



**GEORGETOWN  
HOMEOWNERS'  
ASSOCIATION  
NEWSLETTER  
OCTOBER 2024**

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**309-833-2341**

**Regular Office Hours:**

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

GEORGETOWN-ONLY EMERGENCY  
NUMBER

309-588-4418  
Voice Only - No Text



**UPCOMING DATES**

**Sunday, Oct. 13 – Community  
Weiner Roast -5 PM –  
Clubhouse; Rain date Oct. 20 –  
Same Time & Place**

**Thursday, Oct. 24 – Monthly  
Board Meeting – 6 PM -  
Clubhouse**

**Thursday, Nov. 21 - Monthly  
Board Meeting - 6 PM -  
Clubhouse**

**Thursday, Dec. 19 - Monthly  
Board Meeting - 6 PM -  
Clubhouse**

**ANNUAL MEETING &  
BOARD NEWS**

The 54th annual meeting was held on Tuesday, October 1, 2024. Directors re-elected to the Board are: Lisa Scalf, Bethany Morath and Amy Knop

Board Officers for the upcoming year are: President – Lisa Scalf and Vice President - Craig Young. In addition to those listed above, the other directors continuing on the Board are: re-elected Bethany Morath, Patty Weston, Amy Knop, Kelsey Ault, Megan Molloy, Kate Norton and John Armstrong.

Director John Armstrong will be the Association’s Corporate Secretary and Director Bethany Morath will be the Corporate Treasurer.

It was wonderful to see another ‘packed house’ again! We appreciate homeowners who attend the meeting or return their proxies to be represented in the election process. The By-Laws state one-tenth of the membership (21 homeowners) needs to be present or represented by proxy for the annual meeting quorum. Between attendees and proxies, we had a count of 48; therefore the annual meeting was convened.

Please plan to attend next year and find out what is happening with your Association. The meeting is always held on the first Tuesday each October.

**OTHER ANNUAL MEETING  
& BOARD NEWS**

**The monthly assessments (dues) will increase \$6.5 per month, effective January 1, 2025. Those of you who pay by ACH**

or by Online Banking, please adjust your automatic payments accordingly. This means houses with garages will pay \$191/mo. and houses without garages will pay \$188/mo.

Also, beginning Jan. 2025, the exterior maintenance fund account will post a \$.56 increase. Instead of \$7.44/mo. for houses with garages and \$4.44/mo. for houses without garages, the new amounts posted will be \$8 and \$5 respectively. This money is distributed from your monthly assessment payments.

Information from the annual meeting included presenting the 2025 ProForma Budget and introduced a new Policy Manual.

The 2025 ProForma Budget: In the meeting handouts, a pie chart illustrated an anticipated Utilities cost for 2025 of 47.4% of our total expenses! This Category includes water, garbage, electricity, phones and internet services. This means that roughly \$93 of your monthly dues pays just for Utility services! Another 27.4% was spent on payroll, which is made up of the one year-round, full-time employee, one year-round, part-time. two seasonal, full-time employees, and several three-month, part-time lifeguards. The payroll percentage decreased by .5%, even though minimum wages increased.

Regarding a Policy Manual: While a copy of the rough draft was provided to the in-person attendees, there are still some tweaks to be made and will always be a work in progress. This Policy Manual is meant to streamline current policies

and are not meant to conflict with the Covenants & By-Laws. The purpose of the manual is to have the various boards' policies standardized in one place, for easy reference for all.

Due to the upcoming November and December holidays, the monthly board meetings will be held on the third Thursdays each month, beginning at 6 PM. (See the first column on the first page for specific dates.)

The January meeting, and monthly meetings thereafter will be held on the usual days – the fourth Thursday of each month.

### **VARIOUS COMMITTEES**

For Georgetown to function well, it is important that committees contribute. Please take the time to volunteer to serve on a committee, if you haven't already done so. Call the office to see what's available. Take time to get involved with your Association and a big thank you goes to those who are!



### **DON'T FORGET THE WIENER ROAST!**

The wiener roast will be held this Sunday, Oct. 13<sup>nd</sup> from 4-6 p.m. at the Georgetown clubhouse. Hot dogs, drinks, chips and s'mores will be provided. Be sure to attend. Rain date will be Oct. 20<sup>th</sup>, same time and place. Children must be accompanied by an adult. There are no carry-outs.

### **BACKYARD BURNING**

Burning yard waste and brush in backyards is not allowed in Georgetown. You must bag the brush and set the bag at the curb for the grounds crew to collect. Please remember that the crew now picks up curbside yard waste on Mondays and Thursdays, weather permitting. A second option would be to take your yard waste bags to the shop area; placing them in the spot specifying "Yard Waste".

Before burning in a backyard fire pit or chiminea; check with your neighbors to make sure this will not cause a problem for them. Also, you might contact the City of Macomb Fire Department to make sure your fire pit or chiminea comply with City burning regulations.

### **HODGEPODGE**

#### **TIME CHANGE**

The fall time change will fall back one hour on Sunday morning, Nov. 3, at 2 AM. Be sure to adjust your clocks.

#### **WATER LEAKS**

The Board requests that residents quickly act on any water leaks they may have to keep Georgetown's water bill to a minimum. Examples might be a slow dripping faucet or a running toilet.

### **A BIG THANK YOU**

Have you noticed the new addition to Georgetown? A shade covering was constructed at the dog park. It was built with all volunteer labor: Lisa Scalf, Corey Scalf, Megan Molloy, Kels Ault, Bethany Morath, Robert Gordon, Amy Knop and Patty Weston. A big, big thank you needs to be said for taking their free Saturday time to build it.

### **MISSING ITEMS**

It has been reported to the office that a bag of charcoal was taken from a resident's shed and a decorative vase from the backyard. Another resident reported that a vase was emptied of its contents and taken from the side of their garage. Should you observe any unusual activity, make note of the situation, possibly descriptions of who and report either to the police or to the Regulations Committee that you observed something irregular. Might deter whoever thinks this is okay or fun.

### **FOUND ITEMS**

Recently a pink and blue, small scooter was brought to the office by a resident who said it was sitting in the front yard for a couple of days. The office now has three bike helmets, too. Please come to the office to check to see if any of these items belong to you. If no one claims them, they will be dropped off at GoodWill.