

The Georgetowner

A monthly Georgetown Community Services Association
Publication

February 2013

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.

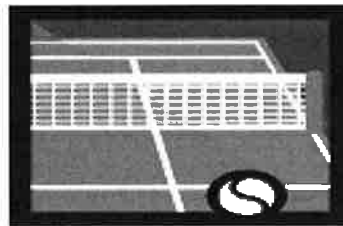
President's Corner

At the bi-monthly meeting with the Police on January 9th, Captain Reilley reported that the 2012 crime statistics for the Precinct were the lowest since 1979. Major ("Part 1") crimes were down 12.9% from 2011 and were the lowest of any precinct in Chatham County. In the greater Georgetown area, there were 2 violent crimes and 10 property crimes during the month of December. Virtually all of these occurred at apartment complexes that are not in our Association.

Captain Reilley went on to say that 8 of 10 property crimes were thefts from vehicles and that every single one of the victims had left his/her vehicle unlocked. He urged residents to remove valuables from the vehicles and lock them when they are unattended. We have subsequently learned that a Police task force has made an arrest of an individual linked to many of the vehicle break-ins. The Police request, however, that our residents remain vigilant and report any suspicious activity by dialing 911 or contacting our West Chatham Precinct Crime Prevention Officer, Bryan Harrell at 912-652-6573. Best regards, Rich Lindsey

Lagoon Dredging Project

At the November General Meeting, the Board of Directors gave final approval for the dredging project involving the lagoon between Avocet Way, West White Hawthorne Drive, and Red Fox Drive. The Board approved contract award to Coastal Constructive Innovations, LLC of Savannah, and authorized a maximum of \$71,000 for the project. Work is scheduled to begin the first week in January and should be completed in approximately four weeks. Normal work hours will be Monday-Friday 8:00 a.m. to 5:00 p.m. and Saturdays 9:00:5:00 p.m. We apologize in advance for any noise and minor traffic congestion—particularly on Avocet Way and Red Fox Drive where dump trucks will be going in and out of the area.



Light Switches for Tennis Courts

Until recently, the tennis court lights were run on an automatic timer that turned the lights on at dusk and turned them off at 9:00 p.m. In November, the Board of Directors voted to upgrade the system to make it more efficient and save money. The new system will maintain current evening play, but will keep us from having to pay for lighting the courts when they are not in use. The change was completed the first week in January and is expected to save between \$100 and \$200 per month. To activate the lights during the operating period (6:30-9:00 p.m.), players will need to push the "On" switch located in the box mounted just inside the entrance to each set of courts. A timer will allow the lights to operate through 9:00 p.m.

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

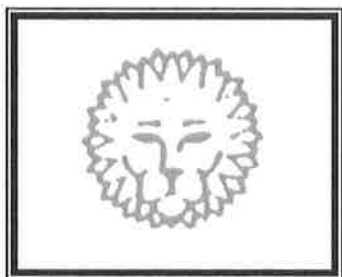
Robert Smith Warren Smith
Renee Rabbitt Robin Byers
Ray Sili Mike Richardson
Mike Yardman (coordinator)

ARB Violation Summary Thru December 31, 2012

The following is a summary of current ARB violations:

Total new violations	457	YTD	4615
Total violations repaired	470	YTD	4414
Hang Tags issued	103	YTD	1105
Letters mailed	457	YTD	4144
Issues referred to GM/atty	127	YTD	1047

Total current violations at the end of November: 502



The Georgetowner

A monthly Georgetown Community Services Association
Publication

February, 2013

CSA Website:

www.georgetowncsa.com

February Calendar of Events

Feb	5	7:30	ARB Meeting (SS)
Feb	12	7:45	BOD Meeting (SS)
Feb	19	7:30	ARB Meeting (SS)

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.

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.

Storm Drains

Please do not sweep, blow or dump leaves or debris into the street storm drains. Keeping storm drains clear is important to help protect the properties in our neighborhoods from potential flooding. It also helps protect wildlife and the environment downstream. Please note, and alert your yard care contractor, that "any and all persons who (shall) injure, obstruct or otherwise interfere with (said) drainage canals or public drains" shall be in violation of County Ordinance 15-406 and risks being charged and taken before the State Court in Chatham County. Also note that allowing any hazardous fluid or materials, such as motor oil or radiator fluid (et al) to enter the storm drain violates State and Federal regulations which can result in prosecution, stiff fines, and/or prison time.

Fitness Center Sign-Up

Owners and Residents of the Association are able to use the Fitness Center free of charge. Users must pre-register at the Fitness Center between the hours of 5:00-8:00 PM Monday thru Friday or 12:00-6:00 PM Saturday and Sunday. Property owners must be current with their assessments to qualify. The Fitness Center is open for use 6:00 AM to 8:00 PM Monday thru Friday and 12:00 PM to 6:00 PM on the weekends. The Center will be closed on holidays.



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.

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.-12:00 a.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.