



The Georgetowner

A monthly Georgetown Community Services Association
Publication

September 2012

CSA Website:

www.georgetowncsa.com

September Calendar of Events

Sep 3	Office Closed—Labor Day
Sep 4 7:30	ARB Meeting (SS)
Sep 11 6:30	Audubon Park Budget Hearing
Sep 11 6:45	Hunter's Green Budget Hearing
Sep 11 7:00	Lott's Landing Budget Hearing
Sep 11 7:15	Georgetown Place Budget Hearing
Sep 11 7:30	GT Townhomes Budget Hearing
Sep 11 7:45	BOD Meeting (SS)
Sep 18 6:30	Village Green Watch (NS)
Sep 18 7:30	ARB Meeting (SS)
Sep 30 6:00	Pool Season Ends

Payment of Assessments

Even though the Association mails out statements on a quarterly basis, members are still responsible for at least making the standard monthly incremental assessment payments due in advance on the first of each month. Accounts more than 60 days in arrears will have the rest of the year's assessments added at that point. Once the rest of the year's assessment has been applied, partial payments will not cause it to be removed. Please ensure that payments cite the address of the property you are paying for. Thank you.

Changes to ARB Guidelines

The Board voted on August 14th to approve two changes to the ARB Guidelines as proposed by the Architectural Review Board. These changes involved placement of satellite dishes and lawn maintenance. Article III-C-9 involving satellite dishes was modified as shown below to comply with FCC regulations and court rulings. It removes the requirement to obtain prior ARB approval to install a dish, but designates pre-approved locations for installation of dishes.

"9. Satellite dishes may be installed in approved locations on a member's property. Approved locations include: back yards; roof sections or fascia boards on the rear of the home (i.e., the side of the home directly opposite of the street); or on a chimney on the rear of the home. If no adequate signal can be obtained at one of spots, the list of approved locations may be expanded to include roof sections, fascia, or posts located on either of the home's side yards. Due to the negative visual impact of satellite dishes, property owners installing them in locations other than the back of the house as listed above, must conceal the satellite dishes in a fenced area keeping with the harmony of the main structure."

Article III-E involving lawn maintenance was modified as shown below to provide more specificity on violation resolution. Notice letters will now provide an exact date and time a violation must be corrected or an extension granted. The ARB tested the mail notification system and confirmed that both regular and certified mail were delivered the following day here in the Georgetown area. The ARB and the Board of Directors reconfirmed the weekly inspection, notification, and resolution process.

"1. All property in Georgetown shall be kept in good order and repair and free of debris including, but not limited to: seeding, watering, trimming, edging and mowing of all lawns; pruning and cutting trees and shrubbery; painting and other appropriate external care of all buildings and other improvements; concealing trash cans and other items for disposal except for within 24 hours of scheduled pick up...all in a manner and with such frequency as is consistent with good property management.

2. No property owner shall allow any weeds and/or rank vegetation to exist on is/her property which endangers the public health or welfare of the other property owners of the Association. The words "weeds and/or rank vegetation" as used herein shall specifically include, but not limited to; weeds and grasses causing hay fever; those plants which serve as breeding places for mosquito's or as a refuge for snakes, rats, or other vermin, or as a hiding place for filth; and any growth that creates a fire or traffic hazard or an annoyance due to unsightliness.

3. Whenever a violation exists of specifications set forth in items III-E-1 or III E-2 above, the Association shall notify the owner and provide a specific date by which the violation shall be corrected. If the owner or occupant receiving notice fails to have the violation corrected by the specified date, the Association shall have the specified work accomplished and assess the owner or occupant with the expense to correct the violation, including labor, equipment, and administrative costs. Such assessments are due immediately after such work is completed and the Association shall file and have recorded a lien in the office of the Clerk of the Superior Court

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.

Lagoon Maintenance

In March, Coastal Constructive Innovations, LLC and their subcontracted surveyors and engineers began the initial phases of maintenance on the lagoon between West White Hawthorne Drive, Avocet Way, and Red Fox Drive. This project will serve as a prototype for future lagoon dredging operations and is broken into three parts: (1) initial surveying to map the area and determine depths and contours of the lagoon; (2) production of an operational manual and other plans to assist with permit processing, contract solicitation, and contractor oversight; and (3) final surveying to determine the results of dredging. The initial surveying was completed in April. Engineering plans and bidding for the actual dredging will occur in May and June. Actual dredging will occur later this year once appropriate permits have been obtained. For more information on this project, please see the February 2012 newsletter on our web site, or call the General Manager at (912) 925-2861.

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: georgetown1234@bellsouth.net.



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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

The Georgetown area has experienced a recent wave of car break-ins. The Police advise homeowners to remove valuables from their vehicles and keep them locked when they are unoccupied. Please call 911 if you see suspicious activity in your neighborhood. The next Community Advisory Meeting with the Police Department is scheduled for 7:00 p.m. on September 7th at the West Chatham Precinct on Chatham Parkway. Everyone is welcome and encouraged to attend. Also, with kids going back to school, I would like to remind everyone to please drive carefully in our neighborhoods. Thanks! Rich Lindsey.

Upcoming Budget Hearings

The Association is beginning to develop both capital and operational budgets for next year (2013). We need your input and support in this process. On Tuesday, September 11th at 6:30 p.m., we will be holding annual budget hearings for each of the parcel/town home communities (Audubon Park, Hunter's Green, Lott's Landing, Georgetown Place, and Georgetown Townhomes). On Tuesday, October 9th at 6:45 p.m., we will be holding the annual budget hearing for the CSA General Fund (amenities) and the CSA Capital Budget. These meetings are 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.

Northside Pool Season Extended

The Board has approved a proposal to keep the Northside Pools open through September this year. The hours will be 12:00-6:00 p.m. daily. The Board requested that the staff report attendance figures at the next meeting to help them decide if keeping those pools open in September is cost-effective.

New Board Resolutions

At the August 14th General Meeting, the Board voted to approve two resolutions. Resolution 2012-3 is a slightly modified version of the Collections Procedures set forth last month in Resolution 2012-1. The change deals with specific language to be used in Past Due notices. The second resolution approved at this meeting, 2012-4, established a Code of Conduct and a Code of Ethics for Board members. Both of these new resolutions will be posted to the web site (www.georgetowncsa.com) and will take effect on September 1st.

2012 Pool Season

On September 1st, both the Southside and Northside pools will be open seven days a week from 12:00-6:00 p.m. All pools will close for the season at 6:00 p.m. on September 30th. management.

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."

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. – 10:00 on Fridays, and from 8:00 a.m. -10:00 p.m. on Saturdays and Sundays. Pricing information and a copy of the contract can be obtained at the office or at our web site: www.georgetowncsa.com.

CSA Board Members

Richard Lindsey (President)
Kenneth Corder (VP)
Warren Smith (Sec/Treasurer)
Robin Byers
Butch Braddy
Renee Rabbitt
Barbara Rubin
John Thompson
Carmen Ward



Architectural Review Board Members

Robert Smith
Warren Smith
Renee Rabbitt
Robin Byers
Mike Yardman (coordinator)

Note: If you are interested in joining the Architectural Review Board, please contact the office at 912-925-2861.

ARB Violation Summary

The following is a summary of current ARB violations

Total new violations	385	YTD	2483
Total violations repaired	417	YTD	2424
Hang Tags issued	62	YTD	532
Letters mailed	355	YTD	2159
Issues referred to GM	96	YTD	546
And attorney			