

The Georgetown

A monthly Georgetown Community Services Association
Publication

June, 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

Annual elections for the Board of Directors are in progress, and I encourage all homeowners to submit their election ballot and proxy to the Association by 5:00 p.m. on Monday, June 10th. Your vote is important, so please be sure to follow the procedures cited in the ballot package. The key requirements are: (1) Complete your ballot (blue sheet) and seal it in the envelope printed "BALLOT"; (2) Fill out and sign the yellow Proxy Form (to help ensure we have a quorum for the meeting); (3) Put the Ballot envelope and the Proxy Form in the pre-printed Return Envelope; (4) Fill out and sign the return block on the Return

Envelope; and (5) hand-deliver or mail the Return Envelope to the office so it is received by the June 10th cut-off. The election ballots will be counted and the results announced during the Annual Meeting on June 11th. I hope to see each one of you there. Best regards, Rich Lindsey

2013 Pool Season

The pools at both clubhouses are open from 12:00 noon to 6:00 p.m. through May 31st. From June 1st to August 31st, all pools will be 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 30th. 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).

2013 Summerfest

On Saturday, June 8th, the Association will be hosting the annual Summerfest at the Southside Clubhouse from 10:00 a.m. to 2:00 p.m. The event is open (and free) to members/residents of our Association. There will be a number of amusements for the kids, including bounce-rooms, slides, and a dunk tank. The Southside Fire Department and EMS Services will have trucks on display for the kids. We will also be serving hot dogs, hamburgers, sodas, cotton candy and snow cones for all. Please mark your calendar and make plans to attend.

Elections and Annual Meeting

The GCSA Annual Meeting will be held at 7:00 p.m. on June 11th at the Southside Clubhouse. Ballots and Proxy forms for election of directors have been mailed out and are due back by June 10th. The four candidates receiving the most votes will be seated at the Annual Meeting on Tuesday, June 11, 2013 at 7:00 p.m. Candidates should plan to be present for that meeting.

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 April 30, 2013

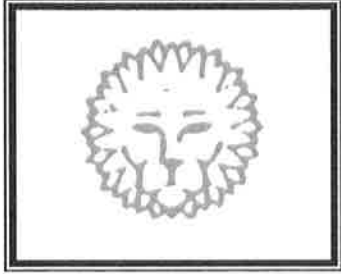
The following is a summary of current ARB violations:

Total new violations	386	YTD	1,223
Total violations repaired	464	YTD	1,396
Hang Tags issued	35	YTD	312
Letters mailed	472	YTD	1,279
Issues referred to GM/atty	102	YTD	280

Total current violations at the end of April: 452

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. – 12:00 a.m. on Fridays, and from 8:00 a.m. - 12:00 a.m. on Saturday and 8:00 a.m. – 10:00 p.m. on Sundays. Pricing information and a copy of the contract can be obtained at the office or at our web site: www.georgetowncsa.com.



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CSA Website:

www.georgetowncsa.com

June Calendar of Events

June 4	7:30pm	ARB Meeting (SS)
June 8	10am – 2pm	Summerfest (SS)
June 10		Election Ballots/Proxies Due
June 11	7:00pm	Annual Meeting (SS)
June 18	7:30pm	ARB Meeting (SS)

Change of E-mail Address

Please note that the Association's new e-mail address is:
gm@georgetowncsa.com

Playground Improvements

Some of you may have noticed that we have been sprucing up the playgrounds at our Southside Clubhouse and at Sugar Mill. The equipment has been re-painted and new swings have been installed. In April, we will be adding new sand to both sites, and some safety berms around the ends of the slides at the Sugar Mill Playground. Enjoy!

Soliciting in GCSA Neighborhoods

From time to time, most of us experience the annoyance of soliciting in our neighborhoods. This soliciting can come in the form of unexpected knocks on the door, to advertisements being thrown in your yards or put in (or on) our mailboxes. Solicitation is banned in our townhome and duplex communities, and it is discouraged in our single-family home neighborhoods. Any solicitor must have a business license or permit issued by Chatham County or the City of Savannah. Religious entities simply handing out literature are not required to have permits. Here are some things you can do to deter or respond to solicitors: (1) Residents who hear unexpected knocks on the door should verify who is there before opening the door. If the caller is unwanted, the resident should yell through the door for the caller to leave. If the resident chooses to open the door and confront the caller, the resident should demand to see the caller's license or permit. If he/she is soliciting something and cannot produce a license or permit, the resident should call the Police and report the solicitor. If at any time the resident senses danger or suspicious activity, he/she should likewise call the Police (911). (2) Residents should contact the Postal Inspector when solicitors, or either handbill or ad solicitors put advertising in or on their mailbox. (3) Residents who receive unwanted PennySavers and other advertisements thrown onto their property should contact those entities directly and request they be deleted from distribution. (4) Residents should post "No Solicitation" decals on their doors. If any person comes onto your property without permission and fails to leave upon your request, you can call the Police and report a trespassing violation.

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 curbside 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 curbside earlier than 6 p.m. on Sunday evenings.

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.

Limitations on Cash Payments

As of April 1st, the Association will no longer 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.

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 gm@georgetowncsa.com