



The Georgetowner

A monthly Georgetown Community Services Association
Publication

September 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

While we all watch in horror as tens of thousands of residents of Louisiana deal with flood waters, we need to remember that a major storm could easily devastate Savannah in much the same way. Hurricane season doesn't officially end for several more months, and the U.S. has recently seen hurricanes and major storms in early December. We must all be prepared. There are excellent lists available of preparatory steps and items to have on hand. I strongly suggest visiting the web sites:

www.chathamemergency.org

www.hurricanepreparednesstips.com

Best regards, Mike Richardson.

New Office Hours

Effective July 1st, the office hours for Tuesdays each week will be 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.

Run-Off Election Results

Election results reported at the Annual Meeting of Members in July reflected a tie vote for the last remaining open seat on the Board. In the subsequent run-off election between Renee Rabbitt and Scott Bill, Mr. Bill received the highest number of votes and was seated at July Director's Meeting.

Board Officers Elected

At their July meeting, the Directors voted to elect Mr. Mike Richardson as President, Robert Fitch as Vice President, and Mr. Warren Smith as Secretary Treasurer. At that same meeting, the Board also voted to reappoint the members of the Architectural Review Board and the Election Committee.

Fall Yard Sale

The Association will be sponsoring the fall yard sale at the Southside Clubhouse on Saturday, September 10th. Participation is free to all Association residents, but you must pre-register in the Office no later than Thursday, September 8th. The number of slots is limited and will be filled on a first-come basis.

Upcoming Budget Hearings

The Association is beginning to develop both capital and operational budgets for next year (2017). We need your input and support in this process. On Tuesday, September 13th at 6:30 p.m., we will be holding annual budget hearings for each of the parcel/town home communities (Audubon Park, Hunter's Green, Lott's Landing, Georgetown Place, and Georgetown Townhomes). 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. These meetings are 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 make plans to attend.

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 targeted timeframe for the work is Monday-Saturday, 17-22 October. Bad weather may force an emergent change in schedule. 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.

2016 Pool Schedule

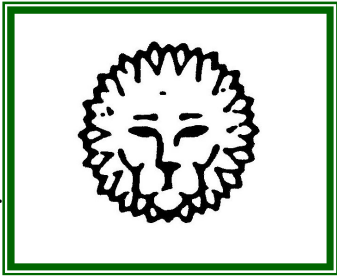
As previously advertised, the Northside pools will begin opening weekends only after Labor Day (September 5th), and all pools will close for the season at 8:00 p.m. on Sunday, September 25th.

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.



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CSA Website:

www.georgetowncsa.com

Phone: (912) 925-2861

September Calendar of Events

- Sept 5th Labor Day – Office & Fitness Center Closed
Northside Pools open on weekends only
- Sept 6th 7:30 ARB Meeting (SS)
- Sept 10th 8-12 Community Yard Sale
- Sept 13th 6:45 Parcel Budget Hearings (SS)
7:45 BOD Meeting (SS)
- Sept 20th 7:30 ARB Meeting (SS)
- Sept 25th 8:00pm All pools closed for the season

ARB Violation Summary Through July 31, 2016

Total new violations	482
Total violations repaired	449
Letters mail	667

Most common violations:

- Lawn Maintenance
- Siding Cleaning
- Debris

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

2016 Key Event Calendar

- Oct 11th CSA Budget Hearing 7:00 p.m.
- Oct 28th Fallfest/Halloween Party
- Nov 24th-25th Thanksgiving,
Office and Fitness Center Closed
- Dec 10th Breakfast with Santa
- Dec 23rd Office and Fitness Center closes at noon thru Dec. 26th
- Dec 31st Office and Fitness Center Closes at noon thru Jan 1st

Fallfest

Believe it or not, Halloween is just around the corner. 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 identification showing that they reside within the Association.

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.

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.

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

Architectural Review Board Members

- Renee Rabbitt (Chairperson)
- Mike Richardson
- Warren Smith
- Velore Brown
- Melissa Friel
- Robert Fitch
- Raymond Sili (Coordinator)