



## The Georgetowner

A monthly Georgetown Community Services Association  
Publication

**June 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

Annual elections for the Board of Directors are in progress and I encourage all homeowners to submit their election ballot and proxy to the Association by 5:00 p.m. on Monday, June 13th. Your vote is important, so please be sure to follow the procedures cited in the ballot package. The key requirements are: (1) Complete your ballot (blue sheet) and seal it in the envelope printed "BALLOT"; (2) Fill out and sign the yellow Proxy Form (to help ensure we have a quorum

for the meeting); (3) Put the Ballot envelope and the Proxy Form in the pre-printed Return Envelope; (4) Fill out and sign the return block on the Return Envelope; and (5) hand-deliver or mail the Return Envelope to the office so it is received by the June 13th cut-off. The election ballots will be counted and the results announced during the Annual Meeting on June 14th. I hope to see each one of you there. Best regards, Mike Richardson

### Annual Meeting of Members

On Tuesday, June 14th at 7:00 p.m., the Association will be holding its annual meeting of members at the Southside Clubhouse. All homeowners and residents are encouraged to attend. The main purpose of the meeting is to determine the results of the Board elections. There will also be a briefing regarding the results of the annual financial audit, and a year-in-review will be provided by the General Manager. Questions and comments by attendees will also be fielded and responded to.

### New Office Hours

As a result of the feedback received in the recent customer survey, the Board voted to pursue a change in office hours. **Effective July 1st, the hours for Tuesdays each week will be 9:00 a.m. to 6:00 p.m.** 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.



### 2016 Pool Schedule

The Southside pools opened on May 7th and will close on September 25th. The Northside pools will open on Memorial Day (May 30th) and close on September 25th, but will only be opened on weekends after Labor Day. The hours for both pool complexes will be 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.

### Repairs to Lagoons

The Association has recently completed scheduled repairs to 7 of its lagoons located in the Wexford, St. Ives, King's Grant, and Magnolia Woods subdivisions. These repairs, which are driven by the Reserve Study (long range repair and replacement plan), have involved dredging, earth moving, debris and vegetation removal, and some re-landscaping. The goals of the project were to maintain the current and longer-term functionality of the lagoons, which are key elements of the local and County-wide drainage system. The \$50K project was cited in the current Strategic Plan and was funded in the 2016 GCSA Capital Budget.



### Trashcan Concealment

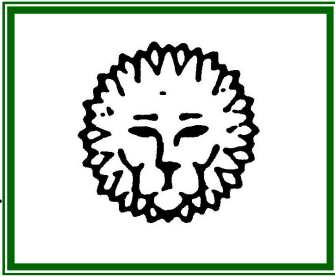
As a reminder, Article III, Section E, Paragraph 1 of the Architectural Guidelines states, "All property in Georgetown shall be kept in good order and free of debris, including...concealing trash cans and other items for disposal except for within 24 hours of scheduled pick-up..." The American Heritage 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.

### Yard Waste Pick-up

Please help keep the neighborhoods looking nice (and enhance property values) by keeping the leaves and pine straw picked up. Chatham County Public Works Department picks up yard waste curb-side every Monday. Clippings, leaves, and/or straw must be put in reusable containers or in paper bags (available at hardware stores). Cut up limbs and brush may be placed neatly at the curb for pick-up. The use of plastic bags is not authorized. Yard waste may not be placed curb-side earlier than 6 p.m. on Sunday evenings.

### Pet Waste Pick-up

As a reminder, Chatham County Ordinances require dog owners to have a leash on their pet when located outside the confines of their house or fenced yard. The ordinances also require owners to both carry and utilize equipment (such as plastic bags) to pick up after their pets do their "business." Reminder signs are being posted on our campuses and in the parcel (townhome/duplex) communities.



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**CSA Website:**

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

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

### June Calendar of Events

June 7 <sup>th</sup>	7:30	ARB Meeting (SS)
<b>June 13<sup>th</sup></b>	<b>5:00</b>	<b>Election ballots due</b>
<b>June 14<sup>th</sup></b>	<b>7:00</b>	<b>Annual Meeting of Members (SS)</b>
June 21 <sup>st</sup>	7:30	ARB Meeting (SS)

### ARB Violation Summary Through April 30, 2016

Total new violations	411
Total violations repaired	368
Letters mailed	588

Most common violations:  
Lawn Maintenance  
Trashcans not concealed  
Debris

### Monthly Payment E-mail Reminders

If you would like to receive a monthly e-mail reminding you that the monthly assessment is due, please let us know via e-mail. Our address is:

[gm@georgetowncsa.com](mailto:gm@georgetowncsa.com)

### 2016 Key Event Calendar

July 4 <sup>th</sup>	Holiday, Office and Fitness Center Closed
Sept 5 <sup>th</sup>	Holiday, Office and Fitness Center Closed
	Northside Pools Open on Weekends
Sept 10 <sup>th</sup>	Community Yard Sale
Sept 13 <sup>th</sup>	Parcel Budget Hearings
Sept 25 <sup>th</sup>	All Pools Closed for Season
Oct 11 <sup>th</sup>	CSA Budget Hearing 7:00 p.m.
Oct 28 <sup>th</sup>	Fallfest/Halloween Party
Nov 24 <sup>th</sup> -25 <sup>th</sup>	Thanksgiving, Office and Fitness Center Closed
Dec 10 <sup>th</sup>	Breakfast with Santa
Dec 23 <sup>rd</sup>	Office and Fitness Center closes at noon thru Dec. 26 <sup>th</sup>
Dec 31 <sup>st</sup>	Office and Fitness Center Closes at noon thru Jan 1 <sup>st</sup>

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



### Siding Cleaning

Green may be a pleasant color for many applications, but it is not appealing when it comes in the form of mildew on the siding of your home. For better or worse, we all live in this semi-tropical environment where mold and mildew spreads like wildfire—particular in the shady areas and the portions of the home that face north. If you don't own a pressure washer, or don't feel like doing it yourself, there are a number of companies in the area that will provide this service. Prices vary by the size of the home, but typically run between \$100-\$200. Everyone wants higher property values, and no one enjoys getting siding violation notices from the Architectural Review Board, so please help by keeping your siding clean. Thank you.

### 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](http://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)  
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  
Vlore Brown  
Melissa Friel  
Robert Fitch  
Raymond Sili (Coordinator)

### Miller's Property Management

Residential Property Management

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