

The Georgetown

A monthly Georgetown Community Services Association
Publication

October, 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

On September 10th, the Association conducted the annual budget hearings for our five townhome/duplex communities. As in previous years, the meetings went well and the draft budgets appear to be reasonable. With that said, I am concerned that resident participation is so low. Three of five communities had no representation at all. We have advertised these hearings in previous editions of the newsletter and on our marquis. Next month, we are holding the annual budget hearing for the 2014 CSA operational (amenities) and capital budgets. This is an important meeting and we value your input. I hope to see you there! Best regards, Rich Lindsey

2013 Pool Season Almost Over

The pools at both clubhouses are open seven days a week from 12:00-6:00 p.m. and will close for the season at 6:00 p.m. on September 30th.

Fallfest

Put on your Halloween costumes and come join us on Friday night, October 25th 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!!

Change in E-mail Address

Please note that the Association's new e-mail address is:
gm@georgetowncsa.com

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>

Upcoming CSA Budget Hearings

The Association is beginning to develop both capital and operational budgets for next year (2014). We need your input and support in this process. On Tuesday, October 8th at 7:00 p.m., we will be holding the annual budget hearing for the CSA Capital and Operational (amenities) budget. This meeting is your opportunity to hear the staff's proposals for the budgets and to make your feelings and recommendations known regarding projected assessments and spending. We strongly encourage you to mark your calendar and make plans to attend. All budgets and fees for year 2014 will be finalized and voted on at the General Meeting on November 12th.

Home Repairs that Do Not Require ARB Approval

One of the benefits of living in a covenant-controlled community is the general uniformity in which homes and properties are built and maintained. Most new construction and significant changes to property require prior approval by the Georgetown CSA Architectural Review Board. There are, however, several common repairs that do not require this prior approval. These include: (1) replacing roofing with the same (existing) type and color of shingles; (2) painting the siding, trim, or front door with the same (existing) color paint; (3) replacing windows with the same (existing) color framing and trim; (4) replacing plants and/or flowers in a previously established/approved bed; (5) replacing broken slats or sections of previously approved fence (of same material, style, and size); (6) removing (and not replacing) a previously approved fence, outbuilding, satellite dish, or play equipment.

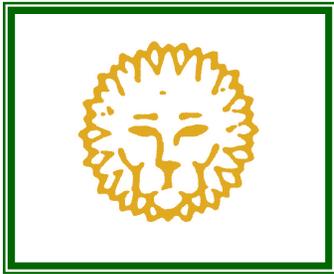


GCSA Board Members

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

October Calendar of Events

Oct 1	7:30	ARB Meeting (SS)
Oct 8	7:00	CSA Budget Hearing (SS)
Oct 8	7:45	BOD Meeting (SS)
Oct 15	6:45	Village Green Watch (NS)
Oct 15	7:30	ARB Meeting (SS)
Oct 25	6:00	Fallfest/Halloween Party (SS)

ARB Violation Summary Thru August 31, 2013

Total new violations	317	YTD	2672
Total violations repaired	272	YTD	2931
Hang Tags issued	79	YTD	555
Letters mailed	307	YTD	2628
Issues referred to GM/atty	65	YTD	498

Total current violations at the end of August: 398

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

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

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."

3 Easy Ways to Save Money & Time

A number of Association homeowners have unfortunately discovered that failing to live within the rules of the covenants and architectural guidelines can be potentially expensive and administratively challenging. Here are 3 easy ways to avoid the costs and headaches while, at the same time, increasing your property value and making the community as attractive as possible to both current residents and potential buyers:

1. keep your yard neat and well-groomed;
2. clean your home's siding as needed to remove mildew; and
3. keep trashcans and other debris concealed except on the day of scheduled pick-up.

If everyone would make this happen, the number of overall violations would drop by about 70%. Please note that the Association inspects yards every Monday, and the remainder of the properties on a rotating basis between Tuesday and Saturday.

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

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