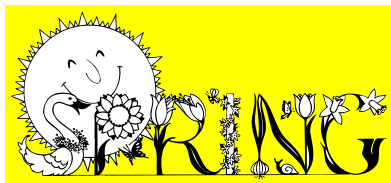


GEORGETOWN HOMEOWNERS' ASSOCIATION NEWSLETTER May 2017



Office Hours:

Tues. & Thurs. 10-5, Closed 1:30-2:00
Wed. 3-7

Additional Office Hours to Obtain Pool Passes:

Sat., May 27: 10:00 a.m. to 2:00 p.m.

Ph. No. 309-833-2341

Email: gtown@macomb.com

Website: georgetownmacomb.org

ANNOUNCING

UPCOMING DATES

Sat., May 6 – Yard Sale, 8 a.m.-1 p.m.

Mon., May 15 – Deadline to submit
residents' Architecture or Landscape
proposals

Fri. May 19 – Junk Day

Thurs., May 25 – Regular Board
Meeting – 7 PM – Clubhouse

Saturday, May 27 - Pool Opens,
Weather Permitting

EASTER EGG HUNT

A big thank you to Paula Rhodes and
Lana Myers for holding the Easter Egg
Hunt again this year!

FRONT YARD APPLICATIONS

The Board has again hired Golf Green
Lawn Care to apply fertilizer, etc. to the
front yard areas. They will do four
applications. Please watch for small
signs near the beginning of your street so
you are aware when an application has
been done.



Georgetown's annual Yard Sale will be
held on May 6th, 8 a.m. to 1 p.m. As
always, an ad was placed in the Voice
and Choice. There will be no rain date.

JUNK DAY

Our semi-annual junk day will be Friday,
May 19. As always, lawn waste will not
be accepted. Other items that WILL
NOT be accepted are: hazardous
materials, tires, large car parts, electronic
items (TV's, computers, etc.) lumber
longer than 6 ft. or wider than 1 ft. and
construction material. Appliances,
mattresses and box springs, furniture,
carpet, etc. will be accepted. The pickup
could be early so you may wish to place
these items curbside the night before.
The proper way to dispose of televisions
and many other items is the Tri County
Regional Collection Facility. They are
located at 510 N. Pearl and are open
Tuesday through Friday from 9 AM to
12:30 PM and the first Saturday of the
month from 8 AM to Noon. They can be
contacted at 309-331-4782. There is no
cost for this service. They do not accept
old appliances but do accept electronics
(computers, monitors, etc.). If you would
like a complete list of acceptable and
unacceptable items, please stop by the
office.

TENTATIVE POOL OPENING

Weather permitting, the pool will open
for the season on Saturday, May 27,
2017. Additional office hours will be
available to make it more convenient for
residents to pick up pool passes. (See all
office-hour times to the left.)

The pool manager will be re-enforcing
pool regulations this year. This means
each resident will need to have his/her
pool pass available when signing the log
book. Be sure to remember to bring the
passes with you!

You are to park in the parking bays north
of the pool on Charleston Drive. For
safety reasons, you are not to use the
circle drive for parking or dropping off
children. If you have a handicap sticker
displayed, you may park in the handicap
spot.

If you are a renter, you will need a signed
form from your landlord releasing pool
privileges to you; before the office can
issue a pool pass. Whether the form was
completed last year or not, you'll still
need the form completed for this year.
Those forms are available in the office.

Any resident who is more than \$200 in
arrears with the monthly dues will not be
given a pool pass. Guards will be given a
list of those residents who fall behind
paying and will revoke your pass should
this be the case during the pool season.
The guards will also have a list of those
children who are under 12 years old.
These children MUST be accompanied
by a parent, guardian, or other
responsible person at least 16 years of
age to use the pool.

SIGNS

The only signs permitted in the front yard
grass areas are "For Sale/Rent" signs.
Other signs (political, religious, etc.) can
be placed in your front shrubbery areas or
in your windows. No signs are permitted
at either of Georgetown's entrances.
Please promptly remove a sign when it is
no longer applicable.



GARDEN PLOTS

Whether you are a returning gardener or a
new gardener, you MUST sign up at the
office before staking out your plot and
get a key to the garden shack.

DOGS AND THE PLAYGROUND

As the weather improves and children are
at the playground, please remember dogs
are not to be in the playground area. **DO
NOT ALLOW YOUR DOG OR ANY
ANIMAL ON THE GROUND**

COVERING FOR THE PLAYGROUND. This causes a health concern if the animal uses that area for a bathroom.

