup>. The five candidates receiving the most votes will be seated at the Annual Meeting on Tuesday, June 12, 2011. Candidates should plan to be present for that meeting.



### ARB Needs Members

Looking for ways to help enhance property values and support the community?? Here's your chance!! The Architectural Review Board (ARB) is looking for a few residents that are interested in becoming members of the Board. No experience is required and the time commitment is minimal. "What does the ARB do?" you ask. The ARB is a volunteer group appointed by the Board of Directors that is responsible for reviewing requests for construction or other property modifications that affect the grounds and exterior of the home. Additionally, the ARB, through its contracted agent, routinely inspects properties to ensure that the requirements of the Covenants and the ARB Guidelines are adhered to. The ARB meets at the Southside Clubhouse on the first and third Tuesdays of each month at 7:30 p.m. Meetings usually last less than an hour. If you are interested in joining the Board, please contact Mr. Odom at 925-2861 or Mr. Yardman at 961-1544.

### CSA Board Members

Richard Lindsey (President)  
Kenneth Corder (VP)  
Warren Smith (Sec/Treasurer)  
Robin Byers  
Robert Smith  
Butch Braddy  
Renee Rabbitt  
Barbara Rubin  
John Thompson



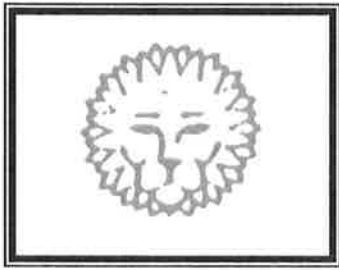
### Architectural Review Board Members

Robert Smith  
Warren Smith  
Renee Rabbitt  
Robin Byers  
Michael Carman  
Mike Yardman (coordinator)

Note: If you are interested in joining the Architectural Review Board, please contact the office at 912-925-2861.

### ARB Violation Summary For March

|                                      |     |     |     |
|--------------------------------------|-----|-----|-----|
| Total new violations                 | 254 | YTD | 478 |
| Total violations repaired            | 255 | YTD | 509 |
| Hang Tags issued                     | 57  | YTD | 121 |
| Letters mailed                       | 222 | YTD | 432 |
| Issues referred to GM<br>or attorney | 64  | YTD | 124 |



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CSA Website:

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

### April Calendar of Events

|        |      |                          |
|--------|------|--------------------------|
| Apr 3  | 7:30 | ARB Meeting (SS)         |
| Apr 6  | 9:30 | Neighborhood Social (SS) |
| Apr 10 | 7:45 | BOD Meeting (SS)         |
| Apr 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. – 10:00 on Fridays, and from 8:00 a.m. -10:00 p.m. on Saturdays and 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).

### Payment of Assessments

Even though the Association mails out statements on a quarterly basis, members are still responsible for at least making the standard monthly incremental assessment payments due in advance on the first of each month. Accounts more than 60 days in arrears will have the rest of the year's assessments added at that point. Once the rest of the year's assessment has been applied, partial payments will not cause it to be removed. Please ensure that payments cite the address of the property you are paying for. Thank you.

### Lagoon Maintenance

In March, Coastal Constructive Innovations, LLC and their subcontracted surveyors and engineers began the initial phases of maintenance on the lagoon between West White Hawthorne Drive, Avocet Way, and Red Fox Drive. This project will serve as a prototype for future lagoon dredging operations and is broken into three parts: (1) initial surveying to map the area and determine depths and contours of the lagoon; (2) production of an operational manual and other plans to assist with permit processing, contract solicitation, and contractor oversight; and (3) final surveying to determine the results of dredging. The initial surveying is underway and should be completed in April. Engineering plans and bidding for the actual dredging will occur in May and June. Actual dredging will occur later this year once appropriate permits have been obtained. For more information on this project, please see the February 2012 newsletter on our web site, or call the General Manager at (912) 925-2861.

### Neighborhood Network Socials

The next Neighborhood Network Social will be held at the Southside Clubhouse on Friday, April 6<sup>th</sup> at 9:30 a.m. This social will last an hour and refreshments will be provided. This is a great opportunity to meet your neighbors and strengthen the bonds and security within our neighborhoods. Please come and share your ideas regarding the types of activities you would like the Association to support. Activities mentioned so far include: a walking group, a garden club, Zumba class, and gatherings to play canasta and bridge. The Coordinator for these socials is Mrs. Julie Hansil who can be contacted by calling (912) 224-0201 or by e-mail at [juliehansil@gmail.com](mailto:juliehansil@gmail.com).

### Parent/Child Playdate Cancelled

The monthly Parent/Children Playdate normally scheduled for the first Thursday of each month has been cancelled until further notice due to lack of attendees and a volunteer coordinator.

### 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: [georgetown1234@bellsouth.net](mailto:georgetown1234@bellsouth.net)



### 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."

### Community Yard Sale

On Saturday, May 5th, the Association will be sponsoring a community yard sale at the Southside Clubhouse parking lot. Set-up will be allowed between 6:30-7:45 a.m. with the event being open to the public from 8:00 a.m. to 12:00 noon. Sales Participation is free, but members and residents who wish to be a seller must register in person at the office. We will have 15 stalls with one 2x8 table available on a first-come basis. There is a limit of one stall per family. Parking will be allowed on the right-hand, south-bound lane of King George Boulevard between the LDS Church and Red Fox Drive. All unsold merchandise and trash must be removed no later than 12:30 p.m. For safety and legal reasons, no food, drugs/medications, weapons, ammunition, or hazardous chemicals/materials can be brought on site and sold, bartered or otherwise distributed.

### 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.