

# GEORGETOWN TIMES

WEBSITE: [www.gclo.org](http://www.gclo.org)

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



It's been 'the best ever' season at the pool this summer. Besides the weather cooperating, we have a fine group of friends and neighbors spending their time enjoying the

wonderful, heated water. There's an amazing community spirit involved as everyone 'plays together'. There's lots of kids this summer (more than ever) and they are well behaved, well supervised, and they've all become good friends. The pool is a perfect place to catch up on news, play cards, read, have pizza delivered, kibitz with friends, and even snooze a little. Ah, and don't forget our friend the pop machine! He's put a 75 cent smile on many faces!



## Bunny Rescue.....

A bunny nest was discovered in the grass by the playground with four baby bunnies in it when one of the resident crows decided to help himself, and swooped down and carried off one of the babies. Thanks to the efforts of GCLO Animal Rescue Team, Jonah and Conner DeMarco, who build a cage over the nest, the other babies were saved. Good work guys!

## WELCOME

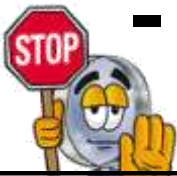
We have four new neighbors:

- 308 Williamsburg
  - 309 Williamsburg
  - 208 Georgetown
  - 210 Georgetown
- 205 Georgetown is for sale, and 302 Williamsburg will be soon.



The Combined Committee of GCLO and CC met on

July 19th to talk about 'things' that could be done in the shared property areas. The results??? We don't know for sure, but it sounds like the Pool Rules will be updated and posted. No longer will bathing caps be required. Whew!



Community Room Rentals  
Ladd Thompson, Rental Coordinator  
(724) 301-6784

Glass is NOT allowed at the pool. No way, no how, no matter what! Anyone bringing glass glasses, bottles, etc. will immediately be asked to leave the pool area. It's everyone's responsibility to keep the pool area safe so please feel free to help protect our swimmers. It takes a 'community'!

DON'T FORGET: Questions should be directed to Tom @ Arbors who will either refer to GCLO rules or check with Council and ask for a decision from them. Written complaints are the only way complaints will be considered official and will be responded to. These also are to be directed to Tom and he will handle them appropriately.



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## GCLO Council

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**A Big Day.....August 6  
The Export Centennial  
Ethnic Food and Music Festival  
Events scheduled from 11 Am TO 9:30 PM when  
the fireworks will happen.**

**November 11, 2011 - Export's "Official" Birthday.  
Will be having some type of dinner/event.**

█ **CROWS—love  
our garbage.  
█ Please think  
about putting  
your garbage  
█ in cans. It's  
getting ugly  
█ out there.**



GCLO Rules—will be brought up-to-date under the Uniform Condominium ACT. The present rules remain effective until the new rules have been written, approved and then filed in the Westmoreland County Courts. All Unit owners will receive a letter explaining the process and inviting thoughts and input.

Mortgages on condos are becoming more and more difficult to procure. Updating the rules will have a positive effect on how lenders look at the lending process for condo units. This is important for easier financing, therefore values. Arbors has had a big job filling out 'pages' of questions for mortgages so buyers can get approval.

Condo financing is different because you're purchasing living space in a portion of a building that's shared among other owners. This means that you share ownership of certain common areas and are typically subject to requirements set by the homeowners association.

When applying for condo financing, the lending process can be affected by a number of considerations:

- What percentage of the developer's overall project is completed
- The percentage of units already sold and occupied
- The percentage of investor-owned units
- Fannie Mae, FHA or VA approval of the project
- Whether it's a new construction or the conversion of an existing building
- What type of condos the project involves: new, conversion, condotels, fractional use
- Requirements set by the homeowner association

*GCLO council did a walk-around and letters are being sent to fringements of the GCLO rules. Some don't like it, some are enforcement on maintaining properties. Some want consi-*



*think Council is not doing their jobs enforcing such, and ing of the property. Some want to do their own landscaping, most want GCLO to take care of it.*



*Some want owners to replace all foggy windows and rusted out storm doors, some say they can't afford to do so. Some don't want to look at their neighbors unkempt limited common areas and have safety concerns, and some never look, So, what to do? Judging by the 100% positive input on the new fencing and landscaping, we need to keep moving forward on improvements.*

*GCLO property values continue to increase in this depressed real estate market, bringing them closer to comparable prices in the area. One new neighbor wouldn't even look at a unit for sale because the fences and landscaping were so bad, but the price made him reconsider.*

*GCLO is asking for everyone's cooperation during the transition, therefore everyone's help to keep our units looking good and in compliance. This is a tough job, but for a good reason—property values. We all want to know if we put our unit up for sale, we won't have to disclose that GCLO does not care. Thank you!*

