



The Georgetowner

A monthly Georgetown Community Services Association
Publication

March 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

Last spring, some residents of Junco Way asked the Board to address drainage problems their street. In particular, they complained that the dry retention pond (DRP) next to #128 had been overflowing into the street after heavy rains. The Board agreed to accelerate a DRP repair project originally scheduled for several years from now. The main elements of the project included dredging the DRP down to its original design capacity and expanding the output piping that ultimately leads into the wooded wetland area behind the DRP. The project was completed and the DRP has not overflowed into the street since that time. With that said, there has been a small amount of standing water in the bottom that has not gone away like it used to. Residents complained about potential for mosquito breeding and about the flow of water from the wetland area into adjacent back yards.

The Board agreed to contract for an engineering assessment to address the questions. The assessment was completed on February 13th and briefed to the Board and attendees at the Director's meeting on February 14th. According to the engineer, David Heery, PE, the DRP is constructed and is functioning properly and as designed. Best regards, Mike Richardson

2017 Key Event Calendar

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

GA 204 Project Status

According to the local GA Department of Transportation office, the bridge beams are scheduled to be set during the week of February 20-24th. During that period, temporary road closures will occur at night between the hours of 9 p.m. and 5 a.m. to ensure safety. The entire project is scheduled to be completed sometime this summer.



Easter Egg Hunt April 15th

The Association will hold its annual Easter Egg Hunt on Saturday, April 15th 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.

Community Yard Sale

It's time to clean out the closets and the garage because on Saturday, April 29th, the Association will be sponsoring a community yard sale at the Southside Clubhouse parking lot. Set-up will be allowed between 6:30-7:45 a.m. with the event being open to the public from 8:00 a.m. to 12:00 noon. Sales Participation is free, but members and residents who wish to be a seller must register in person at the office. We will have 15 stalls with one 2x8 table available on a first-come basis. There is a limit of one stall per family. Parking will be allowed on the right-hand, south-bound lane of King George Boulevard between the LDS Church and Red Fox Drive. All unsold merchandise and trash must be removed no later than 12:30 p.m. For safety and legal reasons, no food, drugs/medications, weapons, ammunition, or hazardous chemicals/materials can be brought on site and sold, bartered or otherwise distributed.

Annual Elections

This is an early notice that the annual election for Board of Directors will be conducted in April and May. There will be four seats open this election cycle. Anyone interested in running for one of the four 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 28th. Ballots will be mailed on May 4th and are due back by June 12th. Ballots will be counted and the results announced at the Association's Annual Meeting scheduled for Tuesday, June 13th at 7:00 p.m.

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. A study is a process that inventories and assesses the condition of the Association's major assets, then looks out 30 years into the future and projects the date and cost of major repairs and replacements. The study, which is generally conducted by an engineer, also includes a mathematical model that calculates the amount of money the Association has to put into reserves each year in order to meet the projected future replacement costs. Our first study was conducted in 2006, and it was updated in 2010, 2012, 2013, and 2015. We are happy to report that our studies are fully implemented and that all future requirements are appropriately funded. Our next update is currently being worked on. Finalization is expected by the end of February.



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CSA Website:

www.georgetowncsa.com

Phone: (912) 925-2861

March Events

Mar 7 th	7:30	ARB Meeting (SS)
Mar 14 th	7:45	BOD Meeting (SS)
Mar 21 st	7:30	ARB Meeting (SS)

ARB Violation Summary Through January 31, 2017

Total new violations	284
Total violations repaired	286
Letters mailed	349
Most common violations:	
lawn maintenance; debris	

Office Hours of Operation

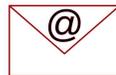
At the January Director's Meeting, the Board voted to modify office hours on each Tuesday from 9:00 a.m. to 6 p.m. back to **8:00 a.m. to 5:00 p.m.**, but that advanced appointments on Tuesday would be accepted through 6:00 p.m. on Tuesdays. The previous hours were put into effect last July as a test to potentially improve customer service. During the test period, only a handful of patrons used the extended hours.

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.

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.



Statements & Newsletters by E-mail

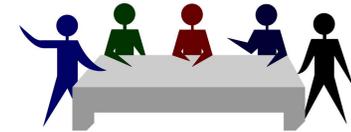
At the October Director's Meeting, the Board voted to begin offering members the opportunity to receive statements via e-mail instead of by regular mail. The service would begin January 1st. Those choosing to receive statement via e-mail would be provided both statements and newsletters on a monthly, 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)

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
 Melissa Friel
 Robert Fitch
 Raymond Sili (Coordinator)