

The Georgetowner

A monthly Georgetown Community Services Association
Publication

August 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

On July 11th, the Association held its Annual Meeting. At this event, attendees received briefings on the Annual Audit and staff achievements over the past year. We also received the results of the annual elections. I'm pleased to say that our auditor again found the Association's financials in excellent shape. To help keep our finances in good condition, I am asking your participation and support in the upcoming 2018 budget hearings. On Tuesday, September 12th, we will be holding budget hearings for each of the parcel/townhome communities. On Tuesday, October 10th, 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. Best regards, Mike Richardson.

2017 Key Event Calendar

Sept 4 th	Office/Gym 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/Gym Closed
Dec 9 th	Breakfast with Santa
Dec 22 nd	Office & Gym closes at noon through 25 th
Dec 29 th	Office & Gym closes at noon through 1st

Annual Meeting

On July 11th, the Association held its Annual Meeting of Members at the Southside Clubhouse. This meeting was held over from June due to the lack of a quorum. A quorum is a specified number (or percentage) of members, that have to be present or have submitted a proxy in order to hold an official meeting. Per the by-laws, the quorum requirement was reduced by 50% on the second attempt. During this meeting, the election committee counted the votes and we are happy to announce that the following candidates were elected: Ms. Dorothy Strong Bacon, Ms. Renee Rabbitt, Mr. Mike Richardson, and Warren Smith.

Upcoming Budget Hearings

The Association is beginning to develop both capital and operational budgets for next year (2018). We need your input and support in this process. On Tuesday, September 12th 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 10th 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.

Fall Yard Sale

The Association will be sponsoring the fall yard sale at the Southside Clubhouse on Saturday, September 9th. Participation is free to all Association residents, but you must pre-register in the Office no later than Thursday, September 7th. The number of slots is limited and will be filled on a first-come basis.

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 to the office no later than the Thursday prior to the desired meeting.



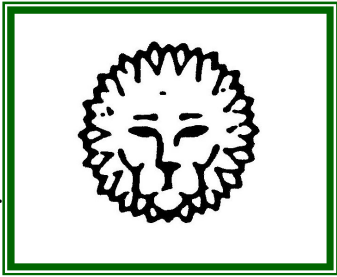
2017 Pool Schedule

Southside and Northside pools are now open. The hours for both pools will be 10:00 a.m. to 8:00 p.m. A copy of the rules can be viewed at our web site: www.georgetowncsa.com under the Services tab.



Trashcan Concealment

As a reminder, Article III, Section E, Paragraph 1 of the Architectural Guidelines states, "All property in Georgetown shall be kept in good order and free of debris, including...concealing trash cans and other items for disposal except for within 24 hours of scheduled pick-up..." The American Heritage Dictionary defines "concealed" as "to keep from being seen, found, or observed." If you can see the container from the street, you are likely to receive a notice from the ARB Inspector. Most homeowners comply with the rule by keeping their can behind a privacy fence or in the garage.



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CSA Website:

www.georgetowncsa.com

Phone: (912) 925-2861



Aug Events

Aug 1 st	7:30	ARB Meeting (SS)
Aug 8 th	7:00	BOD Meeting (SS)
Aug 15 th	7:30	ARB Meeting (SS)

ARB Violation Summary June 2017

Total new violations	397
Total violations repaired	363
Letters mailed	575

Most common violations:

Lawns. Siding Cleaning, Debris

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.

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 curbside 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 curbside earlier than 6 p.m. on Sunday evenings and must be within 3 feet of curb.

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)

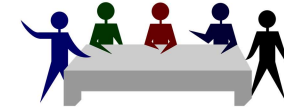
E-mail address: (fill in)

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 a.m. on Fridays, from 8:00 a.m. - 12:00 a.m. on Saturdays and 8:00 a.m. – 10:00 p.m. Sundays. Pricing information and a copy of the contract can be obtained at the office or at our web site: www.georgetowncsa.com.

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
Robert Fitch
Warren Smith
John Sewell
Melissa Friel
Dorothy Strong
Amber Ealy
Scott Bill
Renee Rabbitt

ARB Members

Renee Rabbitt
(Chairperson)
Mike Richardson
Velore Brown
Robert Fitch
Raymond Sili
(Coordinator)