



The Georgetowner

A monthly Georgetown Community Services Association
Publication

September, 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

Recently, we had an unfortunate situation in one of our subdivisions where a tenant moved out of a home and left the full contents of the house in the front yard. The property manager for the home knew it occurred and later told the Association that the County was going to pick it up the following Friday and that she had a contractor standing by who would take away any residual debris. The bad news is that the County did not show up to remove the debris, and the property manager's contractor took until the following Tuesday to finally remove everything from the premises.

This was totally unsatisfactory and was an insult to the neighborhood. I will be asking the staff and the Board of Directors to explore ways we can react faster to these move-outs and evictions and to make it more painful to homeowners who allow the resulting debris to reduce the value of our properties. Best regards, Mike Richardson.

Fall Yard Sale

The Association will be sponsoring the fall yard sale at the Southside Clubhouse on Saturday, September 12th. Participation is free to all Association residents, but you must pre-register in the Office no later than Thursday, September 10th. The number of slots is limited and will be filled on a first-come basis.

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 Budget Hearings

The Association is beginning to develop both capital and operational budgets for next year (2016). We need your input and support in this process. On Tuesday, September 8th 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 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. 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.

Fallfest

Believe it or not, Halloween is just around the corner. 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.

Parking Restrictions in Parcel Common Areas

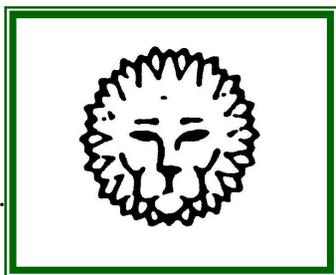
Each of the units within the 5 parcel communities has 2 designated parking places. With the exception of the units with garages in Georgetown Place, each assigned parking space is numbered to align it with the unit. There are only a few designated visitors parking spaces and these shall only be used 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.

2015 Pool Schedule

Both pool complexes are now open daily from 10:00 a.m. to 8:00 p.m. Pool rules remain the same as in previous years and a copy of the rules can be viewed at our web site: www.georgetowncsa.com under the Services tab. Registration by the head of household is required and can be handled at the pool gate. Please bring a picture ID and a document that proves you live at that property. Amenities (assessments) need to be current in order to be eligible. **The Northside pools will begin opening weekends only after Labor Day, and all pools will close for the season at 8:00 p.m. on Sunday, September 27th.**



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CSA Website:

www.georgetowncsa.com

Phone: (912) 925-2861

September Calendar of Events

Sept 1 st	7:30	ARB Meeting (SS)
Sept 7 th		Labor Day , Office and Fitness Center Closed Northside Pools Open on Weekends Only
Sept 8 th	6:30	Parcel Budget Hearings (SS)
Sept 8 th	7:45	BOD Meeting (SS)
Sept 12 th	8-12	Community Yard Sale
Sept 15 th	7:30	ARB Meeting (SS)
Sept 27 th	8:00pm	All Pools Closed for Season

Remainder of Year

Oct 13 th		CSA Budget Hearing 7:00 p.m.
Oct 30 th		Fallfest/Halloween Party
Nov 26 th -27 th		Thanksgiving, Office and FC Closed
Dec 12 th		Breakfast with Santa
Dec 24 th		Office and Fitness Center closes at noon
Dec 25 th		Christmas, Office and Fitness Center Closed
Dec 31 st		Office and Fitness Center Closes at noon

Routine Events: ARB Meetings (1st & 3rd Tuesdays); Board of Directors Meetings (2nd Tuesday)



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) 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.

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.

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

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.



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.



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)