

The Georgetowner

A monthly Georgetown Community Services Association
Publication

April 2016

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

Do you want to make a difference in our community?? If so, I encourage you to run for a position on our Board of Directors. As discussed in the next article, the annual election cycle begins in April. The time commitment is not overwhelming...just several hours a month. Board meetings are normally held on the evenings of the second Tuesday of each month. I have enjoyed my time on the Board and I think you'd also find participation to be both professionally and socially rewarding. To get started, please fill out a candidacy petition which is available from our office or the web site. Thank you. Best regards, Mike Richardson

Annual Elections

The annual election for Board of Directors is underway. Anyone interested in running for one of the five open seats can come by the office and pick up a Candidacy Petition. A copy of the petition may also be printed from our web site: www.georgetowncsa.com. Completed petitions must be returned by April 29th. Ballots will be mailed on May 3rd and are due back by June 13th. Ballots will be counted and the results announced at the Association's Annual Meeting scheduled for Tuesday, June 14th at 7:00 p.m.



Spring Yard Sale

The Association will be sponsoring a community yard sale at the Southside Clubhouse on Saturday, April 30th. Participation is free to all Association residents, but you must pre-register in the Office no later than Thursday, April 28th. The number of slots is limited and will be filled on a first-come basis.



2016 Pool Schedule

The Southside pools will open on May 7th and the Northside pools will open on Memorial Day (May 30th). The hours for both pools will be 10:00 a.m. to 8:00 p.m. The Northside pool operations will revert to weekends only on Labor Day (September 5th), and all pools will close for the season at 8:00 p.m. on September 25th. Registration by the head of household is required and can be accomplished at the pool gates during pool season. A photo ID and a document that ties the applicant to the property are required for registration. If the applicant's driver's license shows an address within the Association, no other documentation is needed. A copy of the pool rules can be viewed at our web site: www.georgetowncsa.com under the Services tab.

Banquet Rooms Available for Rent

As a reminder, the Association has two nice banquet rooms available for weekend rental. Rentals are available from 6:00 p.m. – 12:00 a.m. on Fridays, and from 8:00 a.m. -12:00 a.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.

Account Statements

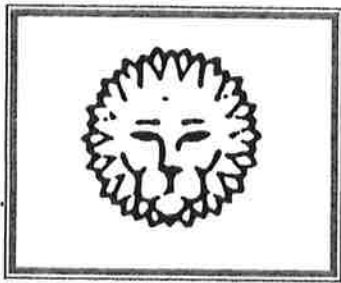
As a reminder, the Association does not mail out monthly billings for your general (amenity) assessments or for the maintenance assessments relating to the townhome/duplex communities. These routine assessments are due on the first of each month. The general (amenities) assessment, which all homeowners pay remains at \$38.92 as it has since the year 2009. Parcel maintenance fees for 2016 are as follows: Audubon Park: \$159.41; Hunters Green: \$86.76; Lott's Landing: \$77.74; Georgetown Place: \$109.39 plus \$16.74; and the Georgetown Townhomes: \$143.51. The Association mails quarterly statements to homeowners which reflect the status of the accounts at that moment in time. The Association offers a generic e-mail reminder on months in which hardcopy statements are not mailed. If you would like to be put on distribution for these e-mails, please send an e-mail request to: gm@georgetowncsa.com. These e-mail reminders are released on or about the 22nd of the appropriate month.

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.

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.



The Georgetowner

A monthly Georgetown Community Services Association
Publication

April 2016

CSA Website:

www.georgetowncsa.com

Phone: (912) 925-2861

April Calendar of Events

Apr 5 th	7:30	ARB Meeting (SS)
Apr 12 th	7:45	BOD Meeting (SS)
Apr 19 th	7:30	ARB Meeting (SS)



Apr 29 th	Election Candidate Petitions Due
Apr 30 th	Community Yard Sale

ARB Violation Summary Through February 29, 2016

Total new violations	238
Total violations repaired	270
Letters mailed	502

Most common violations:

- Lawn Maintenance
- Siding Maintenance
- Parking on Grass

2016 Key Event Calendar

May 7 th	Southside Pools Open
May 30 th	Memorial Day, Office and Fitness Center Closed Northside Pools Open
June 13 th	Election Ballots and Proxies Due
June 14 th	Annual Meeting of Members
July 4 th	4th of July Holiday, Office and Fitness Center Closed
Sept 5 th	Labor Day, Office and Fitness Center Closed Northside Pools Open on Weekends
Sept 10 th	Community Yard Sale
Sept 13 th	Parcel Budget Hearings
Sept 25 th	All Pools Closed for Season
Oct 11 th	CSA Budget Hearing 7:00 p.m.
Oct 28 th	Fallfest/Halloween Party
Nov 24 th -25 th	Thanksgiving, Office and Fitness Center Closed
Dec 10 th	Breakfast with Santa
Dec 23 rd	Office and Fitness Center closes at noon thru Christmas
Dec 31 st	Office and Fitness Center Closes at noon thru New Years

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

Siding Cleaning

Green may be a pleasant color for many applications, but it is not appealing when it comes in the form of mildew on the siding of your home. For better or worse, we all live in this semi-tropical environment where mold and mildew spreads like wildfire—particular in the shady areas and the portions of the home that face north. If you don't own a pressure washer, or don't feel like doing it yourself, there are a number of companies in the area that will provide this service. Prices vary by the size of the home, but typically run between \$100-\$200. Everyone wants higher property values, and no one enjoys getting siding violation notices from the Architectural Review Board, so please help by keeping your siding clean. Thank you.



Questionnaire

In our effort to serve you better, enclosed with this newsletter is a questionnaire. We would like to know if changing our office hours would be beneficial to our residents. Your feedback is needed and appreciated.



CSA Board Members

Mike Richardson (President)
 Renee Rabbitt (Vice President)
 Warren Smith (Sec/Treasurer)
 David Campbell
 John Sewell
 Melissa Friel
 Dorothy Strong
 Geoff Riehl
 Amber Ealy

Architectural Review Board Members

Warren Smith
 Renee Rabbitt
 Mike Richardson
 Velore Brown
 Melissa Friel
 Raymond Sili (Coordinator)

Paid Advertisements

Newman Brothers Lawn Care

Commercial and Residential Lawncare

P.O. Box 22847
Savannah, Ga. 31403

Glenn and Adam
Brothers/Owners

Glenn 912-660-2632 Adam 912-659-2474
Office 912-232-8145
Fax 912-201-3783
Family Business since 1947

Raymond Marquez

Exclusive Agent
Personal Financial Representative

Allstate

785 King George Blvd
Suite G
Savannah, GA 31419

Phone 912-303-7504
Office 912-916-9828
Fax 912-349-1298
RMarquezjr@Allstate.com



Allstate

You're in good hands.

Auto Home Life Retirement