DURING GEORGETOWN 'EMERGENCY' SITUATIONS – A NEW COMMUNICATION METHOD

In the event there is a Georgetown 'emergency' taking place during hours when the office is closed or the crew is not working; please **call** 309-588-4418. When you call, give your name, address, and a brief description of the 'emergency'. **NOTE: YOU CANNOT TEXT TO THIS NUMBER!**

This number is an electronic messaging service which will contact Rick, the grounds crew manager. Someone from Georgetown will respond as soon as possible.

What is considered an emergency? Any time the lagoon alarms are going off; if any of the three red sewer lights are lit located at the lagoon, Jamestown Road, North Yorktown Road; or if you are having trouble with sewage backing up into your basement. **NEVER, EVER USE THIS NUMBER FOR FIRE OR MEDICAL EMERGENCIES! Call 911.**

If you call this number for other Georgetown reasons, your call will **NOT** be handled. As in the past, you must always contact the office by phone or email for all other 'Georgetown non-emergency' issues.

PAST DUE ASSESSMENTS

Per the By-Laws and Covenants, homeowner's monthly assessments are due on the first of a month. Around the 10th of a month, the office will mail reminders to any homeowner who hasn't yet paid. Around the 20th of a month, the office will call asking for payment. At the monthly Board meeting, the Board members will be given a list of those homeowners who still haven't paid. A Board member (or two) will then be knocking on your door asking when you will pay.

It's unfortunate that collecting monthly assessments must go to this extreme. The Board feels that to protect the

Association's financial interests, they must 'stay on top' of receivables.

RENTERS

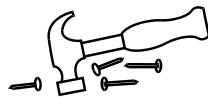
According to our By-Laws, "Any homeowner may delegate his rights of enjoyment for the Common Areas and facilities to the tenants or contract purchasers who reside on their property". If you are a tenant or a contract purchaser, you will need to have the homeowner complete a form giving you the rights to use Georgetown's amenities; such as the clubhouse or the pool. Forms are available to pick up during office hours.

NEW RESIDENTS

If you are new to Georgetown, please come into the office to introduce yourself and to pick up our New Resident Information form.

YARD MOWING

Mowing season has begun. Please remember to keep your cars parked far enough away from the parking bay curbs. Toys, bikes, etc. must be kept off the grass so that the entire area can be mowed. This will help the crews mow much faster; and therefore cheaper by keeping mowing costs down.



EXTERIOR TOWNHOME MAINTENANCE

If you are contemplating exterior work on your townhome, now is the time to plan improvements. Any exterior maintenance (paint, roof, fence, siding, windows, etc.) must be approved by the Board before the work is done. The maintenance reserve fund for each townhome can be used (with prior Board approval) to help with the cost of the improvements. Townhomes with garages add \$7.44 per month and townhomes without garages add \$4.44 per month. It does not cover landscape work.

While the approved work is being performed, residents and/or their contractors should NOT be driving on the grass when the ground is wet. If damage results from doing so, residents will be

responsible for the cost to repair the damage.

PLEASE NOTE THIS CHANGE: Last year, due a few homeowners failing to respond to letters received for exterior maintenance to outside structures and/or back yards, the Board has decided the office will obtain two estimates from outside contractors to do the work. The lower estimate will be used to do the work and the homeowner will be billed. It's in your best interest, and that of your neighbors, to heed to any letters received concerning exterior upkeep to your home.

HODGEPODGE

Growing season is now in 'full swing'. Please don't let your backyard space become an eyesore due to lack of mowing, weeding, etc. If any resident notices that a yard is not maintained, please contact the office. The resident with the untidy yard will receive a letter to take care of the situation by a certain date or outside bids will be obtained for the work to be done. The homeowner will be billed for those costs.

Be sure that any garbage or yard waste is secured on windy days so that it is not blowing everywhere before it is picked up.

The deadline for any proposals to the Architecture and Landscape Committees are 10 days prior to each Board meeting. The email address for Georgetown is gtown@macomb.com. This is a quick and easy way to submit Architecture or Landscape proposals to the Board.

PARENTS: We live in a community which has both public and private spaces. Your children are welcome to visit and play in any of the public areas; but, they should not be trespassing into people's yards, pulling pranks, bullying, etc. The office has received many complaints over the last several months! Teach your children to respect our community.