



The Georgetowner

A monthly Georgetown Community Services Association
Publication

July, 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, 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 importance resource.
- We work as a team and advocate teamwork.

President's Corner

I am pleased to announce that the Board has appointed Mr. Ray Sili to fill the unexpired term of the late Barbara Rubin. Ray is a current ARB member and served on the Board of Directors a few years ago. He is an intelligent and talented individual with the kind of energy and experience that can really benefit the Association. I've always known him to be a fair and balanced Board member who always has the best interest of the Association at heart. I know he'll help us keep on track. Best regards, Rich Lindsey, Association President.

Annual Meeting Postponed

On June 10th, the Association attempted to hold the Annual Meeting but had to postpone it due to the lack of a quorum. A quorum is a specified number (or percentage) of the member who have to be present or have submitted a proxy in order to hold an official meeting. Although our covenants and by-laws only require 10% of the membership to be present (or proxy), we only achieved 4%. As a result, the Annual Meeting has been rescheduled for 7:00 p.m. on July 8th at the Southside Clubhouse. Per the by-laws, the quorum requirement will be reduced by 50%. If an insufficient number of members attend, the meeting will be held on August 12th. Current Directors will remain on the Board pending the results of the election that will be announced at the Annual Meeting.

Board President Retires By Warren Smith, Secretary/Treasurer

After 8 years on the Board, including the last 4 years as President, Richard Lindsey has announced his retirement. During the past 4 years, he has created a strong legacy of leadership and accomplishment. Under his watch, amenity assessments remained stable and he kept the organization on track via the use of detailed strategic plans and reserve studies. He oversaw the completion of major renovations to both clubhouse complexes, including playgrounds and courts. Inside the organization, he helped prompt efficiencies including: lower-cost services and leasing contracts, irrigation meters for land watering, LED lighting for the tennis courts, and digitized office records. Also during his tenure, all neighborhood entrance signs and most parking lots received needed repairs, and both our lagoons and arbors began receiving some long-overdue maintenance. Rich is a gentleman who ran fair and well-organized meetings. As he eases into a well-deserved retirement, the Board and staff would like to congratulate and thank Rich for all he has done for this organization and our community.

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

2014 Key Event Calendar

July 4 th	Office and Fitness Center Closed
July 8th	Annual Meeting 7:00
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 30 th	Office and Fitness Center closes at noon
Dec 31 st	Office and Fitness Center Closed

Tennis Courts Repairs

As some of you may have seen, the tennis courts are undergoing cyclical maintenance. These repairs include removing "root pops", filling cracks, and applying resurfacer, paint, and stripes. This work is programmed to be done approximately every five years in order to keep the courts in excellent operating condition. Given decent weather, courts 3&4 are scheduled to be completed by June 12th, and courts 1&2 should be done by June 18th. We appreciate your patience and cooperation.

2014 Pool Season

The pools are now open 10:00 a.m. to 8:00 p.m. daily through Labor Day, September 1st. Pool Registration Cards are available at the pool gates during pool season. Cards must be completed and turned in by an authorized adult (GCSA Homeowner or Renter) prior to being granted pool access. If your child does not have some sort of picture ID, please provide a small recent picture along with your card and we will attach it to the back. Guest policy remains at a limit of 6 guests per season, and only adults may sign in a guest. Our pools will be operated under a "swim at your own risk" policy. Since no lifeguards will be on duty, parents/adults will have to take full responsibility for conduct and safety in and around the pools. Georgia law requires that children 14 years and younger be accompanied by an adult (21 and over).



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CSA Website:

www.georgetowncsa.com

July Calendar of Events

July	1	7:30	ARB Meeting (SS)
July	4		Office and Fitness Center Closed
July	8	7:00	Annual Meeting (SS)
July	15	7:30	ARB Meeting (SS)

ARB Violation Summary Through May 31, 2014

Total new violations	373	YTD	1596
Total violations repaired	497	YTD	1753
Hang Tags issued	68	YTD	258
Letters mailed	359	YTD	1333
Issues referred to GM/atty	20/84	YTD	342

Total current violations at the end of May: 331

Largest number of single home violations: Siding Repair

Largest number of parcel violations: Trashcans not enclosed

Changes to Collections Procedures

At the May 13th General Meeting, the Board voted to amend the current 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 goes 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 remain unchanged. As a reminder, payments are due on the first of each month and become past due after 30 days .

2014-2018 Strategic Plan

At the June 10th General Meeting, the Board of Directors voted to approve the 2014-2018 Strategic Plan. As discussed in previous newsletters, the Board had been working the past few months to update the Plan. The final, approved, version of the Plan lays out goals and objectives for the next five years under the categories of: (1) financials; (2) facilities; (3) business operations; (4) customers, and (5) employees. A copy of the Plan is available for review in the office during normal working hours.

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. – 12:00 a.m. on Fridays, and from 8:00 a.m. -12:00 a.m. on Saturdays and 8:00 a.m.-10:00 p.m. on Sundays. Pricing information and a copy of the contract can be obtained at the office or at our web site: www.georgetowncsa.com.

Approvals for Exterior Changes

One of the benefits of living in a covenant community is the establishment and enforcement of building and landscaping standards. These standards are set forth in one or more of the Association's governing documents such as the Covenants or the Architectural Review Board (ARB) Guidelines. The idea behind the standards is to enhance property values by maintaining some sense of visual harmony in the neighborhoods. To enforce the standards, the governing documents require our homeowners to receive prior approval from the ARB before making changes to the exterior of the property. Some examples of changes requiring an ARB application include: (1) color changes in roofs, siding, shutters, trim, doors; (2) any new construction, to include buildings, driveways, walkways, fencing, etc; and (3) any major changes in landscaping. Application forms are available at the web site (www.georgetowncsa.com) or on the vestibule table in the office. The ARB meets on the first and third Tuesdays of each month at 7:30 p.m. To get on the agenda, applications need to be submitted the office no later than the Thursday prior to the desired meeting.

GCSA Board Members

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

Architectural Review Board Members

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