



## The Georgetowner

A monthly Georgetown Community Services Association  
Publication

January 2012

CSA Website:

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

### January Calendar of Events

Jan 2		Office Closed
Jan 3	7:30	ARB Meeting (SS)
Jan 5	9:30	Parent/Children Playdate (NS)
Jan 6 <sup>th</sup>	9:30	Neighbors Social
Jan 10	7:45	BOD MTG (SS)
Jan 17	7:30	ARB Meeting (SS)

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

### Entrance Sign Repairs

The Association has recently been forced to replace the sign at the Heron's Crest entrance due to vandalism. The cost was \$1578. Replacement lettering is also being ordered for the St. Ives and Wexford entrance signs due to both vandalism and normal wear. These repairs should be completed within 3 weeks.

### 2012 Capital Budget

At the General Meeting held on November 8<sup>th</sup>, the Board voted to approve a Capital Budget of \$57,442 for 2012. Included in this budget is funding for the following major repairs, replacements and projects: Phase II replacement of pool pump motors and filters; lagoon engineering and surveying services (in preparations for dredging); new water supply to the Maintenance Building; replacement of a/c units at the Northside Clubhouse; new tennis court nets; replacement of the Gate Guard Building a/c unit; repairs to both marquis signs; and replacement of the carpet and appliances at the Northside Clubhouse. A copy of the approved budget is available for pick-up at the Association Office

### 2012 Operations Budget

At the General Meeting held on November 8<sup>th</sup>, the Board voted to approve the 2012 Operations Budget (also known as the General or the Amenities Budget). The Board also voted to increase the assessment by 5%, but defer implementation until some future date. As a result, the amenities assessment will remain at \$38.92 for year 2012 as it has been since the middle of 2008. The proposed budget reflects a 1.3% increase in income which is predominantly made up of miscellaneous income from fees from suits/liens/ARB yards. The budget also reflects a 1.4% increase in expenses with the largest contributors being: suit/liens, bad debt, additional clubhouse security, insurance and payroll. Savings were achieved in the following categories: other payroll expenses, building maintenance, general maintenance, office expenses, electricity, natural gas, and recreation. A copy of the approved budget is available for pick-up at the Association Office. Summary numbers are as follows:

Budgeted Total Income:	\$980,420.44
Budgeted Total Expenses:	\$843,225.70
Budgeted Net Income:	\$137,194.74
Reserve Study Allotment:	\$126,000.00
Residual Net Income:	\$11,194.74

Additionally, the Board voted to continue allowing equal monthly payments of the annual general assessment due in advance on the first of each month. The Board also approved maintaining the current interest rate charge of .5% on unpaid members' accounts over 30 days old.

### 2012 Parcel Maintenance Budgets

The maintenance budgets for the five town home / duplex communities were driven, in large part, by the findings of the 2010 Reserve Study and the negotiation of a new landscaping contract. The Reserve Study model specifies annual increases to the amount each parcel allots toward reserves. For 3 of the 5 parcel communities, the amount saved through a reduction in landscaping and administrative costs was enough to offset the increase in reserve requirements.

### Parcel Budget Highlights

**Audubon Park:** Assessment increased by 5% to \$144.59/month. Budget includes one pine straw application and 1 pressure washing.

**Hunter's Green:** Assessment increased by 5% (implementing approved but deferred 5% increase for 2011) to \$86.76/month. Budget includes 1 pine straw application and re-stripping the parking lot. Approved but deferred additional 5% increase for 2012.

**Lott's Landing:** Approved but deferred implementing a 5% increase for 2012. Monthly maintenance assessment remains at \$74.04. Budget includes 1 pine straw application.

**Georgetown Place:** Approved but deferred implementing a 5% increase in maintenance and reserve assessments for 2012. They will remain at \$109.39 and \$16.74, respectively. Budget includes 2 pine straw applications and 2 pressure washings.

**Georgetown Townhomes:** Approved but deferred implementing a 5% increase for 2012. Assessment will remain at \$123.97/month. Budget includes 1 pine straw application and 1 pressure washing.

### 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](mailto:georgetown1234@bellsouth.net)

### Admin and Court Fees for 2012

Also at the November General Meeting, the Board voted to approve the following fee structure. With the exception of facility rentals, the fees listed below apply to cases where the Association is pursuing enforcement of covenants, including funds owed. Facility rental rates and rules continue unchanged from 2011.

