



## The Georgetowner

A monthly Georgetown Community Services Association  
Publication

### February 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

In the past year, we have witnessed several cases where renters have either abandoned, or have been evicted from, a property in our Association. In these cases, virtually all of the contents of the home have been left on the front yard. This produces a dangerous eyesore that devalues the properties in the neighborhoods. We understand that laws covering evictions require a 24-hour period for the tenant to remove their personal property. With that said, the Association expects the homeowner and their property manager (if any) to remove the remaining items and debris as soon as the 24-hour period ends. If they are not completely removed within 48 hours, the Association will have them removed and will

invoice the homeowner for the cost. This can get expensive, so I highly encourage our non-resident homeowners to take the appropriate action. Thank you. Best regards, Mike Richardson

#### 2016 Key Event Calendar

March 26 <sup>th</sup>	Springfest/Easter Egg Hunt
April 29 <sup>th</sup>	Election Candidate Petitions Due
April 30 <sup>th</sup>	Community Yard Sale
May 7 <sup>th</sup>	Southside Pools Open
May 30 <sup>th</sup>	Memorial Day, Office and Fitness Center Closed Northside Pools Open
June 13 <sup>th</sup>	Election Ballots and Proxies Due
June 14 <sup>th</sup>	Annual Meeting of Members
July 4 <sup>th</sup>	4th of July Holiday, Office and Fitness Center Closed
Sept 5 <sup>th</sup>	Labor Day, Office and Fitness Center Closed Northside Pools Open on Weekends
Sept 10 <sup>th</sup>	Community Yard Sale
Sept 13 <sup>th</sup>	Parcel Budget Hearings
Sept 25 <sup>th</sup>	All Pools Closed for Season
Oct 11 <sup>th</sup>	CSA Budget Hearing 7:00 p.m.
Oct 28 <sup>th</sup>	Fallfest/Halloween Party
Nov 24 <sup>th</sup> -25 <sup>th</sup>	Thanksgiving, Office and Fitness Center Closed
Dec 10 <sup>th</sup>	Breakfast with Santa
Dec 23 <sup>rd</sup>	Office and Fitness Center closes at noon thru Christmas
Dec 31 <sup>st</sup>	Office and Fitness Center Closes at noon thru New Years

Routine Events: ARB Meetings (1st & 3rd Tuesdays);  
Board of Directors Meetings (2nd Tuesday); Village Green  
Watch (3rd Tuesday, 1st month of each quarter)



#### Winter Lawn Care Hints

According to the Association's commercial landscaping company, it is the time of the year to apply herbicides (weed killers) and winter fertilizer to the lawns in our area. Proper and timely application will help ensure a healthier lawn in the spring and summer.

#### Siding Cleaning

Green may be a pleasant color for many applications, but it is not appealing when it comes in the form of mildew on the siding of your home. For better or worse, we all live in this semi-tropical environment where mold and mildew spreads like wildfire—particular in the shady areas and the portions of the home that face north. If you don't own a pressure washer, or don't feel like doing it yourself, there are a number of companies in the area that will provide this service. Prices vary by the size of the home, but typically runs between \$100-\$200. Everyone wants higher property values, and no one enjoys getting siding violation notices from the Architectural Review Board, so please help by keeping your siding clean. Thank you.

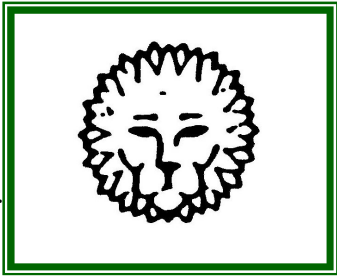
#### Yard Waste Pick-up

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.



#### 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 (et al) to enter the storm drain violates State and Federal regulations which can result in prosecution, stiff fines, and/or prison time.



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**CSA Website:**

[www.georgetowncsa.com](http://www.georgetowncsa.com)

**Phone: (912) 925-2861**

### February Calendar of Events

Feb 2 <sup>nd</sup>	7:30	ARB Meeting (SS)
Feb 9 <sup>th</sup>	7:45	BOD Meeting (SS)
Feb 16 <sup>th</sup>	7:30	ARB Meeting (SS)

### ARB Violation Summary Through December 31, 2015

Total new violations	477
Total violations repaired	444
Letters mailed	262

Most common violations:  
Lawn Maintenance; Siding Mildew, Debris

### 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](mailto: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.



### 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, and from 8:00 a.m. -12:00 a.m. on Saturdays 8:00 a.m. - 10:00 p.m. on Sundays. Pricing information and a copy of the contract can be obtained at the office or at our web site: [www.georgetowncsa.com](http://www.georgetowncsa.com).



### Approvals for Exterior 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 our homeowners to receive prior approval from the ARB before making changes to the exterior of the property. Some examples of changes requiring an ARB application include: (1) color changes in roofs, siding, shutters, trim, doors; (2) any new construction, to include buildings, driveways, walkways, fencing, etc; and (3) any major changes in landscaping. Application forms are available at the web site ([www.georgetowncsa.com](http://www.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. To get on the agenda, applications need to be submitted the office no later than the Thursday prior to the desired meeting.



### 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

Warren Smith  
Renee Rabbitt  
Mike Richardson  
Vlore Brown  
Raymond Sili (Coordinator)