

## The Georgetowner

A monthly Georgetown Community Services Association  
Publication

December 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

I realize that Hurricane Matthew hit our community very hard and that some are still working on repairs and clean-up. Our thoughts are with you. The Association has been pressuring the County to pick up all the storm debris. They are trying, but they were not prepared for the volume they are dealing with. Meanwhile, I am happy to report that, after a significant amount of effort and hard choices, the Board has approved operational and capital budgets for 2017. Amenities will remain at \$38.92/month for the ninth straight year. We are very pleased to keep the general assessment stable for another year; however, given that our margin is razor thin, a rate increase for year 2018 will be a likely prospect. Best regards, Mike Richardson



### Breakfast with Santa

Ho, Ho, Ho...Breakfast with Santa is right around the corner. Santa will be joining us on Saturday morning, December 10th at 9:00 a.m. for a pancake and sausage breakfast. You'll need to pre-register for this event since our guest brings a small gift for each child, and Santa will be very sad if he didn't have something for every child. A reservation form is available on our web site ([www.georgetowncsa.com](http://www.georgetowncsa.com)) and can also be picked up at our office on Monday through Friday between 8:00 a.m. and 5 p.m. Please mail it to us or put it in the drop box by our front door so we get it no later than noon on December 6th.

### 2017 Capital Budget

At the November 8th Director's Meeting, the Board voted to approve a 2017 CSA Capital Budget of \$120,030. The budget includes \$13,000 to repair buildings; \$4,485 in furnishings; \$81,050 in land improvements (including \$31,250 in lagoon repairs and \$26,000 to replace the King's Grant Sign); and \$21,495 in machinery and equipment. The Board also approved \$21,769 in capital expenditures for the five parcel communities. This funding covers \$7,800 in tree work across the five communities and \$13,969 in parking lot repairs at Georgetown Place. These budgets were driven by the most recent Reserve Study.

### 2017 CSA Operational Budget

At the same November 8th meeting, the Board voted to approve the 2017 operational (amenities) budget shown below. The amenities will remain at \$467.04 payable in monthly increments of \$38.92 on the first day of each month. This marks the ninth straight year that the amenities have remained level. There is no change in pool season or lifeguard status. This budget was balanced by implementing cuts and efficiencies in many spending categories and was assisted by a dramatic reduction in projected bad debt expense. Projected net income for 2017 varies from 2016 by less than \$40.00.

Budgeted Income:	\$984,111.32	(+\$5,772.88)
Budgeted Expense:	\$846,637.75	(+\$5,812.63)
Budgeted Net Income:	\$137,473.57	(-\$39.75)
Reserve Allotment:	\$137,460.00	
Residual Net Income:	\$ 13.57	

### 2017 Parcel Maintenance Budgets

At the November 8th Director's Meeting, the Board voted to approve the maintenance budgets for the five town home / duplex communities. Budget highlights are as follows:

**Audubon Park:** Board voted to increase the assessment by 5% for 2017 and implement the 5% increase approved, but deferred, in 2016. The monthly assessment increases to \$175.35. Budget includes one pine straw application and 1 pressure washing. The only capital budget project approved involves tree work.

**Hunter's Green:** Board voted to implement the 5% increase approved in year 2012, raising the monthly maintenance assessment to \$91.10. The Board also voted to approve a 5% increase for year 2017, but defer implementation. Budget includes 1 application of mulch. The capital budget includes some tree work.

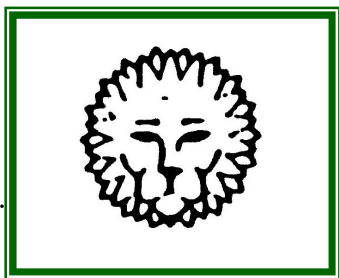
**Lott's Landing:** Board voted to approve the 2017 budget, but not to approve a 5% increase for year 2017. The owners will continue to pay \$77.74/month. Budget includes 1 pine straw application and some tree work.

**Georgetown Place:** Board voted to approve the 2017 budget, but not approve a 5% increase for year 2017. Owners will continue to pay the same rate as in 2016 (\$109.39 + \$16.74 = \$126.13). Budget includes 2 pine straw applications and 2 pressure washings. Approved capital expenditures include parking lot repair, sealing, and striping along with some tree work.

**Georgetown Townhomes:** For year 2017, the Board voted to implement the 5% increase approved in year 2013, but not to approve a new 5% increase. The monthly assessment will increase to \$150.69. The 2017 budget includes 1 pine straw application. Approved capital expenses include some tree work.

### ARB Enforcement Processes

At the November 8th Director's Meeting, the ARB reported that they had spent two meetings reviewing the ARB inspection processes, timeline, and notices. As a result of this review, the ARB recommended that no changes be made. The Board of Directors voted to accept the ARB recommendation. Among other things, this means that ARB yard inspections will continue to be done on Mondays, with notice letters being mailed on Tuesdays with cited deadline of noon the following Monday to either call the ARB inspector and request an extension, or resolve the infraction.



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**CSA Website:**

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

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

### Calendar Events

Dec 6 <sup>th</sup>	7:30	ARB Meeting (SS)
Dec 10 <sup>th</sup>	9-11	Breakfast with Santa
Dec 13 <sup>th</sup>	7:45	BOD Meeting (SS)
Dec 20 <sup>th</sup>	7:30	ARB Meeting (SS)
Dec 23 <sup>rd</sup>	Office and Fitness Center closes at noon through Dec. 26 <sup>th</sup>	
Dec 30 <sup>th</sup>	Office and Fitness Center closes at noon through Jan 2 <sup>nd</sup>	

### ARB Violation Summary Through October 31, 2016

Total new violations	153
Total violations repaired	138
Letters mailed	219
Most common violations:	
lawn maintenance; siding cleaning and debris	

### Rules for Using Amenities & Common Areas

Also at the November 8th Directors Meeting, the Board voted to add the following restriction to the Pool Rules, but to maintain all other current rules for using GCSA amenities and common areas: "No sitting or lying on the mid-pool rope line is allowed". The Board also agreed to revisit the rules on floatation devices at the next meeting.



### 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. The service would begin January 1st. 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](mailto: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)

### Admin and Court Fees for 2017

Also at the November General Meeting, the Board voted to approve the fee structure shown below. With the exception of facility rentals, the fees listed below apply to cases where the Association is pursuing enforcement of covenants, including funds owed. These rates are the same as approved for year 2016. Court fees and certified mail fees are subject to change by the government.

#### GCSA Admin Fees

- \$20 Lawn Maintenance
- \$30 Lien Fee
- \$3.94 Certified Mail Fee
- \$35 Fee for NSF Checks
- \$30 Filing Suits
- \$10 FIFA Fee
- \$25 Interrogatories
- \$7 FIFA Cancellation Fee
- \$10 Garnishments
- \$5 Default Hearing Filing
- \$15 Court Hearing Fee
- \$5 Show Cause Filing Fee
- \$5 Lien Cancellation Fee

#### Court Fees (subject to change during year)

- \$5 Lien Filing Fee (\$7 to remove)
- \$99 Suit Fee
- \$9 FIFA Fee (\$7 to remove)
- \$105 Garnishment Fee
- \$10 Interrogatory Fee
- \$50 Suit service

### 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  
 Warren Smith  
 Velore Brown  
 Melissa Friel  
 Robert Fitch  
 Raymond Sili