

The Georgetowner

A monthly Georgetown Community Services Association
Publication

February 2018

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

Based on the most recent financial data, I have the pleasure of reporting that the Association's financial position and material condition are the strongest they have ever been. We have no debt, our facilities are in excellent shape, and we continue to set aside sufficient capital to cover future repairs and contingencies. This growing financial strength has allowed the Association to keep the amenities assessments stable since 2008. Like most families, we work hard to control expenses and use available resources in a careful and prudent fashion. You and I should expect that and accept nothing less. Best regards, Mike Richardson



New to the Neighborhood

A "Little Free Library" has been installed at the Southside Clubhouse along the west side of the parking lot. Little Libraries offer a way to connect with your neighbors and share favorite books of all kinds – books that teach, intrigue and engage. Little Libraries belong to everyone and anyone may use them; they are community resources which we all treasure and protect. Ms. Vivian Bynoe is the Stewart of our Little Library; she can be reached at vfbynoe@gmail.com.

Take a Book

If you see something you would like to read, take it. Check inside to see if there is a note from whoever gave it. You can even take more than one.

Share a Book

Return it to any Little Library or pass it on to a friend. If you can't bear to part with it, keep it and bring back a different book to share.

Return a Book

Do your part and keep Little Libraries stocked with high-quality books. Share your favorite titles. Be a friend of the libraries big and small. Pay it forward!

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.



Dangerous Curves

The curve at 152 Lion's Gate Road is one of several curves within our 18 neighborhoods that we feel pose a vehicle and pedestrian safety hazard when people park on or near the curve, or when drivers exceed the speed limit. There are several other potentially treacherous curves in Knightsbridge, Lion's Gate, Sugar Mill, Wexford, and Village Green. For safety's sake, we encourage residents living near curves to avoid parking in the streets if at all possible...and drivers in the area should proceed cautiously through these streets.

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

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:

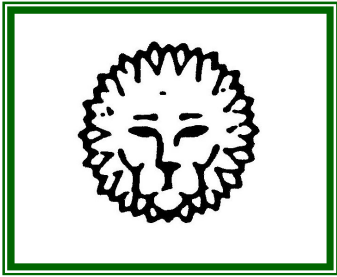
ar@georgetowncsa.com

and provide:

Name

Address of property in Georgetown CSA

E-mail address



The Georgetowner

A monthly Georgetown Community Services Association
Publication

February 2018

CSA Website:

www.georgetowncsa.com

Phone: (912) 925-2861

February Key Event Calendar

| | | |
|----------------------|------|------------------|
| Feb 6 th | 7:30 | ARB Meeting (SS) |
| Feb 13 th | 7:45 | BOD Meeting (SS) |
| Feb 20 th | 7:30 | ARB Meeting (SS) |

ARB Violation Summary December 2017

| | |
|----------------------------|-----|
| Total new violations | 315 |
| Total violations corrected | 262 |
| Letters mailed | 350 |

Largest # of Violations:
Lawns, Siding

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.

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

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

ARB Members

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