



The Georgetown

A monthly Georgetown Community Services Association
Publication

October 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

On September 13th, the Association conducted the annual budget hearings for our five townhome/duplex communities. As in previous years, the meetings went well and the draft budgets appear to be reasonable. I am concerned, however, that resident participation is so low. Three of five communities had no representation at all. We have advertised these hearings in previous editions of the newsletter and on our marquis. Next month, we are holding the annual budget hearing for the 2017 CSA operational (amenities) and capital budgets. This is an important meeting and we value your input. I hope to see you there! Best regards, Mike Richardson

New Office Hours

Effective July 1st, the office hours for Tuesdays each week are 9:00 a.m. to 6:00 p.m. This change resulted from feedback received in a recent customer survey. The other weekday hours will remain unchanged for the time being. These hours will be reviewed again in January 2017 to see if further revisions are necessary.

Upcoming CSA Budget Hearing

As scheduled, the Association held budget hearings for the five townhome/duplex (parcel) communities on September 8th. On Tuesday, October 11th at 6:45 p.m., we will be holding the annual budget hearing for the CSA General Fund (amenities) and the CSA Capital Budget. 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. We strongly encourage you to mark your calendar and be there.

Upcoming Parking Lot Closures

The current strategic plan and capital budget calls for repairing and repaving the parking lot at the Southside Clubhouse, and seal-coating the Northside Clubhouse. A contract for these projects is being solicited and the work is targeted for late October. The project will take approximately one week. Both clubhouse parking lots will be barricaded and unavailable for parking and vehicular traffic during this work. The Association office and fitness center will be open for business, but customers will have to park somewhere else. Limited parking is available along Red Fox Drive and Barksdale Drive. For the Northside, limited parking is available on both Wimbledon Drive and Cambridge Drive. If you use one of those parking areas, please avoid blocking mailbox access, driveways, and fire hydrants. Please note that no customer parking is available in any of the townhome communities. Thank you.



Fallfest

Put on your Halloween costumes and come join us on Friday night, October 28th 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 proof of residence.

Parking Restrictions in Parcel Common Areas

Each of the units within the 5 parcel communities has 2 designated parking places. With the exception of the units with garages in Georgetown Place, each assigned parking space is numbered to align it with the unit. There are only a few designated visitors parking spaces and these shall only be used for short term house guests. Optimally, these should only be used for a few hours; however, they should never be encumbered by one resident (or the resident's guest) for more than three days. The 15-minute parking spaces at Hunter's Green, Lott's Landing, and Georgetown Place are for mail pick-up and delivery vehicles and shall be limited to that specified time frame. Parking is not allowed in the following locations:

- (1) around the center islands at Hunter's Green, Georgetown Townhomes, and Georgetown Place;
- (2) in another homeowner's space without prior permission;
- (3) in the driveways of each parcel; or
- (4) on the grass at any parcel.

Violations of these parking rules may lead to towing without further notice at the vehicle owner's expense.

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.

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



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CSA Website:

www.georgetowncsa.com

Phone: (912) 925-2861

2016 Key Event Calendar

Oct 4 th	7:30	ARB Meeting (SS)
Oct 11 th	7:00	CSA Budget Hearings (SS)
	7:45	BOD Meeting (SS)
Oct 18 th	7:30	ARB Meeting (SS)
Oct 28 th	6:00	Fallfest
Nov 24 th -25 th		Thanksgiving, Office and Fitness Center Closed
Dec 10 th		Breakfast with Santa
Dec 23 rd		Office and Fitness Center closes at noon thru Dec. 26 th
Dec 30 st		Office and Fitness Center closes at noon

ARB Violation Summary Through Aug 31, 2016

Total new violations	390
Total violations repaired	427
Letters mail	538

Most common violations:
Lawn Maintenance
Siding Cleaning
Debris

Signs in Yards

Many may not be aware that the ARB Guidelines and most Supplemental Declarations (covenants) for our various neighborhoods state that the only sign of any type that can be put in a yard is one For Sale or For Rent sign. This means that other sign including, but not limited to, advertising signs, political signs, security alarm company signs, or construction/repair company signs are not authorized. Your support in enforcing these rules is appreciated.

Approvals for Property Changes

One of the benefits of living in a covenant community is the establishment and enforcement of building and landscaping standards. These standards are set forth in one or more of the Association's governing documents, such as the Covenants or the Architectural Review Board (ARB) Guidelines. The idea behind the standards is to enhance property values by maintaining some sense of visual harmony in the neighborhoods. To enforce the standards, the governing documents require homeowners to receive prior approval from the ARB before making changes to the exterior of the property. Some samples of changes requiring a Property Change Application to the ARB include: (1) color changes in roofs, siding, shutters, trim, and doors; (2) any new construction, to include buildings, driveways, walkways, pools, and fencing, etc.; (3) removal of trees; and (4) any major changes in landscaping. Property Change Application forms are available at the web site (georgetowncsa.com) or on the vestibule table in the office. The ARB meets on the first and third Tuesdays of each month at 7:30 p.m. in the Southside Clubhouse. To get on the agenda, applications need to be submitted to the office no later than the Thursday prior to the desired meeting.

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.

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

Yard Waste Pick-up

Please help keep the neighborhoods looking nice (and enhance property values) by keeping the leaves and pine straw picked up. Chatham County Public Works Department picks up yard waste curb-side every Monday. Clippings, leaves, and/or straw must be put in reusable containers or in paper bags (available at hardware stores). Cut up limbs and brush may be placed neatly at the curb for pick-up. The use of plastic bags is not authorized. Yard waste may not be placed curb-side earlier than 6 p.m. on Sunday evenings.

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Robert Fitch (Vice President)
Warren Smith (Sec/Treasurer)
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Melissa Friel
Dorothy Strong
Geoff Riehl
Amber Ealy
Scott Bill

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