



The Georgetowner

A monthly Georgetown Community Services Association
Publication

September, 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

It's the time of the year where the Association is preparing budgets for the following year. To help ensure that we meet the requirements of the covenants as well as the needs of the members, I am asking your participation and support in the upcoming 2014 budget hearings. On Tuesday, September 10th, we will be holding 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 8th, we will be holding the 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. I strongly encourage you to mark your calendar and make plans to attend. Thank you! Richard Lindsey.

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 Budget Hearings

As mentioned in the President's Corner, 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, September 10th at 6:30 p.m., we will be holding annual budget hearings. The exact schedule is provided in the attached September Calendar of Events. On Tuesday, October 8th at 6:45 p.m., we will be holding the annual budget hearing for the CSA General Fund (amenities) and the CSA Capital Budget. Please come and participate.

Free Money!!

Now that we have your attention with this cheesy lead-in, here are 3 ways that you can save yourself some money and administrative 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:

- Keep your yard neat and well-groomed
- Clean your home's siding as needed to remove mildew
- Keep trashcans concealed except on the day of scheduled pick-up

Please note that the Association inspects yards every Monday, and the remainder of the properties on a rotating basis between Tuesday and Saturday. By following through on the three requirements cited above, you can help save yourself and the Association in enforcement costs.

New Board Officers & Committee Members

During an executive session of the Board on August 13th, the directors voted to select Richard Lindsey as Board President, Mike Richardson as Vice President, and Warren Smith as Secretary Treasurer. The term of office is through the Annual Meeting in 2014. At the same meeting the directors voted to re-appoint the members of the Architectural Review Board (Robert Smith, Warren Smith, Mike Richardson, Ray Sili, Matthew Delano, Robin Byers, Renee Rabbitt, and Mike Yardman (Coordinator)). They also voted to re-appoint Mike Yardman and Laura Paige Schuman to the Elections Committee. The Association appreciates the community spirit and dedication of all of these volunteers who work hard to make this the best community in Savannah.



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

September Calendar of Events

Sept 3	7:30	ARB Meeting (SS)
Sept 7	8-12	Community Yard Sale (SS)
Sept 10	6:30	Audubon Park Budget Hearing (SS)
Sept 10	6:45	Hunters Green Budget Hearing (SS)
Sept 10	7:00	Lott's Landing Budget Hearing (SS)
Sept 10	7:15	GT Place Budget Hearing (SS)
Sept 10	7:30	GT Townhomes Budget Hearing (SS)
Sept 10	7:45	BOD Meeting (SS)
Sept 17	7:30	ARB Meeting (SS)

ARB Violation Summary Thru July 31, 2013

Total new violations	342	YTD	2355
Total violations repaired	343	YTD	2659
Hang Tags issued	49	YTD	479
Letters mailed	292	YTD	2321
Issues referred to GM/atty	60	YTD	433
Total current violations at the end of July:			355

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.

2013 Pool Season Almost Over

There is only one month of pool season remaining, so don't miss out! Pools at both clubhouses are open seven days a week from 10:00 a.m. to 8:00 p.m. through the end of August. In September, the pools will be open 12:00-6:00 p.m. and will close for the season on September 30th. Pool Registration Cards are available at the Southside Office and at the pool gates during pool season. Cards must be completed and turned in by an authorized adult (GCSA Homeowner or Renter) prior to being granted pool access. If your child does not have some sort of picture ID, please provide a small recent picture along with your card and we will attach it to the back. Guest policy remains at a limit of 6 guests per season, and only adults may sign in a guest. Our pools will be operated under a "swim at your own risk" policy. Since no lifeguards will be on duty, parents/adults will have to take full responsibility for conduct and safety in and around the pools. Georgia law requires that children 14 years and younger be accompanied by an adult (21 and over).

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.

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.

Storm Drains

Please do not sweep, blow or dump leaves or debris into the street storm drains. Keeping storm drains clear is important to help protect the properties in our neighborhoods from potential flooding. It also helps protect wildlife and the environment downstream. Please note, and alert your yard care contractor, that "any and all persons who (shall) injure, obstruct or otherwise interfere with (said) drainage canals or public drains" shall be in violation of County Ordinance 15-406 and risks being charged and taken before the State Court in Chatham County. Also note that allowing any hazardous fluid or materials, such as motor oil or radiator fluid (et al) to enter the storm drain violates State and Federal regulations which can result in prosecution, stiff fines, and/or prison time.

Limitations on Cash Payments

As of April 1st, the Association discontinued making change when cash payments are provided from members. Members desiring to pay with cash will need to provide exact change or be willing to allow any excess to be applied to their account. This policy was adopted by the Board at the February meeting as Administrative Resolution 2013-1. This resolution has been posted to our web site: www.georgetowncsa.com.

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