



The Georgetowner

A monthly Georgetown Community Services Association
Publication

June, 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

We are happy to report that the Southside Pools are now open and that the Northside Pools are opening on May 25th. Things appear to be running smoothly so far, and you can help us ensure that continues. Please use pools safely. I would like to remind everyone that the pools are operated under a "no lifeguards: swim at your own risk" policy. As such, the responsibility for ensuring the safety, rule enforcement, and enjoyment of pool patrons falls on the adults and parents at the pools. The pool rules are posted, and every head-of-household signed for a copy of the rules when

he/she registered. We need and expect your assistance in enforcing them. Our goal, as always, is an incident-free pool season. Lastly, as a reminder, lawn maintenance should be in full swing. Please help us keep the neighborhoods looking good. Thank you. Best regards, Mike Richardson.

Elections & Annual Meeting

The annual election for Board of Directors is underway. Ballot packages have been mailed out to homeowners and they need to be completed and returned by 5:00 p.m. on Monday, June 8th. Ballots will be counted and the results announced at the Association's Annual Meeting of Members scheduled for Tuesday, June 9th at 7:00 p.m. Even if you think you will attend the meeting in person, please fill out a proxy form and return it in your response envelope. Be sure to fill out and sign the return address portion of the envelope. We encourage everyone to attend the meeting.



2015 Pool Schedule

The Southside pools opened on May 11th and the Northside Pools will open on May 25th (Memorial Day). The hours for both pools will be 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 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.

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.

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

At the May 12th General Meeting, the Board of Directors tentatively approved 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 proposed resolution is posted to the Association's web site: www.georgetowncsa.com. You are encouraged to read it and provide comments to the General Manager (912-925-2861) or gm@georgetowncsa.com. You are also encouraged to attend the next Board meeting on June 9th at which time the resolution will be, again, considered by the Board and voted on.



Lawn Notice Extension Approved

As mentioned in the last newsletter, the Board has recently approved extending the lawn notice deadline from 8:00 a.m. to noon on Mondays. Weekly inspections will continue to be held on Mondays with notice letters being mailed on Tuesdays by both regular and certified mail. Extensions are liberally granted if calls are made to the Inspector by the deadline. We appreciate the fact that the vast majority of our homeowners maintain their property without the need for notices...and that most of those who do receive notices call or get the work accomplished by the established deadline. The recently approved deadline extension should increase that percentage.

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.



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CSA Website:

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June Calendar of Events

June 2 nd	7:30	ARB Meeting (SS)
June 8 th	5:00	Election Ballots Due
June 9 th	7:00	Annual Meeting of Members (SS)
June 16 th	7:30	ARB Meeting (SS)

Remainder of Year

July 3 rd	4th of July Holiday, Office and FC closed
Sept 7 th	Labor Day, Office and Fitness Center Closed
	Northside Pools Open on Weekends
Sept 8 th	Parcel Budget Hearings
Sept 12 th	Community Yard Sale
Sept 27 th	All Pools Closed for Season
Oct 13 th	CSA Budget Hearing 7:00 p.m.
Oct 30 th	Fallfest/Halloween Party
Nov 26 th -27 th	Thanksgiving, Office and FC Closed
Dec 12 th	Breakfast with Santa
Dec 24 th	Office and Fitness Center closes at noon
Dec 25 th	Christmas, Office and Fitness Center Closed
Dec 31 st	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)



Dog Park at Daffin Park

Most of you are probably aware that the City of Savannah operates Daffin Park, which is a large, multi-function, recreational facility located between Victory Drive, Washington Avenue, Bee Road, and Waters Avenue. What you may not know is that the facility includes a dog park where you can let your dog run and get some exercise. It's a shame that Chatham County does not offer a similar park facility in the Georgetown area; however, the facility at Daffin Park appears to be worth the drive.

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.

Additional ARB Members Needed

The Association is looking for a few new members for the Architectural Review Board (ARB). The ARB makes decisions on member requests for property changes, and it makes recommendations to the Board of Directors from time to time regarding proposed changes to the Architectural Guidelines. The ARB meets for about an hour twice a month on the first and third Tuesdays. This is a great way to make a difference in the community. If interested, contact the General Manager (912-925-2861 or e-mail gm@georgetowncsa.com for more details.

Siding Cleaning

Green may be a pleasant color for many applications, but it is not appealing when it comes in the form of mildew on the siding of your home. For better or worse, we all live in this semi-tropical environment where mold and mildew spreads like wildfire—particular in the shady areas and the portions of the home that face north. If you don't own a pressure washer, or don't feel like doing it yourself, there are a number of companies in the area that will provide this service. Prices vary by the size of the home, but typically runs between \$100-\$200. Everyone wants higher property values, and no one enjoys getting siding violation notices from the Architectural Review Board, so please help by keeping your siding clean. Thank you.



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.

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



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

Warren Smith
Renee Rabbitt
Mike Richardson
Raymond Sili (Coordinator)