



The Georgetown

A monthly Georgetown Community Services Association
Publication

January, 2014

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

At the last meeting, the Board approved a calendar of events for next year which retains the normal schedule for the Architectural Review Board and Board of Directors, but trims the social calendar to help balance the budget and retain the general assessment (amenities) at \$38.92/month as it has been since 2008. As I mentioned in the last newsletter, the most noticeable changes are the shortening of pool season to between Memorial Day and Labor Day and eliminating Summerfest. The ARB will continue to meet at 7:30 p.m. on the first and third Tuesdays of each month, and the Board of Directors will normally meet at 7:45 on the second Tuesdays of each month. The Village Green Watch meets quarterly on the third Tuesday, beginning on January 21st. The schedule for other significant events is provided in the next article. We hope to see you there. Best regards, Rich Lindsey

2014 Key Event Calendar

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|-------------------------|--|
| April 19 th | Springfest/Easter Egg Hunt |
| April 25 th | Election Candidate Petitions Due |
| May 10 th | Community Yard Sale |
| May 26 th | Office and Fitness Center Closed |
| May 26 th | Pool Season Opens |
| June 9 th | Election Ballots Due |
| June 10 th | Annual Meeting of Members |
| July 4 th | Office and Fitness Center Closed |
| Sept 1 st | Office and Fitness Center Closed |
| Sept 1 st | Pool Season Closes at 8 p.m. |
| Sept 6 th | Community Yard Sale |
| Sept 9 th | Parcel Budget Hearings 6:30 p.m. |
| Oct 4 th | CSA Budget Hearing 7:00 p.m. |
| Oct 31 st | Fallfest/Halloween Party |
| Nov 27-28 th | Office and Fitness Center Closed |
| Dec 13 th | Breakfast with Santa |
| Dec 24 th | Office and Fitness Center closes at noon |
| Dec 25 th | Office and Fitness Center Closed |
| Dec 30 th | Office and Fitness Center closes at noon |
| Jan 1 st | Office and Fitness Center Closed |

2014 Capital Budget

At the November 12th General Meeting, the Board voted to approve a CSA Capital Budget of \$84,915 and an additional \$21,698 for the parcel communities. The items in the budgets are driven by current Reserve Study and are fully funded. The CSA budget is made up of \$26,125 in various electrical repairs and upgrades; \$35,435 in repairs to recreational areas and equipment, including resurfacing the tennis courts; \$3,355 in tools and equipment; and \$20,000 in tree work and lagoon maintenance. The parcel budget covers entrance sign maintenance and major tree work for the various townhome communities. Hunter's Green will also be receiving some sidewalk repairs and a new park bench.

2014 CSA Operational Budget

At the same November 12th meeting, the Board considered several budget options but ultimately voted to approve the 2014 operational (amenities) budget shown below. This budget was balanced by implementing cuts and efficiencies in most spending categories. Although the Board voted to raise the general assessment by 5%, they also voted to defer implementation; thus, the annual assessment will remain at \$467.04 payable in monthly increments of \$38.92 on the first day of each month. This marks the sixth straight year that the amenities have remained level.

| | |
|--------------------------|--------------|
| Budgeted Total Income: | \$983,240.44 |
| Budgeted Total Expenses: | \$845,654.72 |
| Budgeted Net Income: | \$137,585.72 |
| Reserve Study Allotment: | \$137,460.00 |
| Residual Net Income: | \$ 125.72 |

2014 Parcel Maintenance Budgets

At the November 12th General Meeting, the Board voted to approve the maintenance budgets for the five town home / duplex communities. Budget highlights are as follows:

Audubon Park: Assessment increased by 5% to \$159.41/month. Budget includes one pine straw application and 1 pressure washing. Significant tree work and entrance sign repair will be covered by the 2014 Capital Budget.

Hunter's Green: Board voted to increase the assessment by 5%, but defer implementation. Owners will continue to pay the same rate as in 2013 (\$86.76/month.) Budget includes 1 pine straw application. Tree work, sidewalk repairs, and new park bench will be covered by the 2014 Capital Budget.

Lott's Landing: Board voted to increase the assessment by 5% to \$77.74/month. Budget includes 1 pine straw application. Parking lot and entrance sign repairs, and tree work will be covered by 2014 Capital Budget.

Georgetown Place: Board voted to increase the assessment by 5%, but defer implementation. Owners will continue to pay the same rate as in 2013 (\$109.39 + \$16.74 reserves). Budget includes 2 pine straw applications and 2 pressure washings. Tree work will be covered by the 2014 Capital Budget.

Georgetown Townhomes: Board voted to approve a 5% increase to \$136.68/month. Budget includes 1 pine straw application. Entrance sign repairs and significant tree work will be covered in 2014 by the Capital Budget.

Admin and Court Fees for 2014

Also at the November General Meeting, the Board voted to approve the fee structure shown below. With the exception of facility rentals, the fees listed below apply to cases where the Association is pursuing enforcement of covenants, including funds owed.

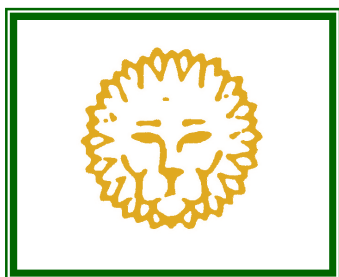
GCSA Admin Fees

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|------------------------------------|
| \$20 Lawn Maintenance |
| \$30 Lien Fee |
| \$3.56 Certified Mail Fee |
| \$35 Fee for receipt of NSF Checks |
| \$30 Filing Suits |
| \$10 FIFA Fee |
| \$25 Interrogatories |
| \$10 Garnishments |

Court Fees (subject to change during year)

| |
|---|
| \$5 Lien Filing Fee (\$7 to remove) |
| \$99 Suit Fee |
| \$9 FIFA Fee (\$7 to remove) |
| \$105 Garnishment Fee |
| \$35 Interrogatory Fee (\$10 filing + \$25 Serving Fee) |

Facility rental rates and rules continue unchanged from 2013.



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CSA Website:

www.georgetowncsa.com

January Calendar of Events

| | | |
|--------|------|--------------------------|
| Jan 1 | | Office Closed |
| Jan 7 | 7:30 | ARB Meeting (SS) |
| Jan 14 | 7:45 | BOD Meeting (SS) |
| Jan 21 | 6:30 | Village Green Watch (NS) |
| Jan 21 | 7:30 | ARB Meeting (SS) |

ARB Violation Summary Thru November 30, 2013

| | | | |
|----------------------------|-----|-----|------|
| Total new violations | 332 | YTD | 3548 |
| Total violations repaired | 310 | YTD | 3876 |
| Hang Tags issued | 49 | YTD | 696 |
| Letters mailed | 351 | YTD | 3539 |
| Issues referred to GM/atty | 114 | YTD | 784 |

Total current violations at the end of November: 396

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.

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:

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:

| | |
|-----------|------------------------|
| Fridays | 5:00 p.m. – 12:00 a.m. |
| Saturdays | 8:00 a.m. – 12:00 a.m. |
| Sundays | 8:00 a.m. – 10:00 p.m. |

Pricing information and a copy of the contract can be obtained at the office or at our website:

www.georgetowncsa.com



GCSA Board Members

Richard Lindsey (President)
Mike Richardson (Vice President)
Warren Smith (Sec/Treasurer)
Robin Byers
Butch Braddy
Renee Rabbitt
Barbara Rubin
John Thompson
David Campbell

Architectural Review Board Members

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