



GEORGETOWN TIMES

WEBSITE: www.gclo.org

Volume 5, Issue 11

November, 2012

THANK YOU EVERYONE!

Last month, sixteen letters were sent out asking owners to comply to specific rules that were being violated. Four responded in writing willing to work out the infractions, and the other twelve complied with no further needs.

The letters were the result of a walk-around by Tom, Ladd and JP who noted these issues, some very minor and some that took serious work on the part of the owner. There were also some problems that needed attended to by GCLO and those were taken care of too.

Council is most appreciative of the understanding and cooperation of the residents and GCLO management. Thank you most sincerely!



GCLO Monthly Meeting—November 14th, 7 PM
Next Rules Committee Meeting —Maybe the same time?



November GCLO meeting is the budget prep meeting for 2013. Tentative financial plans will be discussed for next year including more fences, landscaping, and roofs as needed. Costs are rising everywhere, but GCLO is in good \$\$\$ shape.



Daylight Saving Time ends Sunday, November 4, 2012, 2:00am.

GARBAGE

And speaking of **GARBAGE** ...word is this will be put on the agenda for the November GCLO meeting. And GCLO Rule 4.4 C, which states "Garbage must be in a container that will protect it from foraging animals", may be enforced. Williamsburg Lane has scattered debris every week and those responsible do not clean it up. Not cool! One resident suggested paying someone to come in and clean our roads every Tuesday after garbage pick-up, which would be very expensive. The other answer is to enforce the garbage can rule, which would hold offenders responsible for their irresponsibility. Hmmmmmmmmm!

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Thank you everyone!

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Mark Christie, GCLC Insurance Carrier, did a walk-around on October 31st to determine items that need attention as far as safety pertaining to insurance coverage. We received an excellent report on the maintenance and upkeep of Georgetown. A few things were mentioned as follows:

- Speed bumps should be painted or marked with signs;
- CCCA is not covered under GCLC policy when using the pool and other community properties;
- Inspection of aluminum wiring, which will be discussed at the November GCLC meeting.

Bill Spina has researched GCLC eligibility for Purchase Mortgage Transactions other than Conventional. GCLC approval for FHA financing expired under the new FHA Condo Approval Requirements in July 2011. This included USDA Mortgages. Bill now has info needed for reinstatement and will present it to the BOD at the November meeting. The process will take approximately 8 to 12 weeks. GCLC is presently approved to offer VA Mortgage financing to buyers with Veteran eligibility. Any questions can be directed to Bill at (412) 860-4903

4.26 Holiday Decorations (Rev. February 1, 2012)

- A. All decorations must be consistent with the current holiday and can only be installed 2 weeks prior to a holiday and must be removed 2 weeks after the holiday.**
- B. Holiday Decorations shall