

The Georgetowner

A monthly Georgetown Community Services Association
Publication

March 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

Based on the most recent financial data and the results of the Reserve Study completed in January, I have the pleasure of reporting that the Association's financial position and material condition are the strongest they have been in recent history. We have no debt, our facilities are in excellent shape, and we continue to set aside sufficient capital to cover future repairs and contingencies. This growing financial strength has allowed the Association to keep the amenities assessments stable since 2008. Like most families, we work hard to control expenses and use available resources in a careful and prudent fashion. You and I should expect that and accept nothing less. Best regards, Rich Lindsey.

Neighborhood Network Socials

The next Neighborhood Network Social will be held at the Southside Clubhouse on Friday, March 2nd at 9:30 a.m. This 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. Please come and share your ideas regarding the types of activities you would like the Association to support. Activities mentioned so far include: a walking group, a garden club, and gatherings to play canasta and bridge. The Coordinator for these socials is Mrs. Julie Hansil who can be contacted by calling (912) 224-0201 or by e-mail at juliehansil@gmail.com.

ARB Needs Members

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

Lagoon Maintenance

At the February 14th General Meeting, the Board reviewed bids and voted to award the contract for lagoon surveying and engineering to Coastal Constructive Innovations. These services are required as a part of planned dredging of the lagoon located between West White Hawthorne Drive, Avocet Way, and Red Fox Drive. This project will serve as a prototype for future lagoon dredging operations and is broken into three parts: (1) initial surveying to map the area and determine depths and contours of the lagoon; (2) production of an operational manual and other plans to assist with permit processing, contract solicitation, and contractor oversight; and (3) final surveying to determine the results of dredging. The initial surveying should begin in March. Actual dredging will occur later this year once appropriate permits have been obtained. For more information on this project, please see the February 2012 newsletter on our web site, or call the General Manager at (912) 925-2861.

CSA Board Members

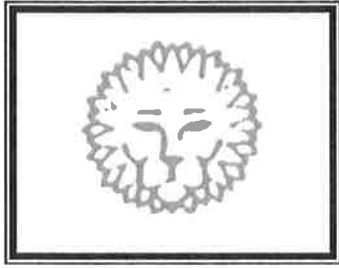
Richard Lindsey (President)
Kenneth Corder (VP)
Warren Smith (Sec/Treasurer)
Robin Byers
Robert Smith
Butch Braddy
Renee Rabbitt
Barbara Rubin
John Thompson



Architectural Review Board Members

Robert Smith
Warren Smith
Renee Rabbitt
Robin Byers
Michael Carman
Mike Yardman (coordinator)

Note: If you are interested in joining the Architectural Review Board, please contact the office at 912-925-2861.



The Georgetowner

A monthly Georgetown Community Services Association
Publication

March 2012

CSA Website:

www.georgetowncsa.com

May Calendar of Events

Mar 1	9:30	Parent/Children Play Date (NS)
Mar 2	9:30	Neighborhood Social (SS)
Mar 6	7:30	ARB Meeting (SS)
Mar 13	7:45	BOD Meeting (SS)
Mar 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.

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.

Maintenance Building Water Project

The current water piping to the Maintenance Building has corroded to the point of imminent failure and needs to be replaced. The Board-approved 2012 Capital Budget authorized funding to establish a new water source for the Building and adjacent irrigation. The Association has paid the City of Savannah to install new water meters and has contracted with Coastal Constructive Innovations to cap the former source and install the new water supply system. The project will also include repairing the patio slab and providing irrigation to the front entrance sign. The total cost of the project, including irrigation meter installation, is \$15,600.

Bristlecone Fence Repair

Vandals broke and partially removed the split-rail fencing at the Bristlecone Drive cul-de-sac. The staff replaced the split-rail fence with a stronger 2-slat fence connected to 6x6 posts. The cost of materials was approximately \$280.

2012 Capital Budget Update

At the February 14th General Meeting, the Board of Directors voted to increase the 2012 Capital Budget to \$89,342 to accommodate the actual contract costs of both Lagoon Survey & Engineering and the Maintenance Building Water Project, as well as the estimated costs of dredging the first lagoon.



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.

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.