



The Georgetowner

A monthly Georgetown Community Services Association
Publication

August 2012

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, and top-notch member service.

Core Values

- We are member oriented.
- We are committed to excellence.
- People are our most importance resource.
- We work as a team and advocate teamwork.

President's Corner

I am pleased to share the results of the Annual Audit of the Association discussed in more detail in the next article. In summary, the Audit Report and the briefings by both our CPA and General Manager reflect a financially sound organization that is well managed and making prudent investments in our facilities. With that as a lead-in, I want to remind everyone that we are beginning to develop both capital and operational budgets for next year (2013). We need your input and support in this process. On Tuesday, September 11th, 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 9th, 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. I strongly encourage you to mark your calendar and make plans to attend. Thank you! Richard Lindsey.

Elections and Annual Meeting

The Annual Meeting was held on Tuesday, July 10th after being rescheduled from June due to a failure to obtain a quorum for the meeting. Richard Lindsey was selected by the members to chair the meeting. Significant activities and actions during the meeting are provided below.

Annual Audit: Mr. Cooper Glenn, CPA, briefed the attendees on the results of the Annual Audit he performed in May. Mr. Glenn stated that the audit included careful scrutiny and validation of the Balance Sheet as well as review of internal controls and the potentials for fraud. He went on to say that the GCSA financial statements accurately reflect the financial position of the organization and the results of the operations and cash flows conformed to generally accepted accounting principles. He made two recommendations regarding summarization of the Reserve Study and developing a policy statement regarding the use of the Reserve Study in the annual budgeting process. He concluded by saying that the audit revealed good internal controls and that the organization reflects excellent management.

General Manager's Report: Mr. Odom cited the following accomplishments for the past 12 months: (1) replaced the roofs on three Southside Buildings; (2) solicited for a new landscaping contract; (3) paid off the Townhome parking lot loan early; (4) installed irrigation water meters to service the Southside campus; (5) constructed a driveway apron at the playground as well as sidewalk sections at 190 Lion's Gate Road, the north side of the King's Grant entrance, and at the intersection of Lion's Gate Road and Wild Heron Road; (6) constructed a crosswalk at 185 Lion's Gate Road; (7) replaced the water system feeding the Maintenance Building; (8) completed the scheduled phased replacement of major pool equipment; (9) replacing the basketball court slab; (10) completing renovations to the Northside Clubhouse including new carpet, cabinets, countertops, appliances, and a/c units; (11) completed the scheduled upgrades to the video surveillance systems; (12) repaired the Lion's Gate entrance wall; (13) repaired the Wexford and St. Ives entrance signs; (14) updated the Reserve Study; and (15) completed the surveying and engineering phases of the prototype lagoon dredging project. Goals for the next 12 months include: repairing the roadside marquis; soliciting and executing the lagoon dredging prototype; replacing the gate guard building a/c unit; replacing the tennis court nets, wind screens, and logo banners; replacing 1/3 of the pool furniture; implementing an updated collections process; finishing the digitizing of corporate documents; and preparing a 2013 budget that attempts to maintain the current assessment level while dealing with potential changes in taxes, health care insurance cost, extension of the pool season at the Northside Clubhouse, increases in reserve allotments, and needed investments in both Northside furnishings and arbor/shrub maintenance in common areas.

Election Results: The Election Committee reported that Mr. Butch Brady, Mr. Richard Lindsey, Mrs. Renee Rabbitt, Mr. John Thompson, and Mrs. Carmen Ward were elected to fill the five available seats. Retiring director, Pastor Bob Smith, was recognized for his dedicated service and achievements while serving on the Board since 2009. Also during the meeting, the actions and decisions of the prior year's Board were approved and the members of the Architectural Review Board and the Election Committee were reappointed.

New Board Officers

During a July 10th Executive Session, the members of the Board elected new officers for the coming year. Mr. Richard Lindsey was re-elected as President; Mr. Kenneth Corder was elected Vice President; and Mr. Warren Smith was elected as Secretary/Treasurer.

CSA Board Members

Richard Lindsey (President)
 Kenneth Corder (VP)
 Warren Smith (Sec/Treasurer)
 Robin Byers
 Butch Braddy
 Renee Rabbitt
 Barbara Rubin
 John Thompson
 Carmen Ward



Architectural Review Board Members

Warren Smith
 Renee Rabbitt
 Robin Byers
 Mike Yardman (coordinator)

Note: If you are interested in joining the Architectural Review Board, please contact the office at 912-925-2861.

ARB Violation Summary

The following is a summary of current ARB violations

Total new violations	393	YTD	1691
Total violations repaired	367	YTD	1606
Hang Tags issued	121	YTD	398
Letters mailed	296	YTD	1423
Issues referred to GM/atty	81	YTD	364



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CSA Website:

www.georgetowncsa.com

August Calendar of Events

Aug 7 7:30	ARB Meeting (SS)
Aug 14 7:45	BOD Meeting (SS)
Aug 21 6:30	Village Green Watch (NS)
Aug 21 7:30	ARB Meeting (SS)

Board Resolutions

At the July 10th General Meeting, the Board voted unanimously to approve two resolutions that were mailed to the members along with the statements in June. These resolutions included an updated collections process and a policy statement on incorporating the Reserve Study into the annual budget development process. Both resolutions will be posted to the web site.

2012 Pool Season

On June 1st, both the Southside and Northside pools will be open seven days a week from 10:00 a.m. to 8:00 p.m. Pool Registration Cards are available at the Southside Office and at the pool gates during pool season. Cards must be completed and turned in by an authorized adult (GCSA Homeowner or Renter) prior to being granted pool access. If your child does not have some sort of picture ID, please provide a small recent picture along with your card and we will attach it to the back. Guest policy remains at a limit of 6 guests per season, and only adults may sign in a guest. Our pools will be operated under a "swim at your own risk" policy. Since no lifeguards will be on duty, parents/adults will have to take full responsibility for conduct and safety in and around the pools. Georgia law requires that children 14 years and younger be accompanied by an adult (21 and over).

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. Yardman at 961-1544.

Lagoon Maintenance

In March, Coastal Constructive Innovations, LLC and their subcontracted surveyors and engineers began the initial phases of maintenance on the lagoon between West White Hawthorne Drive, Avocet Way, and Red Fox Drive. This project will serve as a prototype for future lagoon dredging operations and is broken into three parts: (1) initial surveying to map the area and determine depths and contours of the lagoon; (2) production of an operational manual and other plans to assist with permit processing, contract solicitation, and contractor oversight; and (3) final surveying to determine the results of dredging. The initial surveying was completed in April. Engineering plans and bidding for the actual dredging will occur in May and June. Actual dredging will occur later this year once appropriate permits have been obtained. For more information on this project, please see the February 2012 newsletter on our web site, or call the General Manager at (912) 925-2861.

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."

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.

Payment of Assessments

Even though the Association mails out statements on a quarterly basis, members are still responsible for at least making the standard monthly incremental assessment payments due in advance on the first of each month. Accounts more than 60 days in arrears will have the rest of the year's assessments added at that point. Once the rest of the year's assessment has been applied, partial payments will not cause it to be removed. Please ensure that payments cite the address of the property you are paying for. Thank you.

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: georgetown1234@bellsouth.net.

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. – 10:00 on Fridays, and from 8:00 a.m. -10:00 p.m. on Saturdays and Sundays. Pricing information and a copy of the contract can be obtained at the office or at our web site: www.georgetowncsa.com.