



The Georgetown

A monthly Georgetown Community Services Association
Publication

July 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

The Fourth of July is drawing near and it is our annual opportunity to celebrate being American. As we celebrate, I would like to strongly encourage our residents to obey State and County regulations regarding the private use of fireworks. We all enjoy watching fireworks displays, but we need to be mindful of the legal, safety, and potential annoyance implications of setting off certain fireworks in our neighborhoods. There are plenty of locations in the area we can go to where displays are authorized and conducted by professionals. We have had one unfortunate member lose a house to fire in the past couple of months and we do not need to have errant fireworks create a flaming catastrophe for any of our neighbors. Also, most people don't appreciate hearing loud booms all night and waking up to a roof and yard full of bottle-rocket debris. Part of being a great American acting responsibly and being considerate to our neighbors. Thank you.

Annual Meeting Postponed

The Annual Meeting, originally scheduled for June 12th has been rescheduled for 7:00 p.m. on July 10th at the Southside Clubhouse. This change was required by the Covenants as a result of the failure to obtain a quorum for the meeting (i.e., insufficient number of proxies submitted and/or members on hand). Per the Covenants, the quorum requirement is reduced by 50% for the next meeting. Should a quorum be obtained, as expected, election ballots will be counted at that time and the results announced. Proxies may be submitted at any time up until the meeting, but the cut-off for ballot submission was June 11th and no additional ballots can be accepted.

Summerfest

By normal measures, the Summerfest of 2012 was a great success. We had over 300 attendees who enjoyed the cookout, rides, snow cones, cotton candy, dunk tank, and the music. Our thanks go to the staff, Mr. Yardman (a wonderful cook!), and the leaders and members of Boy Scout Troop 7 for their valuable assistance.

Property Management & Inspections

We appreciate the fact that a vast majority of our 1958 members maintain their property in very good condition. This helps enhance everyone's property values. One of the benefits to living in a Covenant-restricted neighborhood is having some minimum property management standards. Georgetown CSA's standards can be found in the Covenants and Architectural Guidelines located on our web site: www.georgetowncsa.com. To help enforce the Covenants and Architectural Guidelines, the Association's Architectural Review Board Inspector evaluates all properties within the Association at least once a week. Yards of single-family homes are inspected every Monday, and all properties are inspected some time between Tuesday and Saturday. Yards in need of mowing, edging, weeding, shrub trimming, or debris removal will receive notices in the mail requiring that the work be completed by the following Monday unless the Inspector is called at the number provided and temporary delay is agreed to. "Blowing debris" may result in a 48-hour notice. Failure to obtain this prior agreement or to have the required work done on time can result in the Association having the work done and billing you for the contractor's fees plus the Association's standard \$15 administrative fee. For other property deficiencies, such as repairs needed to siding, trim, windows, doors, roofs, driveways, fences, parking on the grass, unconcealed trashcans, debris, etc., owners will receive written notice and a timeframe to get the work accomplished. Timely action on these notices saves on legal expenses and helps our neighborhoods look their best.

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

Robert Smith
Warren Smith
Renee Rabbitt
Robin Byers
Michael Carman
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

July Calendar of Events

Jul 3	7:30	ARB Meeting (SS)
Jul 4		Office Closed for Holiday
Jul 10	7:00	Annual Member Meeting (SS)
Jul 17	7:30	ARB Meeting (SS)

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.

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).

Basketball Court Repairs

Repairs to the Basketball Court have been completed and it's open for use. Repairs include replacing the concrete slab and re-coating the playing surface. The project cost approximately \$12,000.

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.

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.

Local Services

Carole Paul Realty

Carole Paul

Specializes in residential sales, property management

1111 King George Blvd

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www.carolepaul.com

carolepaul@aol.com

SPA NAILS:

Professional Nail Care & Facials for Ladies & Gentlemen

Mon-Wed 10-8 Thurs-Sat 12-5

Walk-in Welcome

In the Food Lion Shopping Center

1040 King Georgetown Blvd, Savannah, GA 31419

912-925-2032