#### GCSA Admin Fees

\$30 Lien Fee
\$3.29 Certified Mail Fee
\$30 Fee for receipt of NSF Checks
\$30 Filing Suits
\$10 FIFA Fee
\$25 Interrogatories
\$10 Garnishments

#### 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
\$35 Interrogatory Fee (\$10 filing +\$25 Serving Fee)



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### 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 want to thank Police Lieutenant Hill and our residents those who participated in the neighborhood security meeting on December 13<sup>th</sup>. There was a good exchange of information, concerns, and ideas for improving neighborhood security. According to LT Hill, crime in Georgetown is down significantly for the year and has exceeded Police Department goals. Unfortunately, however, some residents in Heron's Crest, Eagles Landing, and Knightsbridge have been victims of burglaries over the past six months. The Association stands ready to help these and other GCSA communities facilitate and host neighborhood watch meetings. Also, based on recommendations received during this meeting, the Association is looking into video surveillance for subdivisions and participation in a crime alert system (please see the next article). I hope all of our members and residents have a safe and merry holiday season. Best regards, Richard Lindsey

### Residential Security

According to the Police, the best ways to enhance the security of your home and neighborhood are to: (1) ensure your home is protected by locking your doors and setting your alarm when you leave; (2) know your neighbors and communicate regularly; and (3) be aware of your environment and call the police and your neighbors when you see something suspicious going on. The "awareness" comes mostly through your senses and those of your neighbors. You can also gain insights by logging into the Savannah/Chatham Metro Police Department's web site: [www.scmpr.org](http://www.scmpr.org). On that site, you can link to "Interactive Community Crime Mapping" which shows the location of crimes and is updated every two hours. This site also has a link for "Weekly Crime Statistics," "Crime Prevention Tips," and has information on how residents and businesses can sign up for Police inspections which will help reduce the risk of crimes. Association is looking into setting up a crime alert notification system to send out emergent, Georgetown CSA-specific, crime information that we become aware of. If you would be interested in receiving this type of notification, please send your e-mail address to our office at: [georgetown1234@bellsouth.net](mailto:georgetown1234@bellsouth.net).

### Neighborhood Network Socials

Based on requests from our members, the Association will be kicking off a series of monthly socials for residents. These events will be held on the first Friday of each month at the Southside Clubhouse. The times will rotate between 9:30 a.m. and 7 p.m. to maximize the opportunity for participation. The socials will last an hour and refreshments will be provided. This is great opportunity to meet your neighbors and strengthen the bonds and security within our neighborhoods. The first social will be held on Friday, January 6<sup>th</sup> at 9:30. The Coordinator for these socials is Mrs. Julie Hansil (912) 224-0201 or [juliehansil@gmail.com](mailto:juliehansil@gmail.com).

### Village Green Watch

The Village Green Neighborhood Watch meeting will be held quarterly in 2012 at 6:30 p.m. at the Northside Clubhouse. Meeting dates are tentatively set as follows: February 21st, May 15th, August 21st, and November 20th. All Village Green residents are encouraged to attend. Point of contact is Ms. Barbara Rubin (912) 665-1221

### Sale of Easement

On November 11<sup>th</sup>, the Association closed on a sale of a 2.46 acre property easement to Georgia Power Company for a price of \$37,000. Georgia Power requested this purchase to allow installation of power lines along the GA 204 (highway) corridor to upgrade electrical power service to the southeast side of Savannah. The property in question is located behind the Northside Clubhouse. Included in this agreement was an additional \$32,656 to pay for the installation of trees and bushes to help restore some privacy to the Clubhouse. Work is scheduled to begin in January.

### 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. Even though the Association mails out statements on a quarterly basis, members are still 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.

### CSA Board Members

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



### Architectural Review Board Members

Sharon Corder (Chairperson)  
William Campolongo  
Kenneth Corder  
Robert Smith  
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

Total new violations	299	YTD 2995
Total violations repaired	317	YTD 3042
Hang Tags issued	66	YTD 729
Letters mailed	294	YTD 2771
Issues referred to GM or attorney	99	YTD 796