



## The Georgetowner

A monthly Georgetown Community Services Association  
Publication

July, 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

The Association's auditors have completed their thorough annual review of our financials and business operations and I am happy to report that they have given the organization a clean bill of health. The audit report identified no major findings, and the auditors applauded the staff on its professionalism, records keeping, and sound business processes. My thanks to our General Manager and our staff for their continued superior performance. Best regards, Mike Richardson.

### Annual Meeting Postponed

On June 9th, 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 members 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 7th 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 4th. Current Directors will remain on the Board pending the results of the election that will be announced at the Annual Meeting.

### Annual Audit Results

Ms. Shannon Brett, CPA, from Holland, Henry & Brompley LLP, briefed the Board on the results of the annual audit conducted in May. The audit confirmed that Georgetown CSA's financial statements fairly represent the financial position of the organization. The audit also found that the internal controls were sound and that the Association was depositing funds into reserves as recommended by the current Reserve Study.

### 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. Sili at 912-306-5345.

### 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, from 8:00 a.m. -12:00 a.m. on Saturdays and 8:00 a.m. - 10:00 p.m. 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).

### Proposed Policy Resolution 2015-1 Rules for Using Amenities & Common Areas

At the June 9th General Meeting, the Board of Directors voted final approval of Policy Resolution 2015-1. The main purpose of the resolution is to consolidate existing Board-approved rules for use of amenities and common areas. The rules are listed in seven sections and cover use of the: clubhouses, pools, playgrounds, fitness center, courts, lagoons, and parcel common areas. A copy of the resolution is posted to the Association's web site: [www.georgetowncsa.com](http://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](http://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.

### Better Temp Control in Fitness Center

Based on customer feedback, the Board of Directors voted last year to increase the 2015 Capital Budget to include the installation of a separate heating and cooling system for the Fitness Center. On May 8th, an efficient mini-split type system was installed to provide improved comfort in the Center. So far, the patrons appear to like the results.



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**CSA Website:**

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**Phone: (912) 925-2861**

### July Calendar of Events

July 3 <sup>rd</sup>	4th of July Holiday, Office and FC closed
July 7 <sup>th</sup>	7:00 Annual Meeting (SS)
July 7 <sup>th</sup>	7:30 ARB Meeting (SS)
July 14 <sup>th</sup>	7:00 BOD Meeting (SS)
July 21 <sup>st</sup>	7:30 ARB Meeting (SS)

### Remainder of Year

Sept 7 <sup>th</sup>	Labor Day, Office and Fitness Center Closed Northside Pools Open on Weekends
Sept 8 <sup>th</sup>	Parcel Budget Hearings
Sept 12 <sup>th</sup>	Community Yard Sale
Sept 27 <sup>th</sup>	All Pools Closed for Season
Oct 13 <sup>th</sup>	CSA Budget Hearing 7:00 p.m.
Oct 30 <sup>th</sup>	Fallfest/Halloween Party
Nov 26 <sup>th</sup> -27 <sup>th</sup>	Thanksgiving, Office and FC Closed
Dec 12 <sup>th</sup>	Breakfast with Santa
Dec 24 <sup>th</sup>	Office and Fitness Center closes at noon
Dec 25 <sup>th</sup>	Christmas, Office and Fitness Center Closed
Dec 31 <sup>st</sup>	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)

### Collection Procedures

Please remember 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, or 30 days past due for the second time in a calendar year, 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 (or 30 days for a second time that year) will also receive a Lien Warning Notice which says that 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.

### 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. Bamboo stalks should only be put out for pick-up on the first Friday of each month.



### 2015 Pool Schedule

Both pool complexes are now open daily from 10:00 a.m. to 8:00 p.m. Pool rules remain the same as in previous years and a copy of the rules can be viewed at our web site: [www.georgetowncsa.com](http://www.georgetowncsa.com) under the Services tab. Registration by the head of household is required and can be handled at the pool gate. Please bring a picture ID and a document that proves you live at that property. Amenities (assessments) need to be current in order to be eligible. The Northside pools will begin opening weekends only after Labor Day, and all pools will close for the season at 8:00 p.m. on Sunday, September 27th.

### 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](mailto:gm@georgetowncsa.com)



### Trashcan Concealment

As a reminder, Article III, Section E, Paragraph 1 of the Architectural Guidelines states, "All property in Georgetown shall be kept in good order and free of debris, including...concealing trash cans and other items for disposal except for within 24 hours of scheduled pick-up..." The American Heritage Dictionary defines "concealed" as "to keep from being seen, found, or observed." If you can see the container from the street, you are likely to receive a notice from the ARB Inspector. Most homeowners comply with the rule by keeping their can behind a privacy fence or in the garage.



### CSA Board Members

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

### Architectural Review Board Members

Renee Rabbitt  
Mike Richardson  
Warren Smith  
Raymond Sili (Coordinator)