

The Georgetowner

A monthly Georgetown Community Services Association
Publication

February 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

At the January Director's Meeting, the new Crime Prevention Officer, Corporal Christina Windsor, briefed the audience on crime statistics for our area covering the period November 11th to January 10th. According to her report, there were 18 "Part 1" (serious type) crimes during this period. Larceny/entering automobiles was cited as the most frequent violation. She encouraged attendees to lock their unattended cars to help prevent this type of crime. If you need to speak to **Corporal Windsor** regarding crime concerns, she can be reached at **(912) 652-6573**. Best regards, Mike Richardson.

2017 Key Event Calendar

April 15 th	Easter Egg Hunt
April 28 th	Election Petitions Due
April 29 th	Community Yard Sale
May 6 th	Southside Pools Open
May 29 th	Northside Pools Open Office/FC Closed
June 12 th	Election Ballots Due
June 13 th	Annual Meeting of Members
July 4 th	Office/FC Closed
Sept 4 th	Office/FC 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/FC Closed
Dec 9 th	Breakfast with Santa
Dec 22 nd	Office & FC closes at noon through 25 th
Dec 29 th	Office & FC closes at noon through 1st



Easter Egg Hunt April 15th

The Association will hold its annual Easter Egg Hunt on Saturday, April 15th between 9:00-11:00 a.m. at the Southside Clubhouse. Children ages 11 and under are welcome to participate. Refreshments will be served. The Easter Bunny will be there, so don't forget your camera and basket to fill with eggs.

Office Hours of Operation

At the January Director's Meeting, the Board voted to modify office hours on each Tuesday from 9:00 a.m. to 6 p.m. back to **8:00 a.m. to 5:00 p.m.**, but that advanced appointments on Tuesday would be accepted through 6:00 p.m. on Tuesdays. The previous hours were put into effect last July as a test to potentially improve customer service. During the test period, only a handful of patrons used the extended hours.

ARB Position Available

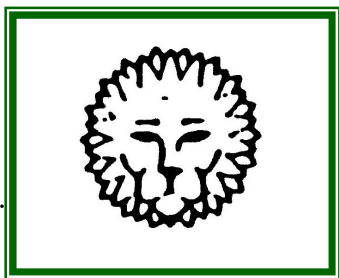
Additional members are needed for the Architectural Review Board (ARB). Positions are unpaid and require one hour, twice per month. Meetings of the ARB take place on the first and third Tuesdays of each month at the Southside Clubhouse at 7:30 p.m. Anyone interested in being considered to fill this vacancy should submit a short resume/biography to the office. To be considered for appointment, candidates must also attend 3 consecutive ARB meetings. The Board of Directors have the authority to appoint ARB members, and usually do so upon full consideration of qualified candidates.

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.

Reserve Study Update

The Association's assessments and maintenance/replacement schedules are driven in great part by what is called a "reserve study". Most states now require homeowners associations to implement these studies to properly maintain the property and to help ensure future solvency. A study is a process that inventories and assesses the condition of the Association's major assets, then looks out 30 years into the future and projects the date and cost of major repairs and replacements. The study, which is generally conducted by an engineer, also includes a mathematical model that calculates the amount of money the Association has to put into reserves each year in order to meet the projected future replacement costs. Our first study was conducted in 2006, and it was updated in 2010, 2012, 2013, and 2015. We are happy to report that our studies are fully implemented and that all future requirements are appropriately funded. Our next update is currently being worked on. Finalization is expected by the end of February.



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CSA Website:

www.georgetowncsa.com

Phone: (912) 925-2861

February Events

Feb 7 th	7:30	ARB Meeting (SS)
Feb 14 th	7:45	BOD Meeting (SS)
Feb 21 st	7:30	ARB Meeting (SS)

ARB Violation Summary Through December 31, 2016

Total new violations	404
Total violations repaired	328
Letters mailed	560
Most common violations:	
lawn maintenance; debris	

Pool Noodles to be allowed in 2017

At the November 8th Directors Meeting, the Board voted to add the following restriction to the Pool Rules: "No sitting or lying on the mid-pool rope line is allowed". At the December Director's Meeting, the Board voted to amend the Pool Rules to allow pool noodles to be used. All other rules regarding the pool and use of other amenities remain in place.

Debris Pick-ups

It appears that the County and FEMA have removed all of the properly positioned storm debris resulting from Tropical Storm Hermine and Hurricane Matthew. Chatham County Public Works is back on schedule regarding Monday pick-ups of lawn waste and "First Friday" pick up of bulk items. As a reminder, the County will not pick up construction or reconstruction waste materials, such as roof shingles in either of those pick-up programs. Further, loose yard waste, such as leaves and small branches, must be placed in marked reusable containers or in Kraft paper bags (not plastic bags). The County will not pick up piles of loose debris (not in authorized containers) or lawn debris that is mixed with trash or household garbage--even if the mix is in a recycling-type container. Authorized debris should not be put curb-side until 6:00 p.m. on the evening before the scheduled pick-up. Please note that the County normally cancels Monday pick-ups that fall on federal holidays. If you have any questions regarding debris pick up, you are encouraged to contact Chatham County Public Works (912) 652-6840.



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

Please send me monthly statements and newsletters via e-mail vice regular mail.

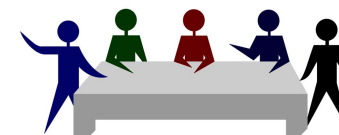
Name: (fill in)
 Home address: (fill in)
 E-mail address: (fill in)

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 Sundays from 8:00 a.m. – 10:00 p.m.. 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 (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
 Velore Brown
 Melissa Friel
 Robert Fitch
 Raymond Sili (Coordinator)