

## The Georgetown

A monthly Georgetown Community Services Association  
Publication

### January 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

The Board was recently asked to consider hiring additional security to patrol the neighborhoods during the remainder of the Holiday season. The General Manager met several times with Savannah/Chatham Metro Police to discuss the possible use of off-duty officers. A review of crime statistics for the past 30 days and for the month of December last year revealed a relatively low level of activity in our area. In each of those two 30-day periods, there was one burglary (home break-in), and a couple of minor thefts of property—like a Santa Clause figure from a lawn display. The cost of using off-duty Police for 2 shifts per day would cost \$11,920 and 3 shifts per day would cost \$17,880.

Metro's Crime Suppression Unit told us that there was already one additional police patrol scheduled for our area and that additional security would probably not be cost effective. At the December General Meeting, the Board weighed the potential costs and benefits and voted against hiring the additional security. I encourage all interested residents to attend the next Town Hall meeting with the West Chatham Police on January 9<sup>th</sup> at 7 p.m. (295 Police Memorial Drive, off of Chatham Parkway).  
Best regards, Rich Lindsey

#### 2013 Capital Budget

At the December 11<sup>th</sup> General Meeting, the Board voted to amend the 2013 CSA Capital Budget to \$75,621 to reflect the shifting of the lagoon dredging project from December 2012 to January 2013. Other approved projects for 2013 include: 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 signs 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

For the fifth straight year, the amenities will remain at \$38.92. At the November 13<sup>th</sup> meeting, the Board voted to approve the 2013 operational (amenities) budget summarized below. 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. 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

#### 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 November 30, 2012

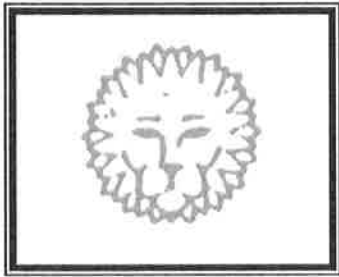
The following is a summary of current ARB violations:

Total new violations	335	YTD	4158
Total violations repaired	285	YTD	3944
Hang Tags issued	97	YTD	1002
Letters mailed	316	YTD	3687
Issues referred to GM/atty	78	YTD	92

Total current violations at the end of November: 495

#### Office Hours During Holidays

The office and Fitness Center will be closed at noon on both Christmas Eve and New Year's Eve. Both will also be closed on Christmas Day and New Year's Day.



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CSA Website:

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

### January Calendar of Events

Jan 1	Office Closed for Holiday
Jan 1	ARB Meeting canceled
Jan 8 7:45	BOD Meeting (SS)
Jan 15 7:30	ARB Meeting (SS)

### 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 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.

### Light Switches for Tennis Courts

Also at the November General Meeting, the Board approved the expenditure of \$1800 to outfit the tennis courts with new light activation switches and timers. Lighting will still be available during the normal evening periods (6:30- 9:00 p.m.), but players will need to flip the switch at the gate of each court to turn the lights on. A timer will allow the lights to operate through 9:00 p.m. The new system will maintain current evening play, but will keep up from having to pay for lighting the courts when they are not in use during the normal period. The change is expected to save between \$100 and \$200 per month.

### 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).