

The Georgetown

A monthly Georgetown Community Services Association
Publication

April 2017

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

The weather is warming up, flowers are starting to bloom, pollen is flying, and both grass and weeds are starting to grow. There's also a lot of mildew hanging around from winter moisture. Just a friendly reminder that the arrival of spring means that homeowners and tenants need to take normal steps to maintain their property. If you have any questions regarding maintenance required by the covenants, please call our ARB Inspector at 912-306-5345 or the General Manager at 912-925-2861.

2017 Key Event Calendar

May 6 th	Southside Pools Open
May 29 th	Northside Pools Open Office/FC Closed
June 12 th	Election Ballots Due
June 13 th	Annual Meeting of Members
July 4 th	Office/FC Closed
Sept 4 th	Office/FC Closed Northside Pools open Weekends
Sept 9 th	Community Yard Sale
Sept 12 th	Parcel Budget Hearings
Sept 24 th	All Pools Closed for Season
Oct 10 th	CSA Budget Hearing
Oct 27 th	Halloween Party/Fallfest
Nov 23-24	Office/FC Closed
Dec 9 th	Breakfast with Santa
Dec 22 nd	Office & FC closes at noon through 25 th
Dec 29 th	Office & FC closes at noon through 1st



Easter Egg Hunt April 15th

Please mark your calendar...the Association will hold its annual Easter Egg Hunt on Saturday, April 15th between 9:00-11:00 a.m. at the Southside Clubhouse. Children ages 11 and under are welcome to participate. Refreshments will be served. The Easter Bunny will be there, so don't forget your camera and basket to fill with eggs.

Community Yard Sale

It's time to clean out the closets and the garage because on Saturday, April 29th, the Association will be sponsoring a community yard sale at the Southside Clubhouse parking lot. Set-up will be allowed between 6:30-7:45 a.m. with the event being open to the public from 8:00 a.m. to 12:00 noon. Sales Participation is free, but members and residents who wish to be a seller must register in person at the office. We will have 15 stalls with one 2x8 table available on a first-come basis. There is a limit of one stall per family. Parking will be allowed on the right-hand, south-bound lane of King George Boulevard between the LDS Church and Red Fox Drive. All unsold merchandise and trash must be removed no later than 12:30 p.m. For safety and legal reasons, no food, drugs/medications, weapons, ammunition, or hazardous chemicals/materials can be brought on site and sold, bartered or otherwise distributed.

Annual Elections

The annual election for Board of Directors will be conducted in April and May. There will be four seats open this election cycle. Anyone interested in running for one of the four 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 28th. Ballots will be mailed on May 4th and are due back by June 12th. Ballots will be counted and the results announced at the Association's Annual Meeting scheduled for Tuesday, June 13th at 7:00 p.m.

Parcel Representatives

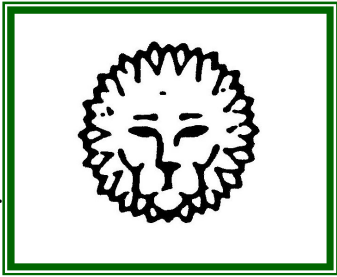
The Board of Directors is looking for owners or residents in each of our townhome/duplex communities to represent their community during Board meetings. These representatives help keep the Board apprised of issues and concerns within their community and assist with developing budgets. Anyone interested in serving as a parcel representative should contact the General Manager at 912-925-2861.

Reserve Study Update

The Association's assessments and maintenance/replacement schedules are driven in great part by what is called a "reserve study". Most states now require homeowners associations to implement these studies to properly maintain the property and to help ensure future solvency. A study is a process that inventories and assesses the condition of the Association's major assets, then looks out 30 years into the future and projects the date and cost of major repairs and replacements. The study, which is generally conducted by an engineer, also includes a mathematical model that calculates the amount of money the Association has to put into reserves each year in order to meet the projected future replacement costs. Our first study was conducted in 2006, and it was updated in 2010, 2012, 2013, and 2015. We are happy to report that our studies are fully implemented and that all future requirements are appropriately funded. Our next update is currently being worked on. Finalization is expected by the end of March.

2017 Pool Schedule

The Southside pools will open on May 6th and the Northside pools will open on Memorial Day (May 29th). The hours for both pools will be 10:00 a.m. to 8:00 p.m. Pool rules remain the same as last year with the exception that noodles are now allowed in the pools. A copy of the rules can be viewed at our web site: www.georgetowncsa.com under the Services tab.



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CSA Website:

www.georgetowncsa.com

Phone: (912) 925-2861

April Events

Apr 4 th	7:30	ARB Meeting (SS)
Apr 11 th	7:45	BOD Meeting (SS)
Apr 15 th	9-11am	Easter Egg Hunt
Apr 18 th	7:30	ARB Meeting (SS)
Apr 28 th		Election Petitions Due
Apr 29 th	8-12pm	Community Yard Sale

ARB Violation Summary Through February 28, 2017

Total new violations	388
Total violations repaired	305
Letters mailed	487

Most common violations:
lawn maintenance; debris



ARB Position Available

Additional members are needed for the Architectural Review Board (ARB). Positions are unpaid and require one hour, twice per month. Meetings of the ARB take place on the first and third Tuesdays of each month at the Southside Clubhouse at 7:30 p.m. Anyone interested in being considered to fill this vacancy should submit a short resume/biography to the office. To be considered for appointment, candidates must also attend 3 consecutive ARB meetings. The Board of Directors have the authority to appoint ARB members, and usually do so upon full consideration of qualified candidates.



Sign Repair

Over the next month or so, the Association will be conducting routine maintenance on the following neighborhood entrance signs:

Georgetown CSA Main
Village Green
Sugar Mill
Magnolia Woods

The repairs will require the signs be removed from their pedestal for about 12 days each. We appreciate your patience during this process.



Statements & Newsletters by E-mail

At the October Director's Meeting, the Board voted to begin offering members the opportunity to receive statements via e-mail instead of by regular mail. Those choosing to receive statement via e-mail would be provided both statements and newsletters on a monthly, vice quarterly, basis. Those who do not wish to receive these documents via e-mail will continue to be provided them by regular mail on a quarterly basis. To sign up for e-mailed statements and newsletters, please e-mail the following statement and information to:

gm@georgetowncsa.com

Please send me monthly statements and newsletters via e-mail vice regular mail.

Name: (fill in)
Home address: (fill in)
E-mail address: (fill in)

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." We also ask that pet owners be mindful that dogs that bark frequently or continuously are a nuisance to the neighbors and may be considered disturbing the peace.

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

CSA Board Members

Mike Richardson (President)
Robert Fitch (Vice President)
Warren Smith (Sec/Treasurer)
John Sewell
Melissa Friel
Dorothy Strong
Geoff Riehl
Amber Ealy
Scott Bill

ARB Members

Renee Rabbitt (Chairperson)
Mike Richardson
Vlore Brown
Melissa Friel
Robert Fitch
Raymond Sili (Coordinator)