



The Georgetowner

A monthly Georgetown Community Services Association
Publication

May 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

We have experienced a growing number of complaints regarding pet owners not picking up after their pets. Failure to clean up behind your pet is a violation of County ordinances. It is also hard on both the eyes and nostrils, and it's a potential mechanism for spreading disease. The vast majority of pet owners are responsible citizens, and we thank those who fit in that category. Best regards, Mike Richardson

Annual Elections

The annual election for Board of Directors is underway. Ballots and proxy forms will be printed and mailed to homeowners the first week in May. Please fill in these forms and return them by 5:00 p.m. on June 13th in the envelopes provided. Please put the completed blue ballot form in the "Ballot" envelope and seal it; then put the ballot envelope and proxy form in the Return Envelope. Fill in the blocks in the return address portion of the Return Envelope. If you are mailing it in, please apply postage. If you drop off the return envelope at the office (or in the office drop box), no postage is needed. Ballots will be counted and the results announced at the Association's Annual Meeting scheduled for Tuesday, June 14th at 7:00 p.m.

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 Audit, and a Year-In-Review will be provided by the General Manager. Questions and comments by the members will also be fielded and responded to.

New Office Hours

As a result of the feedback received in the customer survey sent to homeowners in March, the Board voted at the April General Meeting 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 revision is desired.

Change in Landscapers

As of April 15th, the Association has changed landscaping contractors. Grassroots Landscape Management has been awarded a contract through the remainder of this year. They will be taking care of all of the Association's common areas as well as any "ARB yards" referred to them by the Association.

New ARB Members

At the General Meetings held on March 8th and April 12th, the Board of Directors voted to appoint Mrs. Melissa Friel of 118 Cambridge Drive, and Robert Fitch of 4 Bristlecone Drive to the Architectural Review Board. We thank these homeowners for volunteering to serve!

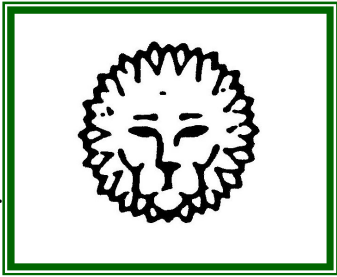
Account Statements

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

The Southside pools will open on May 7th and the Northside pools will open on Memorial Day (May 30th). The hours for both pools will be 10:00 a.m. to 8:00 p.m. The Northside pool operations will revert to weekends only on Labor Day (September 5th), and all pools will close for the season at 8:00 p.m. on September 25th. Registration by the 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. A copy of the pool rules can be viewed at our web site: www.georgetowncsa.com under the Services tab.



The Georgetowner

A monthly Georgetown Community Services Association
Publication

May 2016

CSA Website:

www.georgetowncsa.com

Phone: (912) 925-2861

May Calendar of Events

May 3 rd	7:30	ARB Meeting (SS)
May 7th	10:00	Southside Pools open
May 10 th	7:45	BOD Meeting (SS)
May 17 th	7:30	ARB Meeting (SS)
May 30th	10:00	Northside Pools Open

ARB Violation Summary Through March 31, 2016

Total new violations	589
Total violations repaired	709
Letters mailed	981

Most common violations:

- Lawn Maintenance
- Siding Maintenance
- Debris



2016 Key Event Calendar

May 7 th	Southside Pools Open
May 30 th	Memorial Day, Office and Fitness Center Closed
June 13 th	Northside Pools Open
June 14 th	Election Ballots and Proxies Due
July 4 th	Annual Meeting of Members
Sept 5 th	4th of July Holiday, Office and Fitness Center Closed
Sept 10 th	Labor Day, Office and Fitness Center Closed
Sept 13 th	Northside Pools Open on Weekends
Sept 25 th	Community Yard Sale
Oct 11 th	Parcel Budget Hearings
Oct 28 th	All Pools Closed for Season
Nov 24 th -25 th	CSA Budget Hearing 7:00 p.m.
Dec 10 th	Fallfest/Halloween Party
Dec 23 rd	Thanksgiving, Office and Fitness Center Closed
Dec 31 st	Breakfast with Santa
	Office and Fitness Center closes at noon thru Christmas
	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)

Updated Association Rules

At the General Meeting held on April 12th, the Board conducted a periodic review of Association rules. Included in this review were rules covering the use of the clubhouses, pools, fitness center, playgrounds, courts, lagoons, and parcel common areas. As a result of the review, the Board voted to make the following changes:

1. Changed Rule 3 (c) of Pool Rules to add: "Parents or guardians are responsible for the actions and behavior of their children and the impact they have on other pool patrons."
2. Changed Rule 3 (k) of Pool Rules to read: The only flotation devices allowed in the pool are life jackets and other similar devices that are worn tight against the body. U.S. Coast Guard approved life jackets are the only devices of this type recommended by the Association, and only with close adult supervision. Rafts, floats, tubes, inflatable toys, inner tubes, and other floating devices are specifically not authorized.
3. Changed Pools Rules to add: Toys are not allowed in the pool as they may get sucked into the drains and damage the pool pumps and filters.
4. Changed Pool Rules to add: Music or other sounds from radios, cell phones, and other devices shall only be listened to via headphones. Cell phone conversations shall be discrete and not bother other pool patrons.

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
 Melissa Friel
 Robert Fitch
 Raymond Sili (Coordinator)

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