



The Georgetowner

A monthly Georgetown Community Services Association
Publication

March, 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

I would like to report that, at the February 10th General Meeting, the Board of Directors voted to award the ARB Inspections and Covenants Enforcement contract to GWM, LLC owned by Mr. Raymond Sili. As many may know, Mr. Sili is a past member of both the Architectural Review Board and Board of Directors. He and his staff bring a wealth of knowledge and experience to the table. We and our residents look forward to excellent support from GWM. In other news, some residents have recently requested our assistance in obtaining more Police patrols of our major thoroughfares that have a tendency to become racetracks at rush hour. We have been working with our Police contacts to make that happen. Best regards, Mike Richardson.

Board Position Available

There is a vacancy on the Board of Directors resulting from the resignation last month of Mr. Raymond Sili. Anyone interested in being considered to fill this vacancy should submit a short resume/biography to the office. Submissions received by Thursday, March 5th will be considered by the Board of Directors at the General Meeting scheduled for March 10th at 7:45 p.m. Candidates are highly encouraged to attend this meeting. In accordance with the Covenants and By-laws, the Board has the authority to appoint replacements for such vacancies to serve out the unexpired term of the previous incumbent. If the Board makes no appointment at the March meeting, the candidacy period will be reopened until the Thursday prior to the next scheduled Board meeting. This is an un-paid position and requires about 2 hours, one time per month.

ARB Position Available

Additional members are needed for the Architectural Review Board (ARB). Positions are unpaid and require one hour, twice per month. Meetings of the ARB take place on the first and third Tuesdays of each month at the Southside Clubhouse at 7:30 p.m. Anyone interested in being considered to fill this vacancy should submit a short resume/biography to the office. To be considered for appointment, candidates must also attend 3 consecutive ARB meetings. The Board of Directors have the authority to appoint ARB members, and usually do so upon full consideration of qualified candidates.

Fitness Center Improvements

In accordance with the Board-approved 2015 Capital Budget, an additional treadmill has been purchased and installed in the Fitness Center. In related news, the Board has also recently approved a 2015-2019 Strategic Plan which calls for consideration of potential expansion of the Fitness Center.



Auction for Old Tennis Lights

Congratulations go out to Mr. Thomas Moody who had the winning auction bid for the old tennis court light fixtures. Proceeds have been deposited into the GCSA reserve account that funds future repairs and replacements.

Reserve Study Update

The Association's assessments and maintenance/replacement schedules are driven in great part by what is called a "reserve study". Most states now require homeowners associations to implement these studies to properly maintain the property and to help ensure future solvency. A study is a process that inventories and assesses the condition of the Association's major assets, then looks out 30 years into the future and projects the date and cost of major repairs and replacements. The study, which is generally conducted by an engineer, also includes a mathematical model that calculates the amount of money the Association has to put into reserves each year in order to meet the projected future replacement costs. Our first study was conducted in 2006, and it was updated in 2010, 2012 and 2013. We are happy to report that our studies are fully implemented and that all future requirements are appropriately funded. Our next update is currently being worked on. Finalization is expected by the end of March.

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

Please be reminded that 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.



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CSA Website:

www.georgetowncsa.com

March Calendar of Events

Mar 3	7:30	ARB Meeting (SS)
Mar 10	7:45	BOD Meeting (SS)
Mar 17	7:30	ARB Meeting (SS)

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 p.m. on Fridays, and from 8:00 a.m.-12:00 p.m. on Saturdays 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.

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

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)

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.” Reminder signs are being posted on our campuses and in the parcel (townhome/duplex) communities.



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.

Collection Process

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.



CSA Board Members

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

Architectural Review Board Members

Robert Smith
 Warren Smith
 Renee Rabbitt
 Robin Byers
 Mike Richardson
 Matthew Delano
 Raymond Sili (Coordinator)