

The Georgetowner

A monthly Georgetown Community Services Association
Publication

January 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

For the benefit of those who might not have read the December newsletter on-line, we are re-publishing some of the articles from that edition...particularly ones that deal with the approved budgets for year 2017. It is gratifying to report that, while budgets are very tight, the financial position of the Association is strong and is continuing to improve. We have no debt, our facilities are in excellent overall condition, and our future projected repairs and replacements are on track for full funding. We are also making good progress on collecting on past due accounts which has helped fend off increases in assessments...at least through year 2017. I want to thank the staff for their hard work and contributions this year, and I wish them and all of our members a happy and prosperous new year. Best regards, Mike Richardson



2017 Key Event Calendar

Jan 2 nd	Office/Gym Closed
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



Debris Pick-ups

According to a Chatham County News Release dated December 2nd, the County is providing notice that all remaining hurricane debris must be put curbside by January 2, 2017. Any storm debris not put out by that date will be the responsibility of the homeowner to remove. The news release states that construction or reconstruction waste materials, such as roof shingles, will not be removed by the County. The release goes further to say that 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. The County will also not pick up mixed debris. Vegetative waste, like leaves, must be separated from other dry trash and household garbage. The County will not remove household garbage. If you have any questions regarding debris pick up, you are encouraged to contact Chatham County Public Works (912) 652-6840.

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.

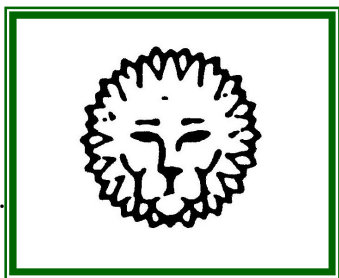
Lott's Landing: Board voted to approve the 2017 budget, but not to approve a 5% increase for year 2017. The owners will continue to pay \$77.74/month. Budget includes 1 pine straw application and some tree work.

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

Phone: (912) 925-2861

Calendar Events

Jan 3 rd	7:30	ARB Meeting (SS)
Jan 10 th	7:45	BOD Meeting (SS)
Jan 17 th	6:00	Village Green Watch (NS)
Jan 17 th	7:30	ARB Meeting (SS)

ARB Violation Summary Through November 30, 2016

Total new violations	302
Total violations repaired	240
Letters mailed	413
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.

2017 Capital Budget

Also 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
Budgeted Net Income:	\$137,473.57
Reserve Allotment:	\$137,460.00
Residual Net Income:	\$ 13.57

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
\$3.77 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

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)

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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
Velope Brown
Melissa Friel
Robert Fitch
Raymond Sili
(Coordinator)