

## The Georgetowner

A monthly Georgetown Community Services Association  
Publication

### December 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

The Association owns 2 small parcels of land...one next to our Northside Clubhouse, and one in King's Grant at the end of Bristlecone Drive. Much of these 2 areas is government-specified wetlands. This designation strictly limits the type of use and activity that can go on there. I am mentioning this because it has come to our attention that kids living in/around the King's Grant green space are carving bike trails through the woods and, in the process, cutting down trees and saplings. We ask that parents to work with their kids to help us protect our green spaces and avoid potential legal problems.  
Best regards, Rich Lindsey.

#### 2013 Capital Budget

At the November 13<sup>th</sup> General Meeting, the Board voted to approve a CSA Capital Budget of \$13,585 which includes: replacement of tennis court and basketball court wind screens and logo banners; some replacement pool furniture; a new a/c unit for the pool gate guard building; and funding to replace a security DVR and camera(s) if necessary. Deferred items included replacing the Lion's Gate sign and the Association's lawn tractor. The Board also voted to approve the following capital expense for the various town home communities: parking lot patching, seal-coating and striping for Hunter's Green, Lott's Landing, Georgetown Place, and the Georgetown Townhomes; and both sidewalk and drainage repairs at the Georgetown Townhomes. Deferred items include: replacement mailboxes for Hunter's Green and the Georgetown Townhomes, irrigation and sodding for Lott's Landing, and curbing replacement for the Georgetown Townhomes. Hunter's Green will be receiving free Curbie trash containers in lieu of rebuilding the current trash receptacle units.

#### 2013 CSA Operational Budget

At the same November 13<sup>th</sup> meeting, the Board voted to approve the 2013 operational (amenities) budget. This budget reflects a projected .7% (\$6960) decrease in income and a .05% decrease (\$442) in expenses. The Board voted to raise the general assessment by 5%, but 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 fifth straight year that the amenities have remained level. Per the current Reserve Study, the amount the Association saves for future repairs increased by 5%. Summary numbers are as follows:

Budgeted Total Income: \$973,460.44  
Budgeted Total Expenses: \$839,604.12  
Budgeted Net Income: \$133,856.32  
Reserve Study Allotment: \$132,300.00  
Residual Net Income: \$ 1,556.32

#### Breakfast with Santa

Ho, Ho, Ho...Breakfast with Santa is right around the corner. Santa will be joining us on Saturday morning, December 15<sup>th</sup> 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 7th.

#### GCSA Board Members

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



#### Architectural Review Board Members

Robert Smith Warren Smith  
Renee Rabbitt Robin Byers  
Ray Sili Mike Richardson  
Mike Yardman (coordinator)

#### New ARB Members

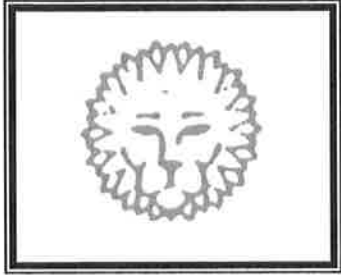
The Association is pleased to announce the appointment of new Architectural Review Board (ARB) members, Ray Sili and Mike Richardson. Mr. Sili is no stranger to the Board. He has served in previous years on both the ARB and the Board of Directors. We congratulate both Ray and Mike for volunteering for the ARB. Any other residents who are interested in becoming members of the ARB are encouraged to come to the next meeting. Meetings are held on the first and third Tuesdays of each month at the Southside Clubhouse. ARB members have a direct impact on the look of our neighborhoods and the value of our properties. For further information about the ARB, please contact Mr. Odom at 925-2861 or Mr. Yardman at 961-1544.

#### ARB Violation Summary

The following is a summary of current ARB violations:

Total new violations	453	YTD	3823
Total violations repaired	410	YTD	3659
Hang Tags issued	190	YTD	905
Letters mailed	400	YTD	3371
Issues referred to GM and Atty	97	YTD	842

Total current violations at the end of Oct, 2012: 440



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**CSA Website:**

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

### December Calendar of Events

Dec 4	7:30PM	ARB Meeting (SS)
Dec 11	7:45PM	BOD Meeting (SS)
Dec 18	7:30PM	ARB Meeting (SS)
Dec 24		Office closed at noon
Dec 25		Office closed
Dec 31		Office closed at noon

### New 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.

### 2013 Parcel Maintenance Budgets

At the November 13<sup>th</sup> 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 \$151.82/month. Budget includes one pine straw application and 1 pressure washing.

**Hunter's Green:** Board voted to increase the assessment by 5%, but defer implementation. Owners will continue to pay the same rate as in 2012 (\$86.76/month.) Budget includes 1 pine straw application. Parking lot will be sealed and striped in 2013 via the Capital Budget.

**Lott's Landing:** Board voted to increase the assessment by 5%, but defer implementation. Owners will continue to pay the same rate as in 2012 (\$74.04/month). Budget includes 1 pine straw application. The parking lot will be cleaned and re-striped in 2013 via the 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 2012 (\$109.39 + \$16.74 reserves). Budget includes 2 pine straw applications and 2 pressure washings. Parking lot sealing and striping will be covered in 2013 by the Capital Budget.

**Georgetown Townhomes:** Board voted to approve a 5% increase to \$130.17/month. Budget includes 1 pine straw application and significant tree work. Drainage and sidewalk repairs will be covered in 2013 by the Capital Budget.

### Admin and Court Fees for 2013

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. A \$5 increase to the lawn maintenance admin fee was approved at the October General Meeting.

#### GCSA Admin Fees during yer)

\$20 Lawn Maintenance  
\$30 Lien Fee  
\$3.40 Certified Mail Fee  
\$35 Fee for NSF Checks  
\$30 Filing Suits

\$10 FIFA Fee  
\$10 Garnishments

#### Court Fees (subject to change

\$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)  
\$25 Interrogatories

Facility rental rates and rules continue unchanged from 2012.

### Lagoon Dredging Project Approved

At the November General Meeting, the Board voted to go forward with the proposed dredging project for the lagoon located between Red Fox Drive, Avocet Way, and West White Hawthorne Drive. The Board approved contract award to Coastal Constructive Innovations (CCI) and project funding not to exceed \$71,000. The lagoon will be deepened by at least four feet to improve storm drainage capacity, and the banks will be re-contoured. Work will begin around the first week in January and is expected to take about 30 days to complete.

### 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.

### 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."

### 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).

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