



The Georgetowner

A monthly Georgetown Community Services Association
Publication

August 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

In response to concerns expressed by homeowners in Heron's Crest, the Board of Directors voted in July to perform emergent repairs to the dry retention pond (DRP) on Junco Way. This DRP has begun overflowing into the streets after heavy rains. The project had originally been scheduled for year 2020, but will now be completed within the next 30 days at a cost of \$13,000. Fortunately, we have saved enough money in current year's capital spending to cover virtually all of the cost. In other news, I would like to take the opportunity to thank outgoing Board member, David Campbell, for his outstanding service to the Association over the past three years. We all benefitted from his wise counsel and business acumen. Best regards, Mike Richardson.

Annual Meeting

On July 12th, 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 the member who 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: Mrs. Amber Ealy, Mrs. Melissa Friel, Mr. Robert Fitch, and Mr. John Sewell. There was a tie vote between Mrs. Renee Rabbitt and Mr. Scott Bill for the last Board position. A run-off election is underway and homeowners will be receiving ballots in the mail shortly. Completed ballots are due back to the office no later than 5:00 p.m. on Monday, August 8th.

Fall Yard Sale

The Association will be sponsoring the fall yard sale at the Southside Clubhouse on Saturday, September 10th. Participation is free to all Association residents, but you must pre-register in the Office no later than Thursday, September 8th. The number of slots is limited and will be filled on a first-come basis.

Upcoming Budget Hearings

The Association is beginning to develop both capital and operational budgets for next year (2017). We need your input and support in this process. On Tuesday, September 13th 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 11th 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.

New Office Hours

Effective July 1st, the office hours for Tuesdays each week will be 9:00 a.m. to 6:00 p.m. This change resulted from feedback received in a recent customer survey. The other weekday hours will remain unchanged for the time being. These hours will be reviewed again in January 2017 to see if further revisions are necessary.

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.



2016 Pool Schedule

All pools are now open daily from 10:00 a.m. to 8:00 p.m. Registration by 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. Pool rules have changed since last year, so all prospective users need to carefully review the copy of pool rules provided to them at time of registration.

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 runs 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.



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CSA Website:

www.georgetowncsa.com

Phone: (912) 925-2861

August Calendar of Events

Aug 2 nd	7:30	ARB Meeting (SS)
Aug 9 th	7:45	BOD Meeting (SS)
Aug 16 th	7:30	ARB Meeting (SS)

ARB Violation Summary Through June 30, 2016

Total new violations	357
Total violations repaired	367
Letters mail	535

Most common violations:

- Lawns
- Siding Cleaning
- Debris



Monthly Payment E-Mail Reminders

If you would like to receive a e-mail reminding you that the monthly assessment is due, please let us know via e-mail. Our address is: gm@georgetowncsa.com

2016 Key Event Calendar

Sept 5 th	Holiday, 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 Dec. 26 th
Dec 31 st	Office and Fitness Center Closes at noon thru Jan 1 st

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



Approvals for Property 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 homeowners to receive prior approval from the ARB before making changes to the exterior of the property. Some samples of changes requiring a Property Change Application to the ARB include: (1) color changes in roofs, siding, shutters, trim, and doors; (2) any new construction, to include buildings, driveways, walkways, pools, and fencing, etc.; (3) removal of trees; and (4) any major changes in landscaping. Property Change Application forms are available at the web site (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. in the Southside Clubhouse. To get on the agenda, applications need to be submitted to the office no later than the Thursday prior to the desired meeting.

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.

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

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, and 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.

CSA Board Members

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

Architectural Review Board Members

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