



## The Georgetowner

A monthly Georgetown Community Services Association  
Publication

**December 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 holiday season is upon us and most families are busy working, shopping, decorating, and preparing either to entertain guests or to visit friends and relatives. The Association wishes you good health and a more prosperous New Year as we take care of these things and get set for 2018. Since we really want to see your smiling faces in the coming year, please observe safety precautions while hanging all those lights and cooking all the holiday meals. Accidents and house fires are issues that no one wants to deal with...particularly at this time of the year. Also, please budget a little extra time for your driving trips and be aware that children will be on holiday break and may be out and about in the neighborhoods. Best regards, Mike Richardson



### Breakfast with Santa

**SIGN UP NOW...**Breakfast with Santa is right around the corner. Santa will be joining us on Saturday morning, December 9th at 9:00 a.m. for a pancake and sausage breakfast. You'll need to **pre-register by noon on Wednesday, December 6th** for this event since Santa brings a small gift for the children, and he will be very sad if he didn't have something for every child. A reservation form will be available on our web site ([georgetowncsa.com](http://georgetowncsa.com)) and in our office. Please mail it to us or put it in the drop box by our front door.

### 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](http://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.

### 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](http://www.georgetowncsa.com).

### Online Bill Pay

Payments for Homeowners Association Dues are accepted in the office by cash, money order or check. There is also the online "bill pay" through your personal bank. The bank sends us a payment at no extra cost to you. Should you prefer to pay through your bank "online bill pay", this is information needed:

**Pay to:** Georgetown CSA

**Address:** 1234 King George Blvd  
Savannah, GA 31419

**Account or memo:** your address will be the account. Please remember to put your address in.

**Amount:** \$38.92 a month

As for Audubon Park, Hunters Green, Georgetown Townhomes, Lott's Landing and Georgetown Place, you will put in the full amount including maintenance (and reserve if GTP) in one lump sum.

If you have any questions, please contact the office at 912-925-2861 or email:

[ar@georgetowncsa.com](mailto:ar@georgetowncsa.com)

### Is Your Street Light Not Working?

All of the street lights in the Georgetown area are serviced by the Georgia Power Company and, with a few exceptions; the electricity is paid for by Chatham County. If you notice that the light on one of the poles is out or is flickering, you can get it repaired by notifying Georgia Power using the toll-free number shown below and following the prompts. Repairs are normally made within three working days.

**Georgia Power Company: 1-800-437-3890**

### Monthly E-Mailed Statements

If you would like to receive a monthly e-mail instead of quarterly mailed out statements, please email:

[ar@georgetowncsa.com](mailto:ar@georgetowncsa.com)

and provide:

**Name**

**Address of property in Georgetown CSA**

**E-mail address**



## The Georgetowner

A monthly Georgetown Community Services Association  
Publication

**December 2017**

**CSA Website:**

[www.georgetowncsa.com](http://www.georgetowncsa.com)

**Phone: (912) 925-2861**

### 2017 Key Event Calendar

Dec 5 <sup>th</sup>	7:30	ARB Meeting (SS)
Dec 9 <sup>th</sup>	9-11	Breakfast with Santa
Dec 12 <sup>th</sup>	7:45	BOD Meeting (SS)
Dec 19 <sup>th</sup>	7:30	ARB Meeting (SS)
Dec 23 <sup>rd</sup>	Office / Gym closed through 26 <sup>th</sup>	
Dec 30 <sup>th</sup>	Office / Gym closed through 1 <sup>st</sup>	

### ARB Violation Summary October 2017

Total new violations	537
Total violations repaired	478
Letters mailed	797

### County Ordinances Dealing With Animal Control

Listed below is a summary of key animal control ordinances that impact our members and their neighborhoods:

§22-105 Owners must keep pets fed and in clean and safe environment, and properly dispose of excrement.

§22-106 Section (a-2) limits the number of dogs an owner may have to 3 unless dogs are kept in an area more than 100 feet away from nearest occupied building and a kennel permit is obtained.

§22-107 The “barking dog” ordinance states that the owner or custodian of the dog(s) is responsible for correcting and abating any nuisance that may arise, including barking or howling that is unreasonably loud or disturbing and which are of such character, intensity and duration as to disturb the peace and quiet of the neighborhood.

22-110(b) **Vaccination and Licensing Required.** All cats and dogs over 3 months of age must be vaccinated and licensed by the County of Chatham.

§22-112 **Restrictions on Dogs Running at Large.** This is the “leash law” that states that dogs which are outside the structural confines of your home or fenced yard must be held and controlled on a leash.

§22-119 **Disposal of Dog Excrement.** Owners must immediately remove excrement deposited by their pets.

§22-120 **Equipment for Removal of Dog Excrement.** While walking their dog(s), owners shall have in their immediate possession a device (bag) or equipment for picking up and removing dog excrement.

§22-137 **Animal Neglect.** Defines what constitutes neglect, e.g., lack of food, water, space, shelter, medical care.

§22-139 **Tethering** Prohibits tethering dogs and cats and the confinement to dog houses or barrels.

§22-142 **Limitation on Cats.** Limits number of cats that can be maintained at a residence to 8, unless the animals are permanently confined to the actual living space of the residence.

### 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)  
Renee Rabbitt (VP)  
Warren Smith (Sec/Treasurer)  
Robert Fitch  
John Sewell  
Melissa Friel  
Dorothy Strong  
Amber Ealy  
Scott Bill

**Your Board Members would like to thank you for your continued support. Happy Holidays to all!**

### ARB Members

Renee Rabbitt  
(Chairperson)  
Mike Richardson  
Velore Brown  
Robert Fitch  
Alice Carpenter  
Mary Carpenter  
Dave Hancock  
Raymond Sili  
(Coordinator)

**Chatham County Animal Services**  
311 or 912-652-6575

