



The Georgetowner

A monthly Georgetown Community Services Association
Publication

March, 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

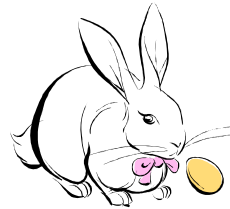
We are member oriented.
We are committed to excellence.
People are our most importance resource.
We work as a team and advocate teamwork.

President's Corner

At the March 11th General Meeting, the Board is scheduled to consider a proposed update to the Association's Strategic Plan. This long-range planning document is designed to set forth approved goals and initiatives for years 2014-2018. The meeting on the 11th provides an opportunity for Board members and homeowners to review the draft plan and provide proposed revisions and additions. I encourage all interested homeowners to come and participate in the discussions. The meeting begins at 7:45 p.m. at the Southside Clubhouse. Best regards, Rich Lindsey, Association President.

2014 Key Event Calendar

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



Easter Egg Hunt April 19th

The Association will hold its annual Easter Egg Hunt on Saturday, April 19th between 9:00-11:00 a.m. at the Southside Clubhouse. Children ages 11 and under are welcome to participate. Refreshments will be served. The Easter Bunny will be there, so don't forget your camera and basket to fill with eggs.

New Sidewalk Construction

As many of you may have noticed, construction of a new section of sidewalk has begun on King George Boulevard. The new section is being built on the east side of the street and will run from King Henry Court (across from the Clubhouse) south to the Knightsbridge entrance. The project is funded by the County and completion is expected by mid-March.

Electric Repair Contract Awarded

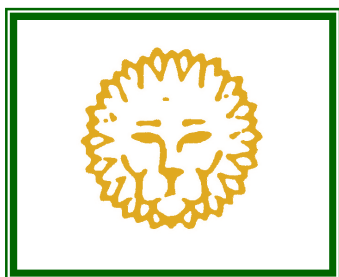
At the January General Meeting, the Board of Directors voted to award a \$26K electrical repair contract to Coastal Constructive Innovations (CCI). Under this contract, CCI will replace the power panels, breakers, and switch boxes in the Southside Clubhouse and the Bath House. CCI will also install additional circuits for the kitchen and fitness center, as well as provide repairs to lighting supporting the main entrance sign and the Wexford entrance. A large portion of the contract amount will cover the replacement of the lighting at the tennis courts. We will be replacing the 1000W metal halide lights with much more efficient LED lights. The new lights will use a small fraction of the electricity, last 5 times longer, and will require significantly less maintenance. All contract work is scheduled to be completed by the end of February.

Fitness Center Equipment Overhaul

On February 24th, we are scheduled to complete the mid-life overhaul of the Fitness Center equipment. This maintenance is designed to extend its operation for another three years. \$6,000 of the 2014 Capital Budget has been earmarked for this effort. Work is being accomplished by Southeastern Fitness Equipment Repair out of Jacksonville, FL. We appreciate your patience during this project.

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.



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CSA Website:

www.georgetowncsa.com

March Calendar of Events

Mar 4	7:30	ARB Meeting (SS)
Mar 11	7:45	BOD Meeting (SS)
Mar 18	7:30	ARB Meeting (SS)

ARB Violation Summary Thru January 31, 2014

Total new violations	186	YTD	186
Total violations repaired	255	YTD	255
Hang Tags issued	70	YTD	70
Letters mailed	214	YTD	214
Issues referred to GM/atty	5/43	YTD	48

Total current violations at the end of January: 319

Largest number of single home violations: Siding Repair

Largest number of parcel violations: Trashcans not enclosed



Yard Maintenance

The weather is starting to warm up and with the approaching of spring comes renewed growth of grass and other vegetation on your property. This is a friendly reminder that the Association inspects yards every Monday. If you happen to get a letter from the Association, please open and read it promptly so you can get the information you need and avoid missing a deadline that could end up costing you money.

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."

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)