



The Georgetowner

A monthly Georgetown Community Services Association
Publication

January, 2015

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, superior amenities, and top-notch member service.

Core Values

- We are member oriented.
- We operate with courtesy, sensitivity, and integrity.
- We are committed to excellence.
- People are our most important resource.
- We work as a team and advocate teamwork.

President's Corner

For the benefit of those who might not have read the December newsletter on-line, we are re-publishing some of the articles from that edition...particularly ones that deal with the approved budgets for year 2015. It is gratifying to report that, while budgets are very tight, the financial position of the Association is strong and is continuing to improve. We have no debt, our facilities are in excellent overall condition, and our future projected repairs and replacements are on track for full funding. We are also making good progress on collecting on past due accounts which has helped fend off increases in assessments...at least through year 2015. I want to thank the staff for their hard work and contributions this year, and I wish them and all of our members a happy and prosperous new year. Best regards, Mike Richardson

2015 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: Board voted to increase the assessment by 5%, but defer implementation. The monthly assessment remains at \$159.41. Budget includes one pine straw application and 1 pressure washing. No major projects are scheduled for 2015.

Hunter's Green: Board voted to increase the assessment by 5%, but defer implementation. Owners will continue to pay the same rate as in 2014 (\$86.76/month.) Budget includes 1 pine straw application. Capital budget projects include: tree work (\$500); mailbox replacement (\$1,710); and sign repair (\$600) for a total of \$2,810.

Lott's Landing: Board voted to increase the assessment by 5%, but defer implementation. Owners will continue to pay \$77.74/month. Budget includes 1 pine straw application. Approved capital expenditures include: tree work (\$500.00) and security cameras (\$650) that would be used to protect the Lott's Landing entrance from illegal dumping which has been a chronic problem.

Georgetown Place: Board voted to increase the assessment by 5%, but defer implementation. Owners will continue to pay the same rate as in 2014 (\$109.39 + \$16.74 reserves). Budget includes 2 pine straw applications and 2 pressure washings. Approved capital expenditures include: (1) tree work (\$600); (2) entrance sign repair (\$ 900.00); (3) irrigation piping repair (\$ 3,000.00); and (4) irrigation timer replacement (\$ 500.00).

Georgetown Townhomes: Board voted to increase the assessment by 5%, but defer implementation. Owners will continue to pay \$136.68/month. Budget includes 1 pine straw application. Approved capital expenses include: (1) mailboxes (\$ 4,465.00); (2) new curbing (\$ 31,000.00); (3) sidewalk overlay (\$ 12,600.00); and (4) tree work (\$700.00).



2015 Capital Budget

At the November 11th General Meeting, the Board voted to approve a 2015 CSA Capital Budget of \$88,346. This budget includes \$17,500 to replace the work truck; \$15,950 in repairs to buildings; \$2,289 in furnishings; \$26,300 in land improvements (lagoon repairs and solar lighting for 4 entrances); and \$26,311 in machinery and equipment. The Board also approved \$57,075 in capital expenditures for the five parcel communities. These budgets were driven by the most recent Reserve Study and had been amended to reflect any changing conditions since the Study was completed in 2013.

2015 CSA Operational Budget

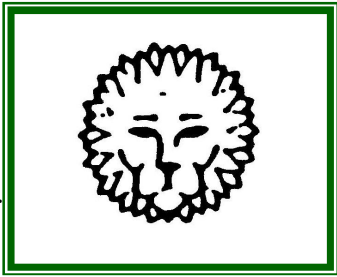
At the same November 11th meeting, the Board voted to approve the 2015 operational (amenities) budget shown below. This budget was balanced by implementing cuts and efficiencies in most spending categories. Although the Board voted to raise the general assessment by 5%, they also voted to defer implementation; 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 seventh straight year that the amenities have remained level.

Budgeted Income:	\$985,855.44
Budgeted Exp:	\$842,989.12
Budgeted Net Inc:	\$142,866.32
Reserve Allot:	\$142,821.00
Residual Net Inc:	\$ 45.32

The budget reflects a \$5361 in the reserve allotment as well as increases in expenses relating to bad debt, employee health insurance, pool operations, and staff payroll. Offsets were achieved in liability insurance, depreciation expense, and early purchases of supplies. The budget allows for pool season to be extended into September as requested by some residents in the recent homeowner survey.

Wexford Lagoon Project

The 2013 Reserve Study projected dredging work this year to uncover and clean-out the inlets and outlets to the two lagoons located at the end of Mallory's Way. These inlets and outlets are currently buried in silt which needs to be removed so that the storm-water drainage system will work at its designed capacity. Weather and engineering issues have made it necessary to reschedule the project for early in 2015. The current budget is \$10,000.



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CSA Website:

www.georgetowncsa.com

January Calendar of Events

Jan 1	Office and Fitness Center Closed
Jan 6	7:30 ARB Meeting (SS)
Jan 13	7:45 BOD Meeting (SS)
Jan 20	7:30 ARB Meeting (SS)
Jan 20	6:00 Village Green Watch (NS)

ARB Violation Summary Through November 30, 2014

Total new violations	195	YTD	3382
Total violations repaired	262	YTD	3640
Hang Tags issued	21	YTD	468
Letters mailed	187	YTD	3063
Issues referred to GM/atty	36	YTD	766

Total current violations at the end of November: 229

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

2015 Key Event Calendar

Jan 1st	New Years, Office & Fitness Center Closed
April 4th	Springfest/Easter Egg Hunt
April 24th	Election Candidate Petitions Due
May 9th	Community Yard Sale
May 11th	Southside Pools Open
May 25th	Memorial Day, Office and Fitness Center Closed
	Northside Pools Open
June 8th	Election Ballots Due
June 9th	Annual Meeting of Members
July 3rd	4th of July Holiday, Office and Fitness Center Closed
Sept 7th	Labor Day, Office and Fitness Center Closed
	Northside Pools Open on Weekends
Sept 8th	Parcel Budget Hearings
Sept 12th	Community Yard Sale
Sept 27th	All Pools Closed for Season
Oct 13th	CSA Budget Hearing 7:00 p.m.
Oct 30th	Fallfest/Halloween Party
Nov 26th-27th	Thanksgiving, Office and Fitness Center Closed
Dec 12th	Breakfast with Santa
Dec 24th	Office and Fitness Center closes at noon
Dec 25th	Christmas, Office and Fitness Center Closed
Dec 31st	Office and Fitness Center Closes at noon

Routine Events: ARB Meetings (1st & 3rd Tuesdays); Board of Directors Meetings (2nd Tuesday); Village Green Watch (3rd Tuesday, 1st month of each quarter)

Admin and Court Fees for 2015

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	Court Fees (subject to change during year)
\$20 Lawn Maintenance	\$5 Lien Filing Fee (\$7 to remove)
\$30 Lien Fee	\$99 Suit Fee
\$3.78 Certified Mail Fee	\$9 FIFA Fee (\$7 to remove)
\$35 Fee for NSF Checks	\$105 Garnishment Fee
\$30 Filing Suits	\$35 Interrogatory Fee
\$10 FIFA Fee	(\$10 filing + \$25 Serving Fee)
\$25 Interrogatories	\$50 Suit service
\$10 Garnishments	
\$5 Default Hearing Filing	
\$15 Court Hearing Fee	
\$5 Show Cause Filing Fee	

Facility rental rates and rules continue unchanged from 2014.

Collection Process

As a reminder, the Board of Directors voted on May 13, 2014 to amend the collections procedures for past-due accounts set for in Administrative Resolution 2012-3. The revised procedures are defined in Administrative Resolution 2014-2 which is available for viewing and printing from the Association's web site: www.georgetowncsa.com. The revision, which went into effect July 1st, adds a new criteria (shown below in bold italics) to paragraph 6 of the Resolution regarding when the remainder of the year's assessment will be charged to a member's account.

“When an account becomes over 60 days past due, or when an account becomes past due for the second time during a calendar year, the remainder of that year's assessments are added to the account and are due in full at that point.”

The remainder of the collection procedures are unchanged. As a reminder, payments are due on the first of each month and become past due after 30 days.



CSA Board Members

Mike Richardson (President)
 Renee Rabbitt (Vice President)
 Warren Smith (Sec/Treasurer)
 Robin Byers
 David Campbell
 Ray Sili
 John Sewell
 Marlin Clifton
 Melissa Friel

Architectural Review Board Members

Robert Smith
 Warren Smith
 Renee Rabbitt
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 Mike Richardson
 Matthew Delano
 Mike Yardman (Coordinator)