

GEORGETOWN TIMES

WEBSITE: www.gclo.org

MEETINGS are held the third Wednesday of every other month @ 7:00 PM in the community building. October 19th is the next one.



It's been an eventful August at GC - complaints but not enough kudos, so here's the **flip side** of the complaints:

- A resident 6 year old has been weeding the hillside at the pool and it looks amazing. Thanks Jonah—you're the best volunteer ever.
- The new plants in the 300W block are impressive. Hope to do another round next year.
- Several units have sold this summer and the values are edging up, even in this economy; therefore, improvements are doing what they are intended to do.
- Our pool remains as clean and sparkling as a pool could be.
- The pool has been a wonderful center for community activity this summer. Meeting, greeting, partying, socializing - it's so nice to have community camaraderie.
- The community room has held more than a few successful parties this summer. What a great place to have a gathering—the price is right and room is big.
- Two new roofs and gutter repairs are a big expense, but paid for in cash. Plans are for next year to do another new roof and more fences.
- We have money! Over \$65,000 remains in reserves to date, even with all the improvements this year.



THE POOL WILL REMAIN OPEN
into September as long as the weather cooperates.

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 GCLO 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. Please review your rules on gclo.org.

Please be careful of our children walking to and from the school bus stop. They're young and excited, and depend on grown ups to help keep them safe.



Tom Wagner @ Arbors will be turning his responsibilities of GCLO over to Paul Lingenfelter @ Arbors sometime in the near future. Will keep you posted as to when to direct your correspondence and phone calls to Paul. Many thanks to Tom for his dedication during the last several years. Tom has been invaluable in our reorganization, and without him we could not have accomplished as much as we have. Thanks Tom. We will miss you!

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IN THIS ISSUE

Flip Side
The Pool
School Starts
Tom vs. Paul
Pool Complaints
Bus Stop
Recording Meetings
GCLO Rules Updating
Labor Day
15 Yr Plan
Money
Pool Cover
gclo.org



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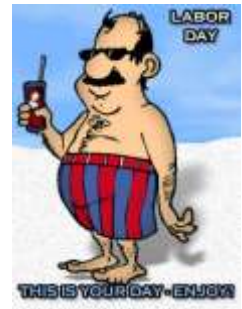
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There have been complaints from CC that residents aren't signing in at the pool. Tho the season is about over, please note that the sign-in sheet is directly inside the fence under the clock, thank you! The pool is NOT policed and there is no lifeguard, as is clearly stated on a sign at the entrance gate. Although our pool is on private property, it is under the rules of the State of PA as far as maintenance, and those rules are strictly followed. This is the job of the pool maintenance person. GCLO/CC have guidelines/rules also, but enforcement is every-one's responsibility and no specific person's responsibility. Both communities are responsible for the pool! Please remember, this IS A COMMUNITY not a country club. First and foremost, we must maintain safety, care about one another and enjoy our pool!



A FORGOTTEN ASSET
the bus stop. Thanks Marilyn for cleaning it. Now we can all wait in cleanliness!



A tape recorder will henceforth be used at the GCLO meetings to insure information is correctly recorded for the minutes, which will then be recorded from the recorder. OK then!




Council is working with our attorney to update GCLO rules. This process will take a while, and all unit owners will be included in the final vote. Rules have not been updated since 1985 and do not comply with the newest Condominium Acts.



The first Labor Day in the United States was observed on September 5, 1882, in Boston, by the Central Labor Union of New York. Labor Day is annually held on the first Monday of September. It was originally organized to celebrate various labor associations' strengths of and contributions to the United States economy. It is largely a day of rest in modern times.



Many people mark Labor Day as the end of the summer season and a last chance to make trips or hold outdoor events.

In U.S. sports, Labor Day marks the beginning of the NFL and college seasons. NCAA teams usually play their first games the week before Labor Day, with the NFL traditionally playing their first game the Thursday following Labor Day.

The GCLO 15-year maintenance/financial guideline is available upon request. If interested, contact Tom to make arrangements to get a copy to you.

Wanna know where some of your \$\$\$ has gone in 2011?

- Shrubs trimmed at the backs of the buildings
- Removal of bad shrubbery
- Gutter repairs
- New roofs
- New fences
- New landscaping
- Outdoor light repairs
- Grass maintenance
- Other general maintenance
- Snow removal
- Insurance costs
- Pool maintenance
- Management fees (Arbors)

And the list goes on and on!

