



The Georgetowner

A monthly Georgetown Community Services Association
Publication

July 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

On May 31st, the Association's auditors completed their thorough annual review of our financials and business operations and, once again, I am happy to report that they have given the organization a clean bill of fiscal and operational health. The audit report identified no major findings, and the auditors applauded the staff on its professionalism, records keeping, and sound business processes. I will add that, according to our current Reserve Study, future repairs and replacements of Association common areas, facilities, and major equipment are properly funded for the next 30 years. We are doing much better than many associations across the country. Best regards, Mike Richardson.

Annual Meeting Postponed

On June 14th, the Association attempted to hold the Annual Meeting but had to postpone it due to the lack of a quorum. A quorum is a specified number (or percentage) of the member who have to be present or have submitted a proxy in order to hold an official meeting. Although our covenants and by-laws only require 10% of the membership to be present (or proxy), we only achieved 4%. As a result, the Annual Meeting has been rescheduled for 7:00 p.m. on July 12th at the Southside Clubhouse. Per the by-laws, the quorum requirement will be reduced by 50%. If an insufficient number of members attend, the meeting will be held on August 9th. Current Directors will remain on the Board pending the results of the election that will be announced at the Annual Meeting.

New Office Hours

Effective July 1st, the office hours for Tuesdays each week will be 9:00 a.m. to 6:00 p.m. This change resulted from feedback received in a recent customer survey. The other weekday hours will remain unchanged for the time being. These hours will be reviewed again in January 2017 to see if further revisions are necessary.



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) 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.

Account Statements

As a reminder, **the Association does not mail out monthly billings** for your general (amenity) assessments or for the maintenance assessments relating to the townhome/duplex communities. These routine assessments are due on the first of each month. The general (amenities) assessment, which all homeowners pay remains at \$38.92 as it has since the year 2009. Parcel maintenance fees for 2016 are as follows: Audubon Park: \$159.41; Hunters Green: \$86.76; Lott's Landing: \$77.74; Georgetown Place: \$109.39 plus \$16.74; and the Georgetown Townhomes: \$143.51. The Association mails quarterly statements to homeowners which reflect the status of the accounts at that moment in time. The Association offers a generic e-mail reminder on months in which hardcopy statements are not mailed. If you would like to be put on distribution for these e-mails, please send an e-mail request to: gm@georgetowncsa.com. These e-mail reminders are released on or about the 22nd of the appropriate month.



2016 Pool Schedule

All pools are now open daily from 10:00 a.m. to 8:00 p.m. Registration by head of household is required and can be accomplished at the pool gates during pool season. A photo ID and a document that ties the applicant to the property are required for registration. If the applicant's driver's license shows an address within the Association, no other documentation is needed. Pool rules have changed since last year, so all prospective users need to carefully review the copy of pool rules provided to them at time of registration.



Trashcan Concealment

As a reminder, Article III, Section E, Paragraph 1 of the Architectural Guidelines states, "All property in Georgetown shall be kept in good order and free of debris, including...concealing trash cans and other items for disposal except for within 24 hours of scheduled pick-up..." The American Heritage Dictionary defines "concealed" as "to keep from being seen, found, or observed." If you can see the container from the street, you are likely to receive a notice from the ARB Inspector. Most homeowners comply with the rule by keeping their can behind a privacy fence or in the garage.



The Georgetowner

A monthly Georgetown Community Services Association
Publication

July 2016

CSA Website:

www.georgetowncsa.com

Phone: (912) 925-2861



July Calendar of Events

July 4 th		Holiday, Office & Fitness Center Closed
July 5 th	7:30	ARB Meeting (SS)
July 12 th	7:00	Annual Meeting of Members (SS)
July 19 th	7:30	ARB Meeting (SS)

ARB Violation Summary Through May 31, 2016

Total new violations	542
Total violations repaired	572
Letters mail	745

Most common violations:
Lawn Maintenance
Trashcans not concealed
Debris

2016 Key Event Calendar

Sept 5 th	Holiday, Office and Fitness Center Closed Northside Pools Open on Weekends
Sept 10 th	Community Yard Sale
Sept 13 th	Parcel Budget Hearings
Sept 25 th	All Pools Closed for Season
Oct 11 th	CSA Budget Hearing 7:00 p.m.
Oct 28 th	Fallfest/Halloween Party
Nov 24 th -25 th	Thanksgiving, Office and Fitness Center Closed
Dec 10 th	Breakfast with Santa
Dec 23 rd	Office and Fitness Center closes at noon thru Dec. 26 th
Dec 31 st	Office and Fitness Center Closes at noon thru Jan 1 st

Routine Events: ARB Meetings (1st & 3rd Tuesdays);
Board of Directors Meetings (2nd Tuesday)

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

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.



CSA Board Members

Mike Richardson (President)
Renee Rabbitt (Vice President)
Warren Smith (Sec/Treasurer)
David Campbell
John Sewell
Melissa Friel
Dorothy Strong
Geoff Riehl
Amber Ealy

Architectural Review Board Members

Renee Rabbitt (Chairperson)
Warren Smith
Mike Richardson
Vele Brown
Melissa Friel
Robert Fitch
Raymond Sili (Coordinator)

Paid Advertisement

Miller's Property Management

Residential Property Management

10621 Ford Ave
Richmond Hill, GA 31324

Jodi: 912-572-6606 Rod: 912-313-5151
Office: 912-756-4120 Fax: 912-756-4745
Retired Military
Family Owned and Operated
Serving Chatham, Bryan and Liberty County
www.millerspropertymanagement.com

In Home Applied Behavior Analysis

TRICARE Provider
Julie Hansil, MS BCBA
juliehansil@gmail.com

912-224-0201