

## The Georgetowner

A monthly Georgetown Community Services Association  
Publication

November 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

We just conducted the annual budget hearing for our operational and capital budgets. As in previous years, the meeting went smoothly and the draft budgets appear to be reasonable and prudent so far. I appreciate the inputs we received from the attendees. We are researching the issues and proposals that they raised and will make an attempt to accommodate them in the final budgets that will be briefed and voted on at the Board meeting on November 13<sup>th</sup>. The Board and the staff have been working very hard to use your hard-earned payments as efficiently as possible. I am very happy to report that the amenities will remain at \$38.92 for the sixth year. Best regards, Rich Lindsey

## CSA Budget Hearing

In accordance with the Covenants, an annual open hearing for the 2013 Capital Budget and the CSA General Fund "amenities" budget was held on October 9<sup>th</sup> at 7:00 p.m. at the Southside Clubhouse. We would like to thank the members who came to participate in the discussions. During this Hearing, the General Manager, Mr. Odom, briefed the Board and attendees on the proposed budgets. Highlights are as follows:

**CSA Operational (Amenities) Budget:** Mr. Odom reported that both income and expenses are projected to be down slightly from 2013; however, the projected net income for the upcoming fiscal year would cover planned expenses along with the increased contribution of \$132,300 to reserves required by the current Reserve Study. The General Manager recommended allowing the members to continue to pay \$38.92 as they have since the middle of 2008. The proposed CSA budgets and the maintenance budgets for the various townhome communities will be finalized and voted on at the Board meeting scheduled for November 13<sup>th</sup>.

**Capital Budgets:** The proposed CSA Capital Budget of \$13,585 includes: 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 sign and the Association's lawn tractor. Based on member input at the meeting, the Association is looking into installing improved light timers for the tennis courts. The Parcel's portion of the Capital Budget includes: parking lot patching, seal-coating and striping for Hunter's Green, Lott's Landing, Georgetown Place, and the Georgetown Townhomes; tree trimming Hunter's Green; 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 Curbic trash containers in lieu of rebuilding the current trash receptacle units.

## Breakfast with Santa

Ho, Ho, Ho...Breakfast with Santa is right around the corner. Santa will be joining us on Saturday morning, December 15<sup>th</sup> at 9:00 a.m. for a pancake and sausage breakfast. You'll need to pre-register for this event since our guest brings a small gift for each child, and Santa will be very sad if he didn't have something for every child. A reservation form is available on our web site ([georgetowncsa.com](http://georgetowncsa.com)) and can also be picked up at our office on Monday through Friday between 8:00 a.m. and 5 p.m. Please mail it to us or put it in the drop box by our front door so we get it no later than noon on December 7<sup>th</sup>.

## CSA 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)

## New ARB Members

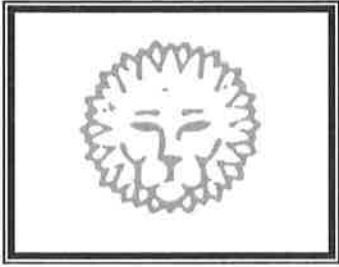
The Association is pleased to announce the appointment of new Architectural Review Board (ARB) members, Ray Sili and Mike Richardson. Mr. Sili is no stranger to the Board. He has served in previous years on both the ARB and the Board of Directors. We congratulate both Ray and Mike for volunteering for the ARB. Any other residents who are interested in becoming members of the ARB are encouraged to come to the next meeting. Meetings are held on the first and third Tuesdays of each month at the Southside Clubhouse. ARB members have a direct impact on the look of our neighborhoods and the value of our properties. For further information about the ARB, please contact Mr. Odom at 925-2861 or Mr. Yardman at 961-1544.

## ARB Violation Summary

The following is a summary of current ARB violations:

Total new violations	491	YTD	2879
Total violations repaired	497	YTD	2752
Hang Tags issued	104	YTD	611
Letters mailed	465	YTD	2506
Issues referred to GM and Atty	133	YTD	612

Total current violations at the end of Sept, 2012: 349



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### November Calendar of Events

Nov 6	7:30	ARB Meeting (SS)
Nov 13	7:45	BOD Meeting (SS)
Nov 20	7:30	ARB Meeting (SS)
Nov 22-23		Office Closed

### 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.

### Audubon Park Fencing

During the October 9, 2012 Board Meeting, the Board unanimously approved the removal and replacement of the fence at Audubon Park. JDH Decks and Fences was awarded the contract to install a new fence, and the Georgetown staff will be responsible for the demolition of the old fence. The new fence should be installed before the beginning of November.

### Lawn Maintenance Admin Fee

During the October 9, 2012 Board Meeting, the Board was presented with financial analysis of the average weekly cost to process Lawn Maintenance inspection, enforcement, and billing by the Georgetown staff. This analysis produced a total overhead weekly cost of \$526.79 to handle approximately 25 lawns per week, averaging \$21.79 per lawn. The Board approved to increase the Admin Fee from \$15 to \$20 for lawn maintenance administration effective January 1, 2013, which will bring the total Lawn Maintenance bill from \$60 to \$65 for Lawn Maintenance infractions.

### Lagoon Dredging Project

At the October General Meeting, the Board of Directors tabled the proposed dredging project until the November meeting. At that time, the General Manager will provide cost and pricing data obtained from the sole bidder, Coastal Constructive Innovation (CCI). This data will allow the Board to determine if the bid price is both reasonable and affordable. The project involves dredging 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 was completed in April. Engineering plans were received in late May and we submitted them to the County and the Corp of Engineers for initial review for permitting. The County, State, and Army Corps of Engineers have since reviewed and approved the proposed dredging plans. The Association solicited bids for the project in September, but only one of eight potential bidders submitted a proposal. The Board will consider cost and pricing data from CCI at the November General Meeting to see if the bid price is both reasonable and affordable. 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.

### 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.



### 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."

### 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](mailto:georgetown1234@bellsouth.net).

### 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).