The new pool cover is on it's way. The old one had damage caused by burning from an adjoining property, putting holes in the cover from hot embers. A check has been **received from the homeowner's insurance**, but the insurance is still trying to recover a \$1000 (deductible) from the property owner, which GCLO had to pay.

A copy of GCLO Rules and Regulations, Declaration, Code of Regulations, and Architectural Specifications are all available through cyber space. If interested you can look on gclo.org. All financial information is available as well—contact Tom Wagner and he will email a copy to you.

GEORGETOWN COMMONS UNIT ARCHITECTURAL SPECIFICATIONS Revised September 2008

These are approved architectural specifications for building elements. Unit owners and GCLO maintenance are required to follow these specifications when making any changes to a unit.

Pre-approval is **REQUIRED** for some installations that involve the building structure.

ITEM	SPECIFICATIONS AND APPROVED STYLES	PRE-APPROVAL REQUIRED ?	MAINTAINED BY
PRIVACY FENCES	TAUPE (SW7519)	NO	GCLO
SLIDING GLASS DOOR FENCES	TAUPE (SW7519)	NO	GCLO
SHUTTERS	GREEN (SW7740)	NO	GCLO
ENTRY DOOR WOOD FRAME	CREAM (SW7517)	NO	GCLO
ENTRY SIDELIGHT WINDOW	FULL LENGTH WINDOW -A) CLEAR GLASS -B) ETCHED GLASS	YES	OWNER
ENTRY DOOR	STEEL INSULATED DOOR -A) FLAT DOOR -B)6-8 PANEL DOOR -C)FIBERGLASS DOOR 6-8 PANEL; SMALL TOP WINDOW	YES	OWNER
ENTRY DOOR COLOR	CREAM (SW7517)	YES	GCLO
STORM DOOR STYLE	OWNER CHOICE	YES	OWNER
STORM DOOR COLOR	BROWN OR TAUPE	YES	OWNER
ENTRY DOOR LIGHT	ANTIQUÉ BRASS BY GCLO, LIGHTBULBS BY OWNER	NO	GCLO
ENTRY DOOR CANOPY	TAUPE (SW7519) WITH MATCHING SHINGLES	YES	OWNER
GARAGE DOOR	INSULATED ALUMINUM -OPTIONAL WINDOWS	YES	OWNER
GARAGE DOOR COLOR	TAUPE (SW7519)	NO	GCLO
GARAGE UNIT WALL ENTRY WALL	TAUPE (SW7519)	NO	GCLO
AWNINGS - PATIO ONLY	TAUPE SOLID OR STRIPE; REMOVALE; FABRIC	YES	OWNER
PERMANENT AWN- ING OVER PATIO	PRESSURE TREATED WOOD OR ALUMINUM CLAD; BROWN OR TAUPE.	YES	OWNER
REAR PRIVACY FENCE	TAUPE (SW7519)	NO	GCLO
PRIVACY FENCE GATE	TAUPE (SW7519) STYLE TO MATCH FENCE; UNDER 30 POUNDS	YES	OWNER
PATIO DECK,FRONT OR REAR	PRESSURE TREATED WOOD OR PLASTIC; NATURAL OR STAIN; MUST BE 4" AWAY FROM PATIO FENCE	YES	OWNER
PATIO CEMENT OR BRICK	OWNER'S CHOICE	YES	OWNER
BALCONY	WOOD OR PAINTED METAL; TAUPE (SW7519)	YES	OWNER
WINDOW STYLE	SLIDERS;CASEMENT OR DOUBLE -HUNG; WITH OR WITHOUT GRILLES	YES	OWNER
WINDOW COLORS	BROWN (SW6076)	YES	OWNER
SLIDING GLASS DOOR COLORS	BROWN (SW6076)	YES	OWNER
ATTIC VENT FAN	UNDER 30"; GCLO MUST BE ON SITE DURING INSTALLATION	YES	OWNER
SATELLITE TV DISH	WITHIN PATIO ONLY; NO HIGHER THAN 6 FEET OF THE GROUND	YES	OWNER

NOTE: NOTHING MAY BE ATTACHED TO BUILDING EXTERIOR OR FENCES WITHOUT ADVANCE APPROVAL (WIRING, SATELLITE DISH, FLAGS, SIGNS, FIXTURES, ECT.