



## The Georgetown

A monthly Georgetown Community Services Association  
Publication

January 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

I realize that there are many who may not have read the December newsletter on-line. Therefore, we are re-publishing some of the articles from that edition...particularly ones that deal with the approved budgets for year 2016. I am happy to report that, while budgets are very tight, the financial position of the Association is strong and is continuing to improve. We continue to have no debt, our facilities are in excellent overall condition, and our future projected repairs and replacements are on track for full funding. Our staff is also making good progress on collecting on past due accounts which has helped fend off increases in assessments...at least through year 2016. I wish all of you a happy and prosperous new year. Best regards, Mike Richardson

### 2016 Key Event Calendar

|  |  |
|--|--|
| Jan 1 <sup>st</sup>                    | New Years,<br>Office & Fitness Center Closed                                       |
| 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,<br>Office and Fitness Center Closed<br>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,<br>Office and Fitness Center Closed                           |
| Sept 5 <sup>th</sup>                   | Labor Day,<br>Office and Fitness Center Closed<br>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,<br>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<br>Christmas                         |
| Dec 31 <sup>st</sup>                   | Office and Fitness Center Closes at noon thru<br>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)

### 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:

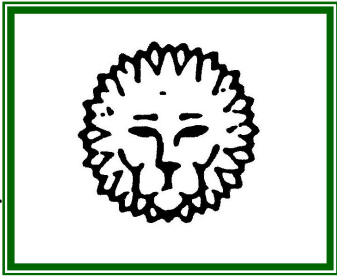
**Audubon Park:** Board voted to increase the assessment by 5%, but defer implementation. The monthly assessment remains at \$159.41. Budget includes one pine straw application and 1 pressure washing. The only capital budget project approved involves tree work.

**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.



## The Georgetowner

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**CSA Website:**

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

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

### January Calendar of Events

|                      |      |                                  |
|----------------------|------|----------------------------------|
| Jan 1 <sup>st</sup>  |      | Office and Fitness Center closed |
| Jan 5 <sup>th</sup>  | 7:30 | ARB Meeting (SS)                 |
| Jan 12 <sup>th</sup> | 7:45 | BOD Meeting (SS)                 |
| Jan 19 <sup>th</sup> | 7:30 | ARB Meeting (SS)                 |
| Jan 19 <sup>th</sup> | 6:00 | Village Green Watch Mtg (NS)     |

### ARB Violation Summary Through November 30, 2015

|                                 |     |
|---------------------------------|-----|
| Total new violations            | 377 |
| Total violations repaired       | 249 |
| Letters mailed                  | 538 |
| Most common violations:         |     |
| Lawn Maintenance; Siding Mildew |     |

### 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.

### 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

Facility rental rates and rules continue unchanged from 2015.

### Basic Flood Protection Measures

Several of our Georgetown CSA neighborhoods are considered by FEMA as having a moderate to high risk of flooding. Our communities located north of GA 204 appear to be most at risk. We recommend that all homeowners check with the Chatham County Floodplain Administrator at (912-652-7800) to find out what flood zone they are in and what the Design Base Flood Elevation (DBFE) is for their neighborhood. Please note that if your neighborhood is in a Special Flood Hazard Area coded AE or VE, you are required by the Government to purchase a Flood Insurance policy. We also recommend that you contact the Chatham Emergency Management Agency (CEMA) at (912-201-4500) to find out about the flood warning system...

particularly, how much warning notice you can expect and what evacuation route you should use in a flood emergency. Lastly, we ask your assistance in keeping leaves and other yard debris from getting into the storm drains. It is critical that these drains remain un-plugged.

### 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.

### 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  
 Velore Brown  
 Raymond Sili (Coordinator)

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