

The Georgetown

A monthly Georgetown Community Services Association
Publication

October, 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

On September 9th, 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. I am happy to say that no parcel community will experience an increase in maintenance assessments next year. I am concerned, however, that resident participation is so low. Four 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 2015 CSA operational (amenities) and capital budgets. This is an important meeting and we value your input. I hope to see you there! Best regards, Mike Richardson

CSA Budget Hearing

On Tuesday, October 14th at 6:45 p.m., we will be holding the annual budget hearing for the CSA General Fund (amenities) and the CSA Capital 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.



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.

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.

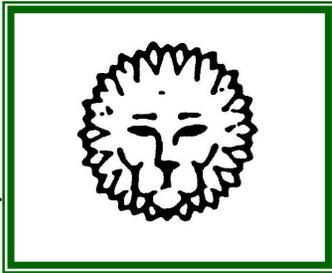
Board Considers Initiatives

At the September 9th General Meeting, the Board of Directors considered three initiatives set forth in the current GCSA Strategic Plan. The first two dealt with proposals that might provide cost savings or other efficiencies. The first proposal was to consider changing from monthly account billing to annual billing. After review of the processes and repercussions, the Board determined that the proposal would not be cost-effective and would be an unaffordable burden for many homeowners. The second initiative regarded switching from quarterly to semi-annual mailings of statements and newsletters. After consideration, the Board voted to retain the current quarterly mailings. The consensus was that there was too much important information that would not reach residents in a timely manner if 2 of the quarterly mailings were eliminated. The last initiative involved the printing and use of customer feedback cards. Notionally, these cards would be used to advise residents that the Association recognized and appreciated that their ARB violation had been resolved. The cards would also be a vehicle for residents to provide feedback relating to how the Association provided a service or responded to a suggestion or complaint. After deliberation, the Board declined to approve the initiative because of the potential impact on the budget and assessments. Other strategic plan initiatives will be considered in upcoming Board meetings. Everyone is encouraged to attend and participate



Landscaping Hints for Fall

The Association's landscaping contractor has some tips to share regarding fall landscaping. Melissa Rivers of Rivers Landscape and Grounds Maintenance recommends applying pre-emergents (weed control) to your yard in the September-October time frame. She says that granular forms of these products are better for lawns that are not watered frequently with an irrigation system. If your yard is irrigated, then spray-types of pre-emergents are fine. Mrs. Rivers also says that fall is good time to plant new shrubs. She adds that most shrubs can be trimmed in the fall, but she recommends avoiding pruning shrubs in the winter. One exception is Crepe Myrtles which can be cut back in the January-February time frame.



The Georgetowner

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CSA Website:

www.georgetowncsa.com

2014 Key Event Calendar

Oct 7	7:30	ARB Meeting (SS)
Oct 14	6:45	CSA Budget Hearing (SS)
Oct 14	7:45	BOD Meeting (SS)
Oct 21	7:30	ARB Meeting (SS)
Oct 31	6-8 p.m.	Fallfest/Halloween Party
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

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

ARB Violation Summary Through August 31, 2014

Total new violations	412	YTD	2679
Total violations repaired	459	YTD	2808
Hang Tags issued	37	YTD	363
Letters mailed	406	YTD	2361
Issues referred to GM/atty	117	YTD	600

Total current violations at the end of August: 311
Largest number of single home violations: Lawn Maintenance
Largest number of parcel violations: Trash cans not enclosed

Is Your Street Light Not Working?

All of the street lights in the Georgetowner 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

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.

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.

GCSA 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

Architectural Review Board Members

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

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