



The Georgetowner

A monthly Georgetown Community Services Association
Publication

November 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 take this opportunity to recognize, and express our appreciation, to Mr. Marlin Clifton. Mr. Clifton is retiring from the Board of Directors due to health reasons. He has been on the Board for the past two years and has been a staunch advocate for member support and fiscal responsibility. Marlin is also one of the first residents in our Association and has lived in King's Grant for 40 years. He is a great neighbor and contributor to the Board and the Association at large. We will certainly miss his thoughtful and common-sense approach to Association issues. On behalf of the Board and the Staff, I want to thank Marlin for all he has done and wish him peace and happiness. Best regards, Mike Richardson.

CSA Budget Hearings

On October 13th, the Association held its annual budget hearing for the CSA General Fund (amenities) and the CSA Capital Budget. The General Manager provided status of current year budget execution, followed by a detailed breakdown of the proposed capital and operational budgets for year 2016. Here is a summary of each topic:

CSA Capital Budget: Mr. Odom stated that the Reserve Study projected \$145,156 in repairs and replacements for year 2016. He went on to say that \$7,270 of that amount had been accomplished early (this year) or had been verified as not actually needed at this point and could be postponed. He added that there was \$53,550 in proposed deferrals from this year, bringing the proposed capital budget for 2016 to \$191,436. The largest items in the proposed 2016 capital budget are: \$62,500 in dredging and repairs to 5 lagoons; \$28,432 to resurface the Southside parking lot; \$26,000 for a new King's Grant entrance sign; \$25,000 for a new work truck; and \$20,300 in fitness center equipment replacements.

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 eighth straight year. The proposed operational budget below also assumes: (1) \$7,497 increase in non-GM payroll; (2) 15% increase in employee health insurance; (3) \$3,600 increase in depreciation; (4) \$4,646 increase in flood and Worker's Compensation insurance; (5) \$15,960 reduction in bad debt expense; (6) \$2,225 decrease in suit/lien expense; (7) \$5,361 decrease in reserve allotments; (8) no significant changes in pool schedule, and (9) \$16,011 in other adjustments. Overall, 14 budget lines showed no change; 18 lines were decreased; and 22 were increased.

Budgeted Income:	\$978,338.44
Budgeted Expense:	\$840,825.12
Budgeted Net Income:	\$137,513.32
Reserve Allotment:	\$137,460.00
Residual Net Income:	\$ 53.32

Mr. Odom concluded by reminding everyone that the budgets would be briefed again and voted on at the November 10th Board meeting.

Board of Directors Vacancy

With the retirement of Mr. Marlin Clifton, the Board has a vacancy which it would like to fill at the December 8th General Meeting. If you wish to be considered, please provide a written statement indicating your desire to be considered, along with a short biography, to the General Manager by noon on November 3rd. You can deliver these to the GM by mail (1234 King George Blvd, Savannah, GA 31419) or in person during normal business hours. You may also submit them by e-mail to: gm@georgetowncsa.com. The Board will consider all the nominees and will vote to determine the winner.



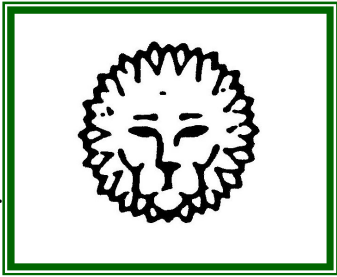
Breakfast with Santa

Mark your calendar...Breakfast with Santa is right around the corner. Santa will be joining us on Saturday morning, December 12th at 9:00 a.m. for a pancake and sausage breakfast. You'll need to pre-register by Friday, December 4th 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 2nd. 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 4th.



Additional ARB Members Needed

Want to make a difference in our community?? Please consider joining the Georgetown CSA Architectural Review Board (ARB). The time commitment is approximately 2 hours a month. Meetings are held on the first and third Tuesdays of each month at the Southside Clubhouse. ARB members have a direct impact on the look of our neighborhoods and the value of our properties. If you are interested in joining, please contact Mr. Odom at 925-2861 or Mr. Sili at 912-306-5345.



The Georgetowner

A monthly Georgetown Community Services Association
Publication

November 2015

CSA Website:

www.georgetowncsa.com

Phone: (912) 925-2861

November Calendar of Events

Nov 3 rd	7:30	ARB Meeting (SS)
Nov 10 th	7:45	BOD Meeting (SS)
Nov 17 th	7:30	ARB Meeting (SS)
Nov 26 th -27 th		Thanksgiving, Office and FC closed

Remainder of Year

Dec 1 st	7:30	ARB Meeting (SS)
Dec 8 th	7:45	BOD Meeting (SS)
Dec 12 th	9-11	Breakfast with Santa
Dec 15 th	7:30	ARB Meeting (SS)
Dec 24 th		Office and FC closes at noon
Dec 25 th		Christmas, Office and FC closed
Dec 31 st		Office and FC closes at noon

Routine Events: ARB Meetings (1st & 3rd Tuesdays); Board of Directors Meetings (2nd Tuesday)

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

Fitness Center Registration

The Association's Fitness Center is located in the Southside Clubhouse and is available for use between the hours of 6:00 a.m. and 8:00 p.m. Monday through Friday and 12:00 noon to 6:00 p.m. on Saturdays and Sundays. It is free for use by Association homeowners and resident; however, a one-time registration is required. Registration is available at the Fitness Center between the hours of 5:00-8:00 p.m. during the week, and between noon and 6:00 p.m. on weekends. To register, the head-of-household must come in and provide a picture I.D. and a document that ties him/her to the property. If the driver's license shows the property address on it, no additional documentation is required. Other members of the family who are 16 years of age and older who live at that residence can also be registered. One electronic door key will be issued to each family, and each family member registered will receive a laminated pass. Each person will need to sign for his/her pass. Please note that children under 16 are not allowed in the Fitness Center and should not be left unsupervised in the clubhouse while the adult (s) exercise.

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.



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.

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.

CSA Board Members

Mike Richardson (President)
Renee Rabbitt (Vice President)
Warren Smith (Sec/Treasurer)
David Campbell
John Sewell
Marlin Clifton
Melissa Friel
Dorothy Strong
Geoff Riehl

Architectural Review Board Members

Renee Rabbitt
Mike Richardson
Warren Smith
Raymond Sili (Coordinator)