



The Georgetowner

A monthly Georgetown Community Services Association
Publication

November 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

Hurricane Matthew pounded Savannah and Georgetown pretty hard, but I hope that you and your family got through it in good health. I realize that several of our members had significant damage to their homes, and many others were affected by falling trees. The Association experienced some damage to our Maintenance Building, work truck, trailer, and quite a bit of perimeter and tennis court fencing. We are still dealing with a couple of dozen downed trees and major hanging branches in our common areas. Nobody likes the situation, but we will all get through it. Chatham County has hired additional contractors to assist with storm debris pick-up. In recognition of the significant impact the hurricane had on properties, the Board voted to suspend ARB yard inspections for the last 3 weeks of October, and we will certainly be reasonable when it comes to time frames for major storm damage repairs. Best regards, Mike Richardson, Board President.



CSA Budget Hearing

On October 11th, the Association held its annual budget hearing for the CSA General Fund (amenities) and the CSA Capital Budget. The General Manager provided status of current year budget execution, followed by a detailed breakdown of the proposed capital and operational budgets for year 2017. Here is a summary of each topic:

Current Budgets: Current net income for the CSA operational budget is \$27,410 better than projected for the first 9 months of year 2016. Approximately \$5,000 of that amount is being earmarked to offset a higher-priced landscaping contract that takes effect later in October. The current capital budget is \$18,800 over projections year-to-date due to higher-than-expected costs of parking lot repairs and repaving. The work truck was damaged by a falling tree and will need replacing this year instead of the planned deferral to year 2017. Mr. Odom added that he would be asking the Board for approximately \$103,575 (including the truck) to repair/replace Association facilities and equipment damaged by the hurricane. He noted that any reimbursement from the insurance company would be returned to reserves.

CSA Capital Budget: The proposed budget of \$130,104 contains 27 repairs and replacements identified in the Reserve Study, along with 3 new additions: entrance lighting for Village Green and Sugar Mill, and a bagging system for the riding mower. The 2017 budget also includes 5 items totaling \$33,750 that were deferred from year 2016. The largest proposed expenditures (\$31,250) were earmarked for dredging portions of the lagoons on Dovetail Crossing. There were also a handful of entrance signs scheduled for routine repairs and painting. Mr. Odom also briefed the Board on initial specifications and cost estimations for member-proposed expansion of the fitness center and lighting of the basketball courts. He said it would cost approximately \$6,000 to obtain architectural services and refined cost estimates for building and equipping an expanded fitness center. He said it could easily cost between \$80,000-\$120,000 or more. Lighting the basketball court would cost approximately \$14,900 plus at least \$50 per month in electricity and maintenance. Several members in the audience expressed feelings that the basketball court lighting was a bad idea because it would be overrun by people from other neighborhoods and that there would be increased evening noise. Mrs. Ealy, a Board member, added that this amenity gets used as much as the tennis courts and deserves the same treatment and funding. No decisions were made on any of the budget/funding requests at this time.

CSA Operational Budget: Mr. Odom reported that the Association successfully passed the annual audit in May along with monthly CPA reviews. He went on to say that the proposed operational budget below assumes: (1) no increase in assessments (for the 9th straight year) and (2) no major changes in pool schedule. Mr. Odom noted that the budgeted net income for 2017 and 2016 only differed by \$39.75. The proposed budget also assumes small to moderate increases in: miscellaneous income, non-GM payroll/taxes, employee health insurance, building/grounds maintenance, liability/worker's comp insurance, postage, and depreciation expense. Decreases to the budget included a sizable drop (\$24,000) in projected bad debt expense, as well as reduction in electricity, recreation, general office, janitorial, and pool chemical expenses. He added that there are no projected changes to admin fees. The bottom-line budget figures are as follows:

Budgeted Income:	\$984,111.32 (+\$5,772.88)
Budgeted Expense:	\$846,637.75 (+\$5,812.63)
Budgeted Net Income:	\$137,473.57 (-\$39.75)
Reserve Allotment:	\$137,460.00 no change
Residual Net Income:	\$ 13.57

Mr. Odom concluded by reminding everyone that the budgets would be briefed again and voted on at the November 8th Board meeting.

Rules for Using Amenities & Common Areas

At the October 11th Director's Meeting, the Board began a routine review of rules for using Association facilities and common areas. The topic is again on the agenda for the November 8th meeting. Those desiring changes to any of those rules should be present at that meeting or provide written input to the General Manager gm@georgetowncsa.com.



Parcel Reps Needed

If you live in either Audubon Park, Hunter's Green, Lott's Landing, Georgetown Place, or the Georgetown Townhomes (King Henry and King James Courts), the Board of Directors needs your assistance in representing your community. Article XI, Section 2 of the Association's By-laws says that the Board shall appoint a representative from each of our five parcel (townhome/duplex) communities to provide input to the Board regarding the parcel's maintenance budget and other issues involving that community. Each of the representatives can appoint up to four other homeowners to assist him/her. Please step up and volunteer. The time requirement is not overly taxing. Without your volunteer support, the staff and Board have to make educated guesses as to what your community needs and how money is spent. Please contact the General Manager at 912-925-2861 if you are interested.



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CSA Website:

www.georgetowncsa.com

Phone: (912) 925-2861

2016 Key Event Calendar

Nov 1 st	7:30	ARB Meeting (SS)
Nov 8 th	7:45	BOD Meeting (SS)
Nov 15 th	7:30	ARB Meeting (SS)
Nov 24 th -25 th		Thanksgiving, Office and Fitness Center Closed

Dec 6 th	7:30	ARB Meeting (SS)
Dec 10 th	9:00	Breakfast with Santa
Dec 13 th	7:45	BOD Meeting (SS)
Dec 20 th	7:30	ARB Meeting (SS)
Dec 23 rd		Office and Fitness Center closes at noon through Dec. 26 th
Dec 30 th		Office and Fitness Center closes at noon through Jan 1 st

Monthly Payment E-Mail Reminders

If you would like to receive a e-mail reminding you that the monthly assessment is due, please let us know via e-mail. Our address is: gm@georgetowncsa.com

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.



Breakfast with Santa

Mark your calendar...Breakfast with Santa is right around the corner. Santa will be joining us on Saturday morning, December 10th at 9:00 a.m. for a pancake and sausage breakfast. You'll need to pre-register by Friday, December 4th for this event since our guest brings a small gift for each child, and Santa will be very sad if he didn't have something for every child. A reservation form will be available on our web site (georgetowncsa.com) and in our office by Monday, November 7th. Please mail it to us or put it in the drop box by our front door so we get it no later than noon on December 6th.

Notes from the ARB

Covenant Enforcement Processes: A routine review of processes and documentation relating to covenant enforcement is underway by the Architectural Review Board and any proposed changes will be discussed and voted on by the Board of Directors on November 8th.

Street Lights: All of the street lights in the Georgetown area are serviced by the Georgia Power Company and, with a few exceptions, the electricity is paid for by Chatham County. If you notice that the light on one of the poles is out or is flickering, you can get it fixed by notifying Georgia Power using the toll-free number shown below and following the prompts. Repairs are normally made within three working days.

Georgia Power Company: 1-800-437-3890

Illegal Dumping: It is very unfortunate that an increasing number of people have been leaving piles of trash, furniture, and/or household goods in neighborhoods or along King George Boulevard. This activity constitutes illegal dumping and culprits can be prosecuted. Not only is the debris unsightly, it provides a habitat for rats, snakes and other vermin. Anyone seeing this dumping take place is strongly encouraged to contact the Police and provide a description of the individuals and vehicle(s) involved. Remember, this dumping is reducing your property values and is costing the Association money to remove it. Your cooperation in this would be greatly appreciated.

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. – 12:00 a.m. on Fridays, from 8:00 a.m. -12:00 a.m. on Saturdays and Sundays from 8:00 a.m. – 10:00 p.m.. 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



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)

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
Warren Smith
Vlore Brown
Melissa Friel
Robert Fitch
Raymond Sili (Coordinator)