

## The Georgetowner

A monthly Georgetown Community Services Association  
Publication

May 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

It is my pleasure to officially announce the selection of Mr. Mike Yardman as the new GCSA General Manager. He will begin work on May 15th. As many of our residents know, Mike served with distinction on our Architectural Review Board and then as our ARB Inspector from 1999 to 2015. Mike has vast experience managing a significant number of other associations and knows our community as well as anyone. We are very fortunate to have him as a member of the GCSA staff, and we look forward to a bright future with him at the helm. Mike was hired because our current GM, Hart Odom is, unfortunately, retiring after more than 11 years

in this challenging position. Hart spearheaded the implementation of strategic planning and reserve studies, and he was excellent in managing budgets, supervising staff, and interacting with residents, Board members, and contractors. Through skill and determination, he was able to renew our facilities and infrastructure and leave our future repairs and replacements fully funded for the next 30 years. In the office, he streamlined processes and implemented technologies to enhance operations and customer service. To his credit, he was able to accomplish all the facility and operational improvements without needing an amenity increase in the past 9 years. We take pride and comfort in knowing that our operation is financially sound as confirmed by consistently superior annual audits. Hart has proven to be a superb leader and a man of integrity. We are extremely grateful for his contributions, and we wish this former Navy Captain "Fair Winds and Following Seas!"  
Mike Richardson, Association President.

### 2017 Key Event Calendar

|                       |   |
|-----------------------|---|
| June 12 <sup>th</sup> | Election Ballots Due                                |
| June 13 <sup>th</sup> | Annual Meeting of Members                           |
| July 4 <sup>th</sup>  | Office/FC Closed                                    |
| Sept 4 <sup>th</sup>  | Office/FC Closed                                    |
|                       | Northside Pools open Weekends                       |
| Sept 9 <sup>th</sup>  | Community Yard Sale                                 |
| Sept 12 <sup>th</sup> | Parcel Budget Hearings                              |
| Sept 24 <sup>th</sup> | All Pools Closed for Season                         |
| Oct 10 <sup>th</sup>  | CSA Budget Hearing                                  |
| Oct 27 <sup>th</sup>  | Halloween Party/Fallfest                            |
| Nov 23-24             | Office/FC Closed                                    |
| Dec 9 <sup>th</sup>   | Breakfast with Santa                                |
| Dec 22 <sup>nd</sup>  | Office & FC closes at noon through 25 <sup>th</sup> |
| Dec 29 <sup>th</sup>  | Office & FC closes at noon through 1st              |

### 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.



### Annual Elections

The annual election for Board of Directors is underway and four seats are open this election cycle. Ballots will be mailed out the first week in May and must be returned to the Association office no later than 5:00 p.m. on 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.

### Community Yard Sale

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.

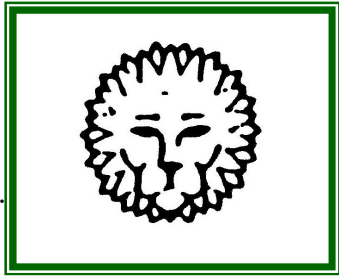


### 2017 Pool Schedule

The Southside pools will open on May 6th 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](http://www.georgetowncsa.com) under the Services tab.

### 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 will include 50 Watt LED lights on both sides of each sign as well as a street light on the east end of the Village Green entrance island. The lighting will cost the Association \$200/month.



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CSA Website:

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

Phone: (912) 925-2861



### May Events

|                      |       |                                |
|----------------------|-------|--------------------------------|
| May 2 <sup>nd</sup>  | 7:30  | ARB Meeting (SS)               |
| May 6 <sup>th</sup>  | 10:00 | Southside Pools Opens          |
| May 9 <sup>th</sup>  | 7:45  | BOD Meeting (SS)               |
| May 16 <sup>th</sup> | 7:30  | ARB Meeting (SS)               |
| May 29 <sup>th</sup> | 10:00 | Northside Pools Open           |
| May 29 <sup>th</sup> |       | Office & Fitness Center Closed |

### ARB Violation Summary Through March 31, 2017

|                           |     |
|---------------------------|-----|
| Total new violations      | 390 |
| Total violations repaired | 403 |
| Letters mailed            | 503 |

Most common violations:  
lawn maintenance; debris

### 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.

### 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.

### 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](mailto: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)

### 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

### 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)