


GEORGETOWN TIMES



WEBSITE: www.gclo.org

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The GCLO Annual meeting was held February 15th. New Council members elected were: Ladd Thompson, Eileen Haskins. New Officers: Ladd Thompson, President; Eileen Haskins, Vice President; Mike Sullivan, Treasurer; Marilyn Hesse, Secretary.



There were two rows of Unit owners in attendance—a record-breaking number. Thanks to all of those who gave up an evening to participate. Many questions and concerns were addressed, and many issues gone over.....some with results and some that will take time to resolve. A Rules Committee will be formed to help revamp GCLO Rules, which are an extension of the Declaration that is being updated. If you are interested in joining the Rules Committee, please contact tomw@arbors.com. This is an important job—the last update of rules took about two years to get everything in order. Once the research is done the Committee will write “reasonable” rules and agree by vote, then present them to the Council. Council then has the right to approve or reject them.

The Rules and Regulations evolve from the Declaration. Article VII, #10: *POWERS OF COUNCIL TO ENFORCE*: Council shall have the power to make such rules and regulations as may be necessary to carry out and enforce these restrictions (referring to the Declaration). Please refer to the Rules and Regulations on the website. Tom can provide a copy if you can't get them online.

The budget was discussed, but there were no questions from the Unit owners. The point was made that we ‘don’t borrow money, we have money’ to do what we have to do; i.e. fencing, roofs, landscaping, etc., along with necessary yearly expenses which are covered by dues.

Our resident cats are still here, but agencies have been contacted and no one wants them (though a private home has been found for one). No one wants to turn them over to be euthanized either, so their home remains in Georgetown until a good solution can be found.

Another discussion was the rights and responsibilities of Council. Council is voted into office by the Unit owners as was done at the February 15th meeting. Running for Council is an individual choice and we thank those who do. For those who don't, if you have something to say or have any constructive input that would protect your investment here, there are two ways to be heard. One is at a meeting, the other is in writing. GCLO has a legal advisor who Council confers with to be sure they are doing their job according to the Declaration and Rules.

 **Happy St. Patrick's Day** 

New United States and Pennsylvania flags are flying proudly over Georgetown, thanks to Eli Evankovich, our district State Representative, who gave them to us. We are much appreciative of his generosity.

STATE REPRESENTATIVE
ELI EVANKOVICH
54th Legislative District



Annual Meeting
Eli and the New Flags
Units for Sale
Declaration
Holiday Rules
A Bright Idea
Street Lights
Questions 'n Answers
Fencing
Complaint Form
Rental Info



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A question was raised at the meeting about the number of Georgetown Units for sale. Here is the answer: 1—newlywed moving in with his spouse; 2—job change; 3—job relocation; 4—relocation with partner; 5—husband passed away, moving closer to out-of-state family; 6—elderly neighbor broke her leg and went to a long-term care home. We also had a long-term renter move out, new renter moved in but lost her job so had to leave, and another Unit is for rent because of a job change. Though the housing market is not good anywhere, prices of our Units are steadily increasing.



Holiday Decoration Rules have been revised and sent to all Unit owners. A fair amount of time was spent at the annual meeting discussing these rules. They will stand as voted on by Council unless and until Unit owners put their thoughts into writing and turn them into Tom at Arbors. The Council reviews

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 everything is in order, all residents will receive a copy to review and the opportunity to vote to accept this Declaration before it is filed in

There's been a problem with the street light on Williamsburg since October of 2011. Council has been trying to work with West Penn Power to resolve the problem and get that light working again. It's not been an easy process, but we now have their attention. Maybe they'll finish the pole on Georgetown too???????



**WASTE MANAGEMENT INTRODUCES
A BRIGHT IDEA
FOR FLUORESCENT BULB DISPOSAL COMPLIANCE**

WM Fluorescent light bulbs are one of many integral components in running a business. But when they burn out, it's important to dispose of them responsibly.

That's why Waste Management brings you WM LampTracker®, a simple and convenient fluorescent light-recycling service that benefits the environment and complies with universal waste regulations.

The LampTracker kit includes:

- Containers for fluorescent bulbs of any size
- Prepaid shipping both ways
- Certificates of compliance for your business
- Online records management

Tom has contacted Waste Management concerning the fluorescent bulb issue. They are sending us a returnable box that we will be placed in the garage for old fluorescent bulbs. Once filled or one year after receipt, the box can be sealed and returned by Fed. Ex. to them for disposal at no cost to us. Contact for access to the box is Ladd.

If everyone would turn their porch light on at night (or leave it on) it would not only give a pleasing appearance, but would also help light the sidewalks for safety purposes. A 40W curly, florescent light bulb uses only 13 watts of power; therefore the cost would not be an exorbitant for Unit owners.

THINK ABOUT IT!



Questionnaire: Please note the attached questionnaire and respond as requested, thank you very much!



Fencing for all remaining buildings on Williamsburg Lane has been ordered. Abe, our contractor, will be informed so he can start making plans to come back to Georgetown as soon as the ground thaws (that shouldn't be a problem) and the weather begins to cooperate. Materials should arrive in 4—6 weeks and hopefully Abe can get started on this project as Council would like to give the landscapers a head start on spring planting.

Rental Coordinator, GCLO/CC Community Room Ladd Thompson, (724) 301-6784

GCLO RULES AND REGULATIONS, REV. 2008

4.18 Any complaints by a unit owner regarding the maintenance and condition of the Common Elements, or the actions of the Council, or its officers, agents, employees, or independent contractors, or of any Unit owner, or any member of his family, guests, employees or independent contractors, shall be made in writing to the Property Manager. Except in emergencies, a reasonable time shall be permitted for the Council to study and act upon the complaint before the Unit owner should take any other action.

COMPLAINT FORM

This form to be used to: 1. File a complaint for rules violations against a specific resident;
2. File a general complaint about a problem on GCLO property.

Your Name		Owner or Renter	
Unit Address			
Phone (Home)		Phone (Other)	
Today's Date			
Complaint Against:		Unit Address Involved:	
Date Problem Occurred:		Time Problem Occurred:	
Location of Problem:			
Describe Your Complaint:			
How Often has This Occurred:			
Witnessed By You?			
Other Corroboration?			
Remarks or Notes:			

Your Signature: _____

Your signature indicates your request that The GCLO Council of Directors investigate this complaint for validity and for a possible violation of GCLO Rules. For first violations, a formal “cease and desist” notice is sent to the resident and entered into the unit’s file. For continuing violations or for more serious rule violations, an owner may be cited and fined. If fines are imposed, the accused resident may request a due process hearing before the GCLO Council at which time you may be asked to appear or to give a written disposition.

This Space for GCLO Use Only

Date Received
Date Investigated
Follow Up

This Complaint Form is also available on gclo.org

All written complaints are reviewed at the meeting.

QUESTIONNAIRE

What would you like to see happen at Georgetown to improve property values?

Are you willing to volunteer to help improve Georgetown?

YES

NO

NAME _____ UNIT # _____

Please deposit the questionnaire with your responses in the payment slot on the door next to the garage door at the community room.