

The Georgetowner

A monthly Georgetown Community Services Association
Publication

June 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

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 12th. 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 12th cut-off. The election ballots will be counted and the results announced during the Annual Meeting on June 13th. I hope to see each one of you there. Best regards, Mike Richardson.

2017 Key Event Calendar

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



2017 Pool Schedule

Southside pool is now open and the Northside pools will open on Memorial Day (May 29th). The hours for both pools will be 10:00 a.m. to 8:00 p.m. Pool rules remain the same as last year with two exceptions: (1) noodles are now allowed in the pools, and (2) sitting or lying on the mid-pool rope is prohibited. A copy of the rules can be viewed at our web site: www.georgetowncsa.com under the Services tab.

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. The Association maintains reserve studies for each of our townhome communities. We work with an engineer to update our reserve studies at least every two years, and we just completed one of these routine updates. We are happy to report that our studies are fully implemented and that all future requirements are appropriately funded for the next 30 years.

Village Green and Sugar Mill Entrance Lighting

At the April Directors' Meeting, the Board voted to approve a Georgia Power proposal for installing lighting at the Village Green and Sugar Mill entrance islands. The lighting project should be completed by mid-June.

Approvals for Exterior 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 our homeowners to receive prior approval from the ARB before making changes to the exterior of the property. Some examples of changes requiring an ARB application include: (1) color changes in roofs, siding, shutters, trim, doors; (2) any new construction, to include buildings, driveways, walkways, fencing, etc; and (3) any major changes in landscaping. Application forms are available at the web site (www.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. To get on the agenda, applications need to be submitted the office no later than the Thursday prior to the desired meeting.

Statements & Newsletters by E-mail

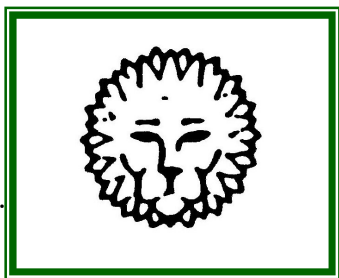
At the October Director's Meeting, the Board voted to begin offering members the opportunity to receive statements via e-mail instead of by regular mail. Those choosing to receive statement via e-mail would be provided both statements and newsletters on a monthly, vice quarterly, basis. Those who do 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 Website:

www.georgetowncsa.com

Phone: (912) 925-2861



June Events

June	6 th	7:30	ARB Meeting (SS)
June	12 th		Election Ballots Due
June	13 th	7:00	Annual Meeting of Members (SS)
June	20 th	7:30	ARB Meeting (SS)

ARB Violation Summary Through April 30, 2017

Total new violations	315
Total violations repaired	300
Letters mailed	414

Most common violations:
lawn maintenance; debris

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.

Parcel Representatives

The Board of Directors is looking for owners or residents in each of our townhome/duplex communities to represent their community during Board meetings. These representatives help keep the Board apprised of issues and concerns within their community and assist with developing budgets. Anyone interested in serving as a parcel representative should contact the General Manager at 912-925-2861.

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 and must be within 3 feet of curb.



Pet Waste Pick-up

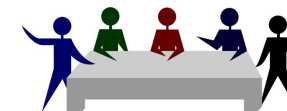
As a reminder, Chatham County Ordinances require dog owners to have a leash on their pet when located outside the confines of their house or fenced yard. The ordinances also require owners to both carry and utilize equipment (such as plastic bags) to pick up after their pets do their "business." Reminder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

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.

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
Robert Fitch
Raymond Sili
(Coordinator)