



The Georgetown

A monthly Georgetown Community Services Association
Publication

November, 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, 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 want to thank those who took the time to complete and return the recent homeowner survey. Your input is very valuable and it will assist the Board in making better decisions regarding the budgets and general operations. I want you to know that every Board member has received a copy of every written comment you provided. The annual budgets are scheduled to be finalized and voted on at the November 11th General Meeting. As always, I encourage everyone to come and participate. Best regards, Mike Richardson.

CSA Budget Hearing

On October 14th, the Association held its annual budget hearing for the CSA General Fund (amenities) and the CSA Capital Budget. The General Manager led off with a briefing on the results of the recent homeowner survey, followed by a detailed breakdown of the proposed budgets. Here is a summary of each topic:

Homeowner Survey: In September, a survey was sent to all 1958 homeowners in the Association. The purpose of the survey was to gain information to assist the Board with developing budgets and operational strategies. The survey focused on 2 areas: (1) amenities and their operation; and (2) social programs. 165 (8.4%) of homeowners responded. Key insights gained from the survey included: (1) a vast majority (76%) rated the amenities good-to-superior; (2) Only 10-35% of homeowners used one or more of the amenities, with the pool being the most used and the basketball court being the least used; (3) 14% wanted the pool season extended into May and September; (4) 83% would not raise assessments to increase amenities or their operations; (5) 63% rated the social programs as good-to-superior; (6) Only Easter Egg Hunt, Yard Sales, and Breakfast with Santa received 50% or more votes to continue; (7) 98% of respondents would not raise assessments to increase social programs; and (8) 16% would cut all social programs if necessary to keep assessments from going up (or to reduce them). The Board received and reviewed all written comments provided.

CSA Operational Budget: Mr. Odom reported that the Association successfully passed the annual audit in May, and that the operational budget was in the black year-to-date. He stated that the proposed budget assumes no increase in amenities for the seventh straight year. He went on to say that while savings and efficiencies were taken in 26 budget lines, increases in 16 others, including \$9,960 in bad debt expense, forced some proposed changes in operations. The main proposed offset is to change the pool season at the Northside Clubhouse to weekends only. To ease the pain and to address the requests of some members in the survey, the Southside pool would be open from May 11th through Sept 27th and the Northside Pool would be open weekends through September 27th. The following summary budget numbers were provided.

Budgeted Income:	\$985,855 (+.3%)
Budgeted Expenses:	\$842,989 (-1.2%)
Budgeted Net Income:	\$142,866
Future Repairs	\$142,821
Residual Net Inc.	\$ 45

CSA Capital Budget: Mr. Odom stated that the Reserve Study projected \$106,559 in repairs and replacements for year 2015. He went on to say that \$21,715 of that amount had been accomplished early (this year) and that \$5,750 could be cancelled or deferred for various reasons...leaving a sub-total of \$79,134. He requested \$6,900 in additional capital spending to cover a semi-annual reserve study update plus both a mini-split a/c and an additional treadmill for the Fitness Center. The largest expense elements in the budget are \$20,000 for repairs to four lagoons, \$8,000 for repairs to commercial doors at both clubhouses, and \$17,500 for a replacement work truck. He stated that the truck requirement might ultimately get deferred if no major repairs are needed next year.

Mr. Odom concluded by reminding everyone that the budgets would be briefed again and voted on at the November 11th Board meeting.

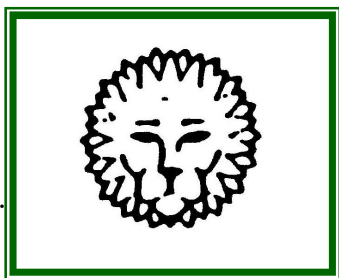
Fallfest

Put on your Halloween costumes and come join us on Friday night, October 31st 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!! No pre-registration is required, but parents should bring proof of association residency.



Breakfast with Santa

Mark your calendar...Breakfast with Santa is right around the corner. Santa will be joining us on Saturday morning, December 13th at 9:00 a.m. for a pancake and sausage breakfast. You'll need to pre-register in November 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 will be available on our web site (georgetowncsa.com) and in our office by Monday, November 3rd. 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.



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CSA Website:

www.georgetowncsa.com

2014 Key Event Calendar

Nov 4	7:30	ARB Meeting (SS)
Nov 11	7:45	BOD Meeting (SS)
Nov 18	7:30	ARB Meeting (SS)
Nov 27-28		Office and Fitness Center Closed
Dec 2	7:30	ARB Meeting (SS)
Dec 9	7:45	BOD Meeting (SS)
Dec 13	9-11 a.m.	Breakfast with Santa
Dec 16	7:30	ARB Meeting (SS)
Dec 24		Office and Fitness Center closes at noon
Dec 25		Office and Fitness Center Closed
Dec 31		Office and Fitness Center closes at noon

ARB Violation Summary Through September 30, 2014

Total new violations	260	YTD	2939
Total violations repaired	254	YTD	3062
Hang Tags issued	32	YTD	395
Letters mailed	263	YTD	2624
Issues referred to GM/atty	69	YTD	669

Total current violations at the end of September: 333
Largest number of single home violations: Siding Repair
Largest number of parcel violations: Trash cans not enclosed

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.

Street Lights: 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

Illegal Dumping: It is very unfortunate that an increasing number of people have been leaving piles of trash, furniture, and/or household goods in neighborhoods or along King George Boulevard. This activity constitutes illegal dumping and culprits can be prosecuted. Not only is the debris unsightly, it provides a habitat for rats, snakes and other vermin. Anyone seeing this dumping take place is strongly encouraged to contact the Police and provide a description of the individuals and vehicle(s) involved. Remember, this dumping is reducing your property values and is costing the Association money to remove it. Your cooperation in this would be greatly appreciated.

Board Approves Additional Enforcement Funding

At the September 9th General Meeting, the Board of Directors voted to amend the 2014 Operational Budget to add \$10,000 to the legal budget to help clear a backlog of ARB enforcement cases pending litigation. The Board recognizes that the covenants and other established rules must be enforced fairly and consistently. By eliminating the legal backlog, the Association hopes to remove any perception that rules are not being applied equally across the board.

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

Revised Collection Process

As a reminder, the Board of Directors voted on May 13, 2014 to amend the collections procedures for past-due accounts set for in Administrative Resolution 2012-3. The revised procedures are defined in Administrative Resolution 2014-2 which is available for viewing and printing from the Association's web site: www.georgetowncsa.com. The revision, which went into effect July 1st, adds a new criteria (shown below in bold italics) to paragraph 6 of the Resolution regarding when the remainder of the year's assessment will be charged to a member's account.

“When an account becomes over 60 days past due, or when an account becomes past due for the second time during a calendar year, the remainder of that year's assessments are added to the account and are due in full at that point.”

The remainder of the collection procedures are unchanged. As a reminder, payments are due on the first of each month and become past due after 30 days.



CSA Board Members

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

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