



The Georgetowner

A monthly Georgetown Community Services Association
Publication

October 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

On September 13th, we attended the quarterly town hall meeting with the West Chatham precinct. Capt Reilly briefed the crime statistics for the various areas, including Georgetown. While crime is below last year's totals at this time, the Georgetown area experienced an increasing trend over the summer. The most common crime was theft from vehicles. The Captain commented that most all of those were from vehicles that owners left unlocked in their driveways. He recommended that residents safeguard their homes and vehicles by keeping them locked, and keeping the garage door closed when not in use. Get to know your neighbors and watch out for each other. Call 911 if and when you see suspicious activity such as slow drive-bys and unfamiliar people knocking on doors. Be ready to provide descriptions of those involved. Best regards, Rich.

Upcoming CSA Budget Hearings

The Association is beginning to develop both capital and operational budgets for next year (2013). We need your input and support in this process. On Tuesday, October 9th at 7:00 p.m., we will be holding the annual budget hearing for the CSA Capital and Operational (amenities) budget. This meeting is your opportunity to hear the staff's proposals for the budgets and to make your feelings and recommendations known regarding projected assessments and spending. We strongly encourage you to mark your calendar and make plans to attend. All budgets and fees for year 2013 will be finalized and voted on at the General Meeting on November 13th.

Community Yard Sale

The fall yard sale is scheduled for Saturday, September 29th in the Southside Clubhouse parking lot. There is no cost, but participants must sign up in the office by September 27th.

Fallfest

Put on your Halloween costumes and come join us on Friday night, October 26th from 6 p.m. to 8 p.m. We will be serving hot dogs, chips and drinks, and there will be games and plenty of candy for the kids. There will also be prizes for the best costumes. Come join the fun!!

New Collection 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.

2012 Pool Season

All pools will close for the season at 6:00 p.m. on September 30th.

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.

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
Mike Yardman (coordinator)

Additional ARB Members Needed

Want to make a difference in our community?? Please consider joining the Georgetown CSA Architectural Review Board (ARB). The time commitment is approximately 2 hours a month. 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. If you are interested in joining, 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	396	YTD	2879
Total violations repaired	328	YTD	2752
Hang Tags issued	79	YTD	611
Letters mailed	347	YTD	2506
Issues referred to GM And attorney	66	YTD	612

Changes to ARB Guidelines



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CSA Website:

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October Calendar of Events

Oct 2	7:30	ARB Meeting (SS)
Oct 9	7:00	CSA Budget Hearing (SS)
Oct 9	7:45	BOD Meeting (SS)
Oct 16	6:30	Village Green Watch (NS)
Oct 16	7:30	ARB Meeting (SS)
Oct 26	6-8 p.m.	Fallfest

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 30 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.

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.

The Board voted on August 14th to approve two changes to the ARB Guidelines as proposed by the Architectural Review Board. These changes involved placement of satellite dishes and lawn maintenance. Article III-C-9 involving satellite dishes was modified as shown below to comply with FCC regulations and court rulings. It removes the requirement to obtain prior ARB approval to install a dish, but designates pre-approved locations for installation of dishes.

"9. Satellite dishes may be installed in approved locations on a member's property. Approved locations include: back yards; roof sections or fascia boards on the rear of the home (i.e., the side of the home directly opposite of the street); or on a chimney on the rear of the home. If no adequate signal can be obtained at one of spots, the list of approved locations may be expanded to include roof sections, fascia, or posts located on either of the home's side yards. Due to the negative visual impact of satellite dishes, property owners installing them in locations other than the back of the house as listed above, must conceal the satellite dishes in a fenced area keeping with the harmony of the main structure."

Article III-E involving lawn maintenance was modified as shown below to provide more specificity on violation resolution. Notice letters will now provide an exact date and time a violation must be corrected or an extension granted. The ARB tested the mail notification system and confirmed that both regular and certified mail were delivered the following day here in the Georgetown area. The ARB and the Board of Directors reconfirmed the weekly inspection, notification, and resolution process.

"1. All property in Georgetown shall be kept in good order and repair and free of debris including, but not limited to: seeding, watering, trimming, edging and mowing of all lawns; pruning and cutting trees and shrubbery; painting and other appropriate external care of all buildings and other improvements; concealing trash cans and other items for disposal except for within 24 hours of scheduled pick up...all in a manner and with such frequency as is consistent with good property management.

2. No property owner shall allow any weeds and/or rank vegetation to exist on is/her property which endangers the public health or welfare of the other property owners of the Association. The words "weeds and/or rank vegetation" as used herein shall specifically include, but not limited to; weeds and grasses causing hay fever; those plants which serve as breeding places for mosquito's or as a refuge for snakes, rats, or other vermin, or as a hiding place for filth; and any growth that creates a fire or traffic hazard or an annoyance due to unsightliness.

3. Whenever a violation exists of specifications set forth in items III-E-1 or III E-2 above, the Association shall notify the owner and provide a specific date by which the violation shall be corrected. If the owner or occupant receiving notice fails to have the violation corrected by the specified date, the Association shall have the specified work accomplished and assess the owner or occupant with the expense to correct the violation, including labor, equipment, and administrative costs. Such assessments are due immediately after such work is completed and the Association shall file and have recorded a lien in the office of the Clerk of the Superior Court.

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.

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."

Lagoon Maintenance

In March, Coastal Constructive Innovations, LLC and their subcontracted surveyors and engineers began the initial phases of maintenance on the lagoon 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 and bidding for the actual dredging occurred in June. We have just received notice that no additional permits will be required from the state or Army Corps of Engineers. Solicitation for bids has now begun. The Board is scheduled to review bids in October and decide how to proceed.



Do you have Type 2 Diabetes? Do you have high blood pressure? If you answered yes to these questions, you may qualify to participate in one of two medically supervised clinical trials. For more information, contact Fellows Research Alliance at 912-355-4447.