

GEORGETOWN TIMES

Good Financial News:

January showed \$83,380.56 in our Money Market Account.

WEBSITE: www.gclo.org

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The GCLO Annual meeting will be held February 15th, the third Wednesday in February at 7:00 PM. The agenda will include voting to fill two Council positions. Think about it! Anyone interested can attend the meeting and run as a write-in on the ballot if your name was not presented to Tom by February 1st as stated in the January Newsletter.

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Happy Valentine's Day

TOM is looking into increasing our insurance as he's been informed is needed. We need to be insured for replacement costs in case something happens to one of our buildings. GCLO is insured for the outside structure of the buildings, unit owners need to be insured for the insides of their units and personal property. Please check your insurance to make sure you are covered as needed.

New fencing and landscaping is on the way this spring, as soon as the ground thaws enough to dig post holes. GCLO is in a great financial position, therefore able to do some more impressive updating of our buildings.

Roofs, fences and landscaping are in dire condition and are the #1 priorities for replacement, so.....here we go again! All buildings on Williamsburg Lane will receive new fences, front and back, and 200-210W will get a new roof. Plans are to landscape the front of the buildings getting new fencing—as finances permit. This will give a completed and consistent look to Williamsburg. If all goes as planned, 2013 will bring these upgrades to Georgetown Lane Units.

UNIT BOUNDARIES:

Upper and Lower (Horizontal) Boundaries: The upper and lower boundaries of the Unit shall be the following boundaries extended to the intersections with the vertical boundaries:

Upper Boundary: The horizontal plane of the upper surface of the plasterboard or drywall ceiling of the third story of the Unit.

Lower Boundary: The horizontal plane of the bottom surface of the concrete basement or garage floor slab.

Vertical Boundaries: The vertical boundaries of the Unit shall be the vertical planes, extended to intersections with each other and with the upper and lower boundaries, of the Unit-side surface of the exterior walls which do not separate the Unit from any other Unit, and of the unit-side surface of the concrete block walls which separate the Unit from other Units.

Each Unit shall also consist of:

- The finished or decorated surfaces, including paint, lacquer, varnish, wallpaper, paneling, tile, carpeting and any other material applied to the wall, floor or ceiling areas; all doors and windows in interior and perimeter walls; and,
- All built-in and installed fixtures and equipment located within a Unit for the exclusive use of the Unit, commencing at the point of connection with the structural part of the Building and with utility pipes, lines or systems, serving the Building; and,
- All spaces, interior partitions and other fixtures and improvements within the title lines described above. Each Unit shall include the items within the title lines described in paragraph 3202 of the Uniform Condominium Act which are appurtenant to the Unit.

ONCE AGAIN....AND AGAIN.....AND AGAIN.....AND AGAIN.....AND AGAIN.....

Another month has gone by and we're still having a problem with garbage bags being torn apart by resident critters and refuse scattered all over the place. Since the critters won't listen, residents will have to resolve the problem. There are several solutions.....one being pay someone to come in and clean our streets every Wednesday (which is a great waste of \$\$ that could be used more efficiently), or start enforcing a 'garbage can' rule and require cans be used and fines imposed for those who don't. What a shame it would be to have to go to extremes for enforcement. PLEASE take responsibility and do the right thing. Thank you!



GCLO RULES AND REGULATIONS

4.3 The Common Elements and Limited Common Elements shall be kept free and clear of rubbish, debris, and other unsightly material.

4.4 Refuse and garbage shall be placed out and disposed of in accordance with the local ordinances.

A. To prevent animal foraging, refuse and garbage should be stored within the Unit or trash containers stored inside a unit fence or garage. Owners may place their bags or cans at the curb after 12 noon on the day before pick up. If cans or recycling containers remain on the street after 12 noon on the day after pick up, the containers will be disposed of.

B. Garbage cans and bags may not be stored in view of the Common Elements. Garbage must be in a container that will protect it from foraging animals.

Attend the Annual Meeting and get the ins and outs of 2012 plans for increasing the values of Georgetown Commons.



Repairs were made along the sidewalk in front of 100-110 W. Water was collecting and freezing, creating a dangerous situation. A one foot trench was dug out and filled with stones, then topped with river rock. Tastefully done! Maybe everyone living there could help keep the stones looking good—if you see any 'escapees', please replace them, and thanks!

New Holiday Decoration Rules are coming. Please watch your mailbox for the new rules, which will be mailed to every Unit Owner. These rules will go into effect as dated and will be within the guidelines of the GCLO Declaration, Code of Regulations and Rules and Regulations.

Council is still working hard (backed with good legal advice) to revise and revamp the GCLO Declaration, thereby bringing it up-to-date with the current Pennsylvania Condominium Act. This is a really big job, with many hours already involved and many more to come. When eve-



The next GCLO meeting is February 15th @ 7:00 PM!

The GCLO Board has accepted raising the Umbrella Limit on the insurance for protection of Georgetown from \$1,000,000 to \$2,000,000, for an additional premium of \$377.00 annually.



as the new flags arrive, they will again fly proudly in Georgetown.

New American and Pennsylvania flags are on order from Representative Evankovich's office. The old ones were worn and torn, but as soon



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