



## The Georgetowner

A monthly Georgetown Community Services Association  
Publication

**October, 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

With all the rain we have had lately, some residents have reported that storm drains serving their street are clogged and that water is backing up into the street. If you see this problem in your neighborhood, you can notify our general manager or you can report the issue directly to Chatham County Public Works. You can phone their office at 912-652-6840 or you can fill out an on-line Citizen Service Request at: [www.publicworks.chathamcounty.org](http://www.publicworks.chathamcounty.org). You can also use this site to report other issues, such as potholes, ditch/canal maintenance, and curbside collection. Best regards, Mike Richardson.

### 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.



### Upcoming CSA Budget Hearings

As scheduled, the Association held budget hearings for the five townhome/duplex (parcel) communities on September 8th. On Tuesday, October 13th 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 30th 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 residence.

### 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.

### 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.

### Parking Restrictions in Parcel Common Areas

Each of the units within the 5 parcel communities has 2 designated parking places. With the exception of the units with garages in Georgetown Place, each assigned parking space is numbered to align it with the unit. There are only a few designated visitors parking spaces and these shall only be used for short term house guests. Optimally, these should only be used for a few hours; however, they should never be encumbered by one resident (or the resident's guest) for more than three days. The 15-minute parking spaces at Hunter's Green, Lott's Landing, and Georgetown Place are for mail pick-up and delivery vehicles and shall be limited to that specified time frame. Parking is not allowed in the following locations:

- (1) around the center islands at Hunter's Green, Georgetown Townhomes, and Georgetown Place;
- (2) in another homeowner's space without prior permission;
- (3) in the driveways of each parcel; or
- (4) on the grass at any parcel.

Violations of these parking rules may lead to towing without further notice at the vehicle owner's expense.



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**CSA Website:**

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

**Phone: (912) 925-2861**

### October Calendar of Events

Oct 6 <sup>th</sup>	7:30	ARB Meeting (SS)
Oct 13 <sup>th</sup>	7:00	CSA Budget Hearings (SS)
Oct 13 <sup>th</sup>	7:45	BOD Meeting (SS)
Oct 20 <sup>th</sup>	7:30	ARB Meeting (SS)
Oct 30 <sup>th</sup>	6-8 p.m.	Fallfest/Halloween Party

### Remainder of Year

Nov 26 <sup>th</sup> -27 <sup>th</sup>	Thanksgiving, Office and FC Closed
Dec 12 <sup>th</sup>	Breakfast with Santa
Dec 24 <sup>th</sup>	Office and Fitness Center closes at noon
Dec 25 <sup>th</sup>	Christmas, Office and Fitness Center Closed
Dec 31 <sup>st</sup>	Office and Fitness Center 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](mailto:gm@georgetowncsa.com)

### 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.

### Yard Waste Pick-up

Please help keep the neighborhoods looking nice (and enhance property values) by keeping the leaves and pine straw picked up. Chatham County Public Works Department picks up yard waste curb-side every Monday. Clippings, leaves, and/or straw must be put in reusable containers or in paper bags (available at hardware stores). Cut up limbs and brush may be placed neatly at the curb for pick-up. The use of plastic bags is not authorized. Yard waste may not be placed curb-side earlier than 6 p.m. on Sunday evenings.

### Approvals for Exterior Changes

One of the benefits of living in a covenant community is the establishment and enforcement of building and landscaping standards. These standards are set forth in one or more of the Association's governing documents such as the Covenants or the Architectural Review Board (ARB) Guidelines. The idea behind the standards is to enhance property values by maintaining some sense of visual harmony in the neighborhoods. To enforce the standards, the governing documents require our homeowners to receive prior approval from the ARB before making changes to the exterior of the property. Some examples of changes requiring an ARB application include: (1) color changes in roofs, siding, shutters, trim, doors; (2) any new construction, to include buildings, driveways, walkways, fencing, etc; and (3) any major changes in landscaping. Application forms are available at the web site ([www.georgetowncsa.com](http://www.georgetowncsa.com)) or on the vestibule table in the office. The ARB meets on the first and third Tuesdays of each month at 7:30 p.m. To get on the agenda, applications need to be submitted the office no later than the Thursday prior to the desired meeting.

### 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)

PAID ADVERTISEMENTS



SAVE THE DATE  
Saturday, October 24  
5:30-9:30 p.m.  
Armstrong State University  
FREE Family-Friendly Fun, Music & More

\*\*\*\*\*

**Cleaning** **JUANITA D. HICKS**  
**Concepts by Nita** *Owner/Operator*  
912-401-9695

1425 King George Boulevard #9F  
Savannah, GA 31419

[cleaningconceptsbynitalc@gmail.com](mailto:cleaningconceptsbynitalc@gmail.com)