



## The Georgetowner

A monthly Georgetown Community Services Association  
Publication

November, 2013

### 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

Periodically, the Association receives calls regarding feral cats. Most of the calls request assistance in getting rid of them, while others ask how the cats can be protected. Normally, we refer these cases to the County's Animal Control Office. If you wish to get rid of a feral cat, you can call Animal Control Dispatch at 525-2408 and ask to be put on the waiting list for a free trap. You can also purchase a live trap from home improvement stores. Once the cat is trapped, Animal Control will pick it up. They won't pick up an animal that has a known owner. Per Chapter 22 of the Chatham County Ordinance, all cats and dogs over the age of 3 months must have a rabies vaccination, tag, and a collar. Further, anyone that feeds feral

cats are considered the owners and are responsible for the shots, tags and collars. Fines can be levied for non-compliance. Also, the regulations prohibit feeding these animals on any property that is not your own...and that includes any Association common property. Best regards, Rich Lindsey

### Fallfest

Put on your Halloween costumes and come join us on Friday night, October 25<sup>th</sup> from 6 p.m. to 8 p.m. We will be serving hot dogs, chips and drinks, and there will be games and plenty of candy for the kids. There will also be prizes for the best costumes. Come join the fun!!

### 2014 CSA Budget Hearing

On October 8<sup>th</sup>, the General Manager briefed the Board and member attendees on proposed operational and capital budgets for the coming year. These hearings provide members an opportunity to learn about the proposed budgets and raise questions or provide comments in advance of budget finalization which is scheduled to occur during the General Meeting on November 12<sup>th</sup>.

### Operational (Amenities) Budget

The General Manager offered three options for the CSA operational budget. All three incorporated known market price increases as well as savings/efficiencies carefully culled from at least 18 budget lines. Option A maintained the assessment at \$38.92 as well as the higher level of projected bad debt expense occurring in 2013. It also included 5 hours/week additional staffing to assist with the bad debt collection process. No other major changes in operations were included. The bottom line of this option was a deficit of over \$56,000. Option B maintained the assessment at \$38.92, but made deep cuts in operations to balance the bottom line. Bad debt expense was decreased by 39% which would limit legitimate write-offs. Other significant reductions were taken in legal, maintenance, security patrols, social activities, and office operations. Option C was the same as Option A except that the \$56K deficit was resolved by a \$2.58/month increase in assessments to \$41.50. After the briefing, most Board comments centered around the desire to fully fund necessary collection efforts in light of the increasing number of accounts in arrears which now stands at 791 (40% of owners) and \$316,436 in accounts receivable.

### CSA Capital Budget

The General Manager's proposed 2014 capital budget would provide: \$31,625 for electrical system and equipment replacements; \$14,800 to repair and resurface the tennis courts; \$3400 for shop and landscaping equipment; \$20,000 for maintenance of 2 lagoons; \$10,000 for comprehensive tree maintenance; and \$3600 for pool pump motors; \$3,386 for new playground boarders; \$3002 for pool furniture; and \$4914 for tennis court wind screens. During the briefing, he stated that the requirements were driven by the recently updated Reserve Study. He added that the gate guard a/c unit and the tennis court wind screens were deferred items from the 2013 Capital Budget.

### Change in E-mail Address

Please note that the Association's new e-mail address is:  
[gm@georgetowncsa.com](mailto:gm@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)



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**CSA Website:**

[www.georgetowncsa.com](http://www.georgetowncsa.com)

### November Calendar of Events

Nov 5	7:30	ARB Meeting (SS)
Nov 12	7:45	BOD Meeting (SS)
Nov 19	7:30	ARB Meeting (SS)
Nov 28-29		Office closed

### ARB Violation Summary Thru September 30, 2013

Total new violations	278	YTD	2950
Total violations repaired	340	YTD	3271
Hang Tags issued	52	YTD	607
Letters mailed	280	YTD	2908
Issues referred to GM/atty	94	YTD	592

Total current violations at the end of September: 373

### 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)

### Additional Sidewalks for King George Blvd

Chatham County Engineers have recently notified the Association of a delay in the sidewalk project for King George Boulevard between King Henry Court (Georgetown Townhomes) and St. Ives Drive (Knightsbridge entrance). The contract originally set to be released in July has been rescheduled for November. Construction will now likely occur in the summer of 2014.

### Is Your Street Light Not Working?

All of the street lights in the Georgetown area are serviced by the Georgia Power Company and, with a few exceptions; the electricity is paid for by Chatham County. If you notice that the light on one of the poles is out or is flickering, you can get it fixed by notifying Georgia Power using the toll-free number shown below and following the prompts. Repairs are normally made within three working days.

[Georgia Power Company: 1-800-437-3890](http://www.gapower.com)

### Collections Procedures

As a reminder, the Association implemented revised collections procedures in 2012. 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."

### Notes from the ARB

**Leaves and pine straw:** Fall is here and you have probably noticed that leaves and pine straw are beginning to fall. To keep your home and neighborhood looking its best, please stay on top of the collection and disposal efforts. Don't forget the straw and leaves on your roof. In addition to being unsightly, this debris holds moisture and can lead to mold, staining of the shingles, and attraction of roaches and other vermin.

**Mailbox repairs:** Recent ARB inspections have reflected a growing number of mailboxes that are in need of general repair and upkeep. Many of these simply need to have the dirt, mildew, or bird droppings removed. Some are fading or showing signs of rust and need to be cleaned and repainted. Others are leaning significantly or have hardware that needs to be replaced. None of these repairs are terribly expensive or take a great deal of time to make. Information regarding ornamental finials, posts and trim for Lion's Gate, Heron Crest, and Summerfield mailboxes can be obtained by calling the office at 912-925-2861.

### Breakfast with Santa

Ho, Ho, Ho... Breakfast with Santa is right around the corner. Santa will be joining us on Saturday morning, December 14th at 9:00 a.m. for a pancake and sausage breakfast. You'll need to pre-register for this event since our guest brings a small gift for each child, and Santa will be very sad if he didn't have something for every child. A reservation form is available on our web site ([georgetowncsa.com](http://georgetowncsa.com)) and can also be picked up at our office on Monday through Friday between 8:00 a.m. and 5 p.m. Please mail it to us or put it in the drop box by our front door so we get it no later than noon on December 6th.

### Services from Chatham County Public Works

The properties within our Association are located in the unincorporated portion of Chatham County. The County Public Works Department provides our residents with a list of services that includes, among other things, repairs of potholes, ditch and canal maintenance, removal of dead animals in the road, and curb/gutter repair. Residents can access these services directly by keying in the web address shown below and filling out a short on-line service request. Once you submit the request, you should receive an acknowledgement e-mail from Public Works.

<http://publicworks.chathamcounty.org/Home/ServiceRequest.aspx>