



The Georgetowner

A monthly Georgetown Community Services Association
Publication

March 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

While the vast majority of our residents abide by the community rules (which we appreciate), I regret to report that we have a growing number who are parking vehicles in their yards, particularly in the evenings and on weekends. To those, I would remind them that Article III-C-7 of the Architectural Guidelines prohibit the parking of vehicles on unimproved surfaces, which include grass and dirt. I realize that a number of residents have multiple cars but only have a single-wide driveway. I get it...it is inconvenient to move vehicles around. Unfortunately, when people park on the grass it makes the neighborhoods look bad and it devalues our properties. I ask everyone's assistance in making this problem go away. Thank you. Best regards, Mike Richardson



Easter Egg Hunt March 26th

The Association will hold its annual Easter Egg Hunt on Saturday, March 26th 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.

Annual Elections

The annual election for Board of Directors is underway. Anyone interested in running for one of the five open seats can come by the office and pick up a Candidacy Petition. A copy of the petition may also be printed from our web site: www.georgetowncsa.com. Completed petitions must be returned by April 29th. Ballots will be mailed on May 3rd and are due back by June 6th. Ballots will be counted and the results announced at the Association's Annual Meeting scheduled for Tuesday, June 7th at 7:00 p.m.

Lagoon Repairs

It is in the best interests of all of our residents if the storm water drainage system works properly. Lagoons are an important element of that system. To keep them functioning properly, both routine and cyclical repairs are required. In accordance with the Georgetown CSA Strategic Plan and 2016 Capital Budget, the Association plans to do cleaning and repairs to six lagoons and/or dry retention ponds (DRP) within the next 60 days. The lagoons/DRPs are located at either ends of St. Ives Way; at the St. Ives entrance sign; behind 101-111 Dukes Way; on Dovetail Crossing; and behind #10 Brown Thrasher Way. A majority of the work relates to removing overgrown vegetation, but there will be some earth moving required at the areas at the west end of St. Ives Way and behind the homes on Dukes Way. Both of those areas will be accessed via the drainage easement between #111 and #113 Dukes Way. Curb ramps and heavy equipment pads will be used to protect the homeowner's grass. We will appreciate everyone's patience as we conduct these needed repairs.

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

Tree Work Contract

At the February 9th General Meeting, the Board voted to award a contract to Grassroots Landscape Management to trim the trees at both clubhouse campuses and at all five townhome/parcel complexes. In addition, several trees will be removed at the Southside Clubhouse complex as well as at Audubon Park and Lott's Landing. This work is scheduled to be completed before the end of February and is paid for out of the approved capital budgets for year 2016.



Trashcan Concealment

Please be reminded that 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

Phone: (912) 925-2861



March Calendar of Events

Mar 1 st	7:30	ARB Meeting (SS)
Mar 8 th	7:45	BOD Meeting (SS)
Mar 15 th	7:30	ARB Meeting (SS)
Mar 26 th	9-11	Springfest/Easter Egg Hunt

ARB Violation Summary Through January 31, 2016

Total new violations	196
Total violations repaired	21
Letters mailed	246

Most common violations:
Lawn Maintenance; Mildew, Parking on Grass

2016 Key Event Calendar

April 29 th	Election Candidate Petitions Due
April 30 th	Community Yard Sale
May 7 th	Southside Pools Open
May 30 th	Memorial Day, Office and Fitness Center Closed Northside Pools Open
June 13 th	Election Ballots and Proxies Due
June 14 th	Annual Meeting of Members
July 4 th	4th of July Holiday, Office and Fitness Center Closed
Sept 5 th	Labor Day, 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 Christmas
Dec 31 st	Office and Fitness Center Closes at noon thru New Years

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 runs 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. – 10:00 on Fridays, and from 8:00 a.m. -10:00 p.m. on Saturdays and Sundays. 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)
Renee Rabbitt (Vice President)
Warren Smith (Sec/Treasurer)
David Campbell
John Sewell
Melissa Friel
Dorothy Strong
Geoff Riehl
Amber Ealy

Architectural Review Board Members

Warren Smith
Renee Rabbitt
Mike Richardson
Velore Brown
Raymond Sili (Coordinator)

Paid Advertisement

Newman Brothers Lawn Care

Commercial and Residential Lawncare

P.O. Box 22847
Savannah, Ga. 31403

Glenn and Adam
Brothers/Owners

Glenn 912-660-2632 Adam 912-659-2474
Office 912-232-8145
Fax 912-201-3783
Family Business since 1947