



The Georgetown

A monthly Georgetown Community Services Association
Publication
February 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

On January 12th, I attended the Community Advisory Council meeting with Captain Zapal and other members of the West Chatham Police Precinct. Captain Zapal reported that crime was down in 2011 by 3.9% over year 2010. 2011 was actually the best year ever for West Chatham Precinct. He went on to say that Georgetown area crime was also down, and he provided crime category summaries for the past 4 months. Total property crimes in our area trended down from 9 in September to 4 in December, and overall crimes declined from 10 to 5 in the same period. There have been some residential burglaries which the Captain attributed mostly to teams of thieves going around town. He also mentioned that copper piping was a target for commercial burglaries. He closed by making the following recommendations to homeowners: (1) always keep your cars locked; (2) don't leave your garage door open-not even a little for your cat; (3) don't leave your car running in your driveway unattended; and (4) don't publicize your new TVs or other valuables by leaving the empty boxes at the curb for pick-up.

Neighborhood Network Socials

The next Neighborhood Network Social will be held at the Southside Clubhouse on Friday, February 3rd at 7:00 p.m. The 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. At the first social, members provided suggestions on the types of activities that they would like to be supported by the Association. Activities mentioned included: a walking group, a garden club, and gatherings to play canasta and bridge. The Coordinator, Mrs. Julie Hansil, presented these ideas to the Board of Directors at the January General Meeting. The Board was pleased with what they heard and is committed to supporting this initiative. We encourage all residents to come and participate in these socials. For more information, please contact Mrs. Julie Hansil (912) 224-0201 or juliehansil@gmail.com.

Village Green Watch

The Village Green Neighborhood Watch meeting will be held quarterly in 2012 at 6:30 p.m. at the Northside Clubhouse. Meeting dates are tentatively set as follows: February 21st, May 15th, August 21st, and November 20th. All Village Green residents are encouraged to attend. Point of contact is Ms. Barbara Rubin (912) 665-1221.

ARB Needs Members

Looking for ways to help enhance property values and support the community?? Here's your chance!! The Architectural Review Board (ARB) 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.

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.

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

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
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

Total new violations	226	YTD 3453
Total violations repaired	242	YTD 3515
Hang Tags issued	71	YTD 863
Letters mailed	190	YTD 3193
Issues referred to GM or attorney	65	YTD 935



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CSA Website:

www.georgetowncsa.com

February Calendar of Events

Feb 2	9:30	Parent/Children Playdate (NS)
Feb 3	7.00	Neighborhood Social (SS)
Feb 7	7.30	ARB Meeting (SS)
Feb 14	7.45	BOD Meeting (SS)
Feb 21	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.

Lagoon Maintenance

The Association has over twenty water retention/detention basins that are a part of the Chatham County storm-water run-off system. These basins/lagoons are connected to the storm drains on the streets as well as to other lagoons, ditches, and canals leading out to the Forest River. The Association owns the lagoons themselves and the County owns/controls the rest of the system. Over the years, dirt, leaves, and grit from roof shingles wash into the lagoons and settle to the bottom. This accumulated silt, along with the effects of normal erosion along the lagoon banks, necessitates dredging and other aspects of general lagoon maintenance. The Association, with the assistance of contracted surveyors and engineers, is developing plans to dredge those lagoons in need. The prototype location for dredging operations is the lagoon between West White Hawthorne Drive, Avocet Way, and Red Fox Drive. We will be doing everything possible to ensure that legal and environment regulations are met, while minimizing the impact on neighboring properties. The goal is to provide sufficient lagoon capacity to meet the requirements of the “100 years storm” and deep enough to inhibit algae growth. Some trees may have to be removed in the process, but the banks and other affected areas will be sodded. The decayed retaining wall on the west side of the prototype lagoon will be removed and will be replaced if necessary. Bids for the surveying and engineering work will be reviewed by the Board on February 14th. The permitting process may take 4-6 months and the actual dredging and landscaping operations may take 30 days beyond that.

Maintenance Building Water Project

During the month of February, the Association is paying the City of Savannah to install new water meters along King George Boulevard to provide a new water source for the Maintenance Building and surrounding area. The current water piping to that site has corroded to the point of imminent failure and needs to be replaced. The plumbing inside the Maintenance Building will be changed out along with the porch slab and privacy fencing by the restrooms. The project will also provide irrigation water for the area by the tennis courts and for the flowers in the front entrance median. The Board has authorized \$15,600 for the project.



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.