



The Georgetowner

A monthly Georgetown Community Services Association
Publication

December 2015

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

I would like to introduce and welcome Mrs. Amber Ealy who was selected by the Board to fill the unexpired term of Director Marlin Clifton who retired last month. Mrs. Ealy has been a resident of Savannah for 7 years and a resident of Georgetown since 2010. She attended and graduated from Davidson Fine Arts Magnet School and received a degree in Music and Communications from August University. Mrs. Ealy has been in the telecommunications industry since 2005 and is the successful manager of the AT&T store here in Savannah. Her knowledge of business, customer service, and leadership skills will be an asset to the Board. I am also happy to report that, after a significant amount of effort and

hard choices, the Board has approved operational and capital budgets for 2016. **Amenities will remain at \$38.92/month for the eighth straight year.** We are very pleased to keep the general assessment stable for another year; however, given that our margin is razor thin, a rate increase for year 2017 will be a likely prospect. Best regards, Mike Richardson



Breakfast with Santa

Ho, Ho, Ho...Breakfast with Santa is right around the corner. Santa will be joining us on Saturday morning, December 12th at 9:00 a.m. for a pancake and sausage breakfast. You'll need to pre-register 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 is available on our web site (www.georgetowncsa.com) and can also be picked up at our office on Monday through Friday between 8:00 a.m. and 5 p.m. 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 4th.

2016 Capital Budget

At the November 10th General Meeting, the Board voted to approve a 2016 CSA Capital Budget of \$191,436. This budget includes funding for resurfacing the Southside Clubhouse parking lot and sealcoating the Northside lot; replacing the King's Grant entrance sign; repair and/or dredging of five lagoons; and the replacement of both the work truck and fitness center equipment. The Board also approved \$13,265 in capital expenditures for the five parcel communities. The work includes major tree work and the repair/replacement of mailboxes at Hunter's Green and the Georgetown Townhomes. These budgets were driven by the most recent Reserve Study and had been amended to reflect any changing conditions since the Study was completed earlier this year.

2016 CSA Operational Budget

At the same November 10th meeting, the Board voted to approve the 2016 operational (amenities) budget shown below. This budget was balanced by implementing cuts and efficiencies in most spending categories. Although the Board voted not to raise the general assessment so the amenities will remain at \$467.04 payable in monthly increments of \$38.92 on the first day of each month. **This marks the eighth straight year that the amenities have remained level.**

Budgeted Income:	\$978,338.44
Budgeted Expense:	\$840,825.12
Budgeted Net Income:	\$137,513.32
Reserve Allot:	\$137,460.00
Residual Net Income:	\$ 53.32

2016 Parcel Maintenance Budgets

At the November 10th General Meeting, the Board voted to approve the maintenance budgets for the five town home / duplex communities. Budget highlights are as follows:

Audubon Park: Board voted to increase the assessment by 5%, but defer implementation. The monthly assessment remains at \$159.41. Budget includes one pine straw application and 1 pressure washing. The only capital budget project approved involves tree work.

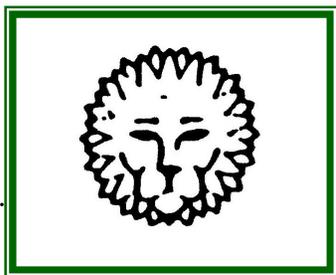
Hunter's Green: Board voted to increase the assessment by 5%, but defer implementation. Owners will continue to pay the same rate as in 2015 (\$86.76/month.) Budget includes 1 application of mulch, some tree work, and repair/replacement of the mailboxes.

Lott's Landing: Board voted to increase the assessment by 5%, but defer implementation. Owners will continue to pay \$77.74/month. Budget includes 1 pine straw application and some tree work.

Georgetown Place: Board voted to increase the assessment by 5%, but defer implementation. Owners will continue to pay the same rate as in 2015 (\$109.39 + \$16.74 reserves). Budget includes 2 pine straw applications and 2 pressure washings. Approved capital expenditures include some tree work.

Georgetown Townhomes: Board voted to increase the assessment by 5% to \$143.51/month using the rate increase approved, but deferred, back in 2012. The Board voted to approve a 5% increase for 2016, but defer implementation until a future date. The 2016 budget includes 1 pine straw application. Approved capital expenses include tree work and repair/replacement of the mailboxes.





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CSA Website:

www.georgetowncsa.com

Phone: (912) 925-2861

December Calendar of Events

Dec 1 st	7:30	ARB Meeting (SS)
Dec 8 th	7:45	BOD Meeting (SS)
Dec 12 th	9-11	Breakfast with Santa
Dec 15 th	7:30	ARB Meeting (SS)
Dec 24 th		Office and Fitness Center closes at noon
Dec 25 th		Office and Fitness Center closed
Dec 31 st		Office and Fitness Center closes at noon
Jan 1 st		Office and Fitness Center closed

Routine Events: ARB Meetings (1st & 3rd Tuesdays); Board of Directors Meetings (2nd Tuesday)

Additional ARB Members Needed

Want to make a difference in our community?? Please consider joining the Georgetown CSA Architectural Review Board (ARB). The time commitment is approximately 2 hours a month. Meetings are held on the first and third Tuesdays of each month at the Southside Clubhouse. ARB members have a direct impact on the look of our neighborhoods and the value of our properties. If you are interested in joining, please contact Mr. Odom at 925-2861 or Mr. Sili at 912-306-5345.

Admin and Court Fees for 2016

Also at the November General Meeting, the Board voted to approve the fee structure shown below. With the exception of facility rentals, the fees listed below apply to cases where the Association is pursuing enforcement of covenants, including funds owed. These rates are the same as approved for year 2015.

GCSA Admin Fees

\$20 Lawn Maintenance
 \$30 Lien Fee
 \$5 Lien Cancellation Fee
 \$3.94 Certified Mail Fee
 \$35 Fee for NSF Checks
 \$30 Filing Suits
 \$10 FIFA Fee
 \$5 FIFA Cancellation Fee
 \$25 Interrogatories
 \$10 Garnishments
 \$5 Default Hearing Filing
 \$15 Court Hearing Fee
 \$5 Show Cause Filing Fee

Court Fees (subject to change during year)

\$5 Lien Filing Fee (\$7 to remove)
 \$99 Suit Fee
 \$9 FIFA Fee (\$7 to remove)
 \$105 Garnishment Fee
 \$10 Interrogatory Fee
 \$50 Suit service

Wexford Lagoon Project

After a couple of years of planning, the Wexford Lagoon Project has been completed. The lagoon at the end of Mallory's Way has been dredged to the original design depth, and both the storm drain and the pipe connecting this lagoon to the downstream lagoon by Grove Point Road have been cleaned out. As a result of this project, the first lagoon has some additional water holding capacity and will be less likely to grow algae.

Townhome Curbing Project

In accordance with the current reserve study and capital budget, the railroad tie curbing at King Henry and King James Courts have been replaced. The project was completed on time and on budget.



Monthly Payment E-mail Reminders

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

gm@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.



CSA Board Members

Mike Richardson (President)
 Renee Rabbitt (Vice President)
 Warren Smith (Sec/Treasurer)
 David Campbell
 John Sewell
 Melissa Friel
 Dorothy Strong
 Geoff Riehl
 Amber Ealy

Architectural Review Board Members

Mike Richardson
 Renee Rabbitt
 Warren Smith
 Raymond Sili (Coordinator)

