



The Georgetowner

A monthly Georgetown Community Services Association
Publication

October 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

The annual budget hearings for our five townhome/duplex communities scheduled for September 12th were cancelled, due to Hurricane Irma. The hearings have been rescheduled for October 10th at 6:00PM. The annual budget hearing for the 2018 CSA operational (amenities) and capital budgets are also scheduled for October 10th at 6:30PM. This is an important meeting and we value your input. This meeting is your opportunity to hear the staff's proposals for the budgets and to make your feelings and recommendations known regarding projected assessments and spending. I hope to see you there! Best regards, Mike Richardson

2017 Key Event Calendar

Nov 23-24 Office/Gym Closed
Dec 9th Breakfast with Santa
Dec 22nd Office & Gym closes at noon through 25th
Dec 29th Office & Gym closes at noon through 1st

Fall Yard Sale

The community yard sale was cancelled due to the hurricane and with county requirements for permitting; we will not be rescheduling this event. The next community yard sale will be in May 2018.



Fallfest

Put on your Halloween costumes and come join us on Friday night, October 27th from 6 p.m. to 8 p.m. We will be serving hot dogs, chips and drinks, and there will be games and plenty of candy for the kids. There will also be prizes for the best costumes. Come join the fun!! No pre-registration is required, but parents should bring identification showing that they reside within the Association.



Statements & Newsletters by E-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 information to:

ar@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)

Services from Chatham County Public Works

The properties within our Association are located in the unincorporated portion of Chatham County. The County Public Works Department provides our residents with a list of services that includes, among other things, repairs of potholes, ditch and canal maintenance, removal of dead animals in the road, and curb/gutter repair. Residents can access these services directly by keying in the web address shown below and filling out a short on-line service request. Once you submit the request, you should receive an acknowledgement e-mail from Public Works.

<http://publicworks.chathamcounty.org/Home/ServiceRequest.aspx>

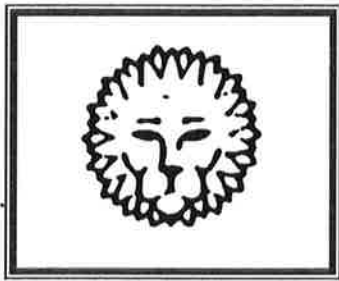
Is Your Street Light Not Working?

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 repaired 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

Home Repairs that Do Not Require ARB Approval

One of the benefits of living in a covenant-controlled community is the general uniformity in which homes and properties are built and maintained. Most new construction and significant changes to property require prior approval by the Georgetown CSA Architectural Review Board. There are, however, several common repairs that do not require this prior approval. These include: (1) replacing roofing with the same (existing) type and color of shingles; (2) painting the siding, trim, or front door with the same (existing) color paint; (3) replacing windows with the same (existing) color framing and trim; (4) replacing plants and/or flowers in a previously established/approved bed; (5) replacing broken slats or sections of previously approved fence (of same material, style, and size); (6) removing (and not replacing) a previously approved fence, outbuilding, satellite dish, or play equipment



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CSA Website:

www.georgetowncsa.com

Phone: (912) 925-2861



October Events

Oct 3 rd	7:30	ARB Meeting (SS)
Oct 10 th	6:00	Parcel Budget Hearings (SS)
	6:30	CSA Budget Hearings (SS)
	7:45	BOD Meeting (SS)
Oct 17 th	7:30	ARB Meeting (SS)
Oct 27 th	6:00	Halloween Party/Fallfest

ARB Violation Summary August 2017

Total new violations	628
Total violations repaired	556
Letters mailed	822

Storm Drains

Please do not sweep, blow or dump leaves or debris into the street storm drains. Keeping storm drains clear is important to help protect the properties in our neighborhoods from potential flooding. It also helps protect wildlife and the environment downstream. Please note, and alert your yard care contractor, that "any and all persons who (shall) injure, obstruct or otherwise interfere with (said) drainage canals or public drains" shall be in violation of County Ordinance 15-406 and risks being charged and taken before the State Court in Chatham County. Also note that allowing any hazardous fluid or materials, such as motor oil or radiator fluid to enter the storm drain violates State and Federal regulations which can result in prosecution, stiff fines, and/or prison time.



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.

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 (VP)
Warren Smith (Sec/Treasurer)
Robert Fitch
John Sewell
Melissa Friel
Dorothy Strong
Amber Ealy
Scott Bill

ARB Members

Renee Rabbitt
(Chairperson)
Mike Richardson
Vlore Brown
Robert Fitch
Alice Carpenter
Raymond Sili
(Coordinator)

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