

GEORGETOWN TIMES



WEBSITE: www.gclo.org

POOL IS
OFFICIALLY
OPEN!

Don't forget the annual 'Pool Opening' party is scheduled for Saturday, June 4th. Please check the flyer included with the May newsletter for all details. Hope to see you there!

Check out the new website by Eileen—it's lookin' great!
gclo.org



Georgetown Commons Statement of Purpose

The rules of GCLC are intended to ensure that all residents enjoy the benefits and highest standards of safety, comfort, and privacy. Because the lifestyles of the residents of our community vary widely, it is important for everyone to adhere to these rules. This will assure that the rights of all are maintained.

Did you see the landscaping along the sidewalk going to the pool? And heartfelt thanks to Kara Haskins for weeding the hillsides within the pool area. Now that's a tough job, and it looks wonderful!



Kara Haskins celebrated her 15th birthday.



Williamsburg 308 (sold)
Georgetown 208 (offer)
Georgetown 210 (under contract)

Congrats to Jason @ 305 Williamsburg on his graduation from college!



Need windows replaced?
Just a suggestion:
Expert Glass Company, Jack Iacoboni
412-795-7233
443 Lockwood Rd, Export, PA

MEETINGS are held the third Wednesday of every other month @ 7:00 PM in the community building. August 17th is the next one. All residents are welcome!

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GCLC Council



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Spring 2011 Projects

The roofs are on Georgetown 100-110 and 200-210 are completed. Thanks for your patience! Now new fencing and landscaping on the '300' W buildings is underway. It's a mess, but in about a week or so will be completed and looking amazing. Check it out—

see what's in
the near future
for every one.



Getting Serious....

With improvements comes rule enforcement which is necessary to maintain our investments. GCLCO will spend over \$50,000 this year on improvements, and these improvements benefit the property value of every unit. Cooperation from all of our 54 unit owners is important. Please respect the value of what is being accomplished and the rules being enforced to protect the improvements. It's a lot of work, a lot of \$\$\$, and positive results for everyone.



ABOUT OUR NEW FENCES:

Nothing is to be attached to the outside or inside of any fence. Damage done to a fence will be the financial responsibility of the unit owner. Grills must be placed a minimum of 2 ft away from fences when the lid is open. It is best to local your grill against the building when bricks cannot be damaged by heat. Any damage to fences will be the financial responsibility of unit owner.

ABOUT OUR NEW LANDSCAPING:

- All trees and shrubs in the common area are the property of the GCLCO.
- It is the responsibility of GCLCO to provide for the design, maintenance, care, and the replacement of lawn, trees, and shrubs outside the patio fences. Residents are not permitted to alter landscaping, plant grass, or modify the color or texture of mulched beds.
- The limited common areas inside the patio fences are reserved for tending and planting by residents provided that the plantings are appropriate and do not extend over or through the fence.
- The GCLCO and/or landscape contractor will not be held responsible for damage or removal of any annuals or perennials during the landscaping process.
- Personal items such as pots, planters, statues, flowers, and flags other than the American flag are not permitted in the common areas outside of fences.
- Nothing may be attached to or hung from the trees and shrubs, except as provided in Rule 4.26 Holiday Decorations.

HOLIDAY DECORATIONS

- All decorations must be consistent with the current holiday.
- Decorations shall not be attached to the outside of the building structure, fences, or any trees or shrubs.
- Wires may not disrupt or interfere in the landscaping or walkways.
- The unit owner is responsible for any damage done to the exterior of the building and/or to the shrubs and trees abutting the unit.

ALONG WITH THESE:

- The walks, entrances, and all of the Common Elements must not be obstructed, encumbered, or used for any purpose other than ingress and egress to and from a Unit.
- No sidewalk lighting is permitted to line the entrances or front and rear beds.
- Freestanding flagpoles for the American flag are permitted on patios in mulched areas adjacent to the Unit front doors. No other flags are permitted. The placement of the American flag shall not interfere with sidewalks or other public access.
- The Common Elements and Limited Common Elements shall be kept free and clear of rubbish, debris, and other unsightly material.
- No additions or extensions of any Unit which shall change the vertical and horizontal boundaries of such Unit shall be permitted.
- Nothing shall be placed on, or in, or projected from the exterior doors, unit entrance doors, or windows.

All of the above is taken from GCLCO Rules revised May 2008.



In the past, rules were not strictly enforced because of lack of funds to improve properties, and it was therefore easier to allow owners to maintain common areas outside their units. Because GCLCO is now able to fund new landscaping and fencing, rules will be enforced on units as they are upgraded, which is necessary to maintain the quality of the upgrades. This is the reason we have rules. This will increase the value of all properties in Georgetown.





The cost to rent is \$50.00, with a \$100.00 deposit. Please read your rules for complete information.

GCLO COMMUNITY ROOM

Contact Renee Hill, Rental Coordinator
(724) 771-8271

Guests are always allowed, but please tell your guests they cannot use our facilities without a resident with them. If you are there, they are welcome! The pool is limited to 6 guests per unit owner.

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RULES 'n RULES 'n RULES, Oh My!

A lot of GCLO rules are being reiterated in this issue of the Georgetown News. Information in this newsletter is being passed on because complaints have been turned in regarding each issue addressed. A preference in dealing with these complaints is to remind everyone in the newsletter to please be respectful of the GCLO rules and remind yourselves of them by re-reading them. If you need a copy, Tom Wagner will be glad to help you. We all want to keep Georgetown safe, friendly, and under control. Residents determined to be in violation of rules will be issued a letter detailing the violation, and along with that may be fined for their indiscretions.

As worried as we are about the danger because of speeding and drivers not stopping at stop signs, there is just as much worry about kids riding bikes, scooters and skateboards in and around parking areas. We want the kids to be happy and have fun, but we want them to be safe. There is a track around the play ground and if they use that, there will not be a chance of car vs. kid accidents. Cars backing out of parking spaces cannot always see small people and that can create a very dangerous situation.



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Anything you don't understand, please come to a meeting or present your questions to a council member or Tom for verification .

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Late payment of the Condominium Fee will incur fines, court costs, and/or other consequences. The monthly Condominium Fee is due on or before the First of each month. If a owner/resident is found to be late in the payment of the Condominium Fee, he/she will be assessed a late fee of \$25 on the 16th day of each month that the said payment is late. If you have any problems paying your fee, please contact Tom @ Arbors Management right away to discuss your situation and he will work with you to avoid serious delinquency problems.

- Recreation Committee, Eileen Haskins - Council Rep, Pat Thompson, Danelle DeMarco
- Landscape Committee, Pat Thompson - Council Rep, Laurie Gredence, Kara Haskins, Eileen Haskins, Angela Warfsmann, Renee Hill
- Architectural Committee, Ladd Thompson - Council Rep
- Shared Property Committee, GCLO (3)—Dale Kontra, Dean Bernardinelli, Ladd Thompson

Pool Opening Party



Saturday
June 4th, 2010

4—10 PM

Georgetown Clubhouse and Pool

GCLO WILL PROVIDE:

BURGERS, DOGS, SALADS
(POTATO, PASTA, MACARONI)
AND NON-ALCOHOLIC BEVER-
AGES. PLEASE BRING A SIDE
DISH OR DESSERT TO SHARE.

BYOB



Hope to see you there!

Please RSVP to: Eileen @ (412) 638-7991 (Cell),
or email eileen@eshaskins.com