



## The Georgetowner

A monthly Georgetown Community Services Association  
Publication

**July, 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

During the first six months of this year, we have experienced higher-than-expected foreclosures which have forced us to increase our write-offs of uncollectible accounts by more than thirty thousand dollars. The budget is already tight and we are having to contemplate somewhat painful spending cuts in other areas. For 2014, we are expecting increases in insurance as well as pricing for many of our contracted services (from accounting to landscaping)—even with competitive bidding. Nobody--especially the Board--wants to raise assessments; therefore, I hope everyone understands that cutbacks in services are likely. I encourage all members to come to the Board meetings to provide your input on how the extremely limited resources should be allocated.

The meetings are scheduled for the second Tuesday of each month at 7:45. In September and October, we will have additional budget hearings on those same days, prior to the General Meeting.  
Best regards, Rich Lindsey

### Change in E-mail Address

Please note that the Association's new e-mail address is:  
gm@georgetown1234@comcast.net.

### Annual Meeting Postponed

On June 11th, the Association attempted to hold the Annual Meeting but had to postpone it due to the lack of a quorum. A quorum is a specified number (or percentage) of the member who have to be present or have submitted a proxy in order to hold an official meeting. Although our covenants and by-laws only require 10% of the membership to be present (or proxy), we only achieved 4%. As a result, the Annual Meeting has been rescheduled for 7:00 p.m. on July 9th at the Southside Clubhouse. Per the by-laws, the quorum requirement will be reduced by 50%. In order for the meeting to be held on that date in July, we need at least 15 members to come that did not submit a proxy. If an insufficient number of members attend, the meeting will be held on August 13th. Current Directors will remain on the Board pending the results of the election that will be announced at the Annual Meeting.

### Additional Sidewalks for King George Blvd

Chatham County Engineers have announced that a new sidewalk is going to be constructed on the east side of King George Boulevard between King Henry Court (Georgetown Townhomes) and St. Ives Drive (Knightsbridge entrance). Work is scheduled to begin in July and being funded in great part through the "Safe Routes to School" program administered by the Department of Transportation.

### Additional Sidewalk at King's Grant Entrance

At the June 11th General Meeting, the Board voted to amend the 2013 Capital Budget to add \$4500 for the construction of 167 linear feet of sidewalk along the south side of the King's Grant entrance. While there is a marked crosswalk at the entrance to King's Grant and an adjoining section of sidewalk on the north side of the intersection heading into the neighborhood, many children walking home from school will walk in the outbound lanes for lack of a convenient sidewalk. During the week of June 3rd, a child was unfortunately hit by a car at that location. The hope is that this new section of sidewalk will at least keep the children off the roads in the area near the intersection.

### GCSA Board Members

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



### Architectural Review Board Members

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

### ARB Violation Summary Thru May 31, 2013

The following is a summary of current ARB violations:

Total new violations	366	YTD	1589
Total violations repaired	496	YTD	1892
Hang Tags issued	38	YTD	350
Letters mailed	349	YTD	1628
Issues referred to GM/atty	84	YTD	364

Total current violations at the end of April: 355



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CSA Website:

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

### July Calendar of Events

July 2	7:30	ARB Meeting (SS)
July 4		Office & Fitness Center Closed
July 9	7:00	Annual Meeting (SS)
July 16	6:30	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. Our address is:

[gm@georgetowncsa.com](mailto:gm@georgetowncsa.com)

### 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)

## 2013 Pool Season

During the months of June through August, the pools at both clubhouses are open seven days a week from 10:00 a.m. to 8:00 p.m. In September, the pools will be open 12:00-6:00 p.m. and will close for the season on September 30<sup>th</sup>. Pool Registration Cards are available at the Southside Office and at the pool gates during pool season. Cards must be completed and turned in by an authorized adult (GCSA Homeowner or Renter) prior to being granted pool access. If your child does not have some sort of picture ID, please provide a small recent picture along with your card and we will attach it to the back. Guest policy remains at a limit of 6 guests per season, and only adults may sign in a guest. Our pools will be operated under a “swim at your own risk” policy. Since no lifeguards will be on duty, parents/adults will have to take full responsibility for conduct and safety in and around the pools. Georgia law requires that children 14 years and younger be accompanied by an adult (21 and over).

### Limitations on Cash Payments

Beginning on April 1<sup>st</sup>, the Association will not make change when cash payments are provided from members. Members desiring to pay with cash will need to provide exact change or be willing to allow any excess to be applied to their account. This policy was adopted by the Board at the February meeting as Administrative Resolution 2013-1. This resolution has been posted to our web site: [www.georgetowncsa.com](http://www.georgetowncsa.com).

### Collections Procedures

As a reminder, the Association implemented revised collections procedures in 2012. Please note that payments are due on the first of each month. Accounts become past due after 30 days and finance charges begin to accrue. When an account remains unpaid for 60 days, 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.

## 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.”

## 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.

## 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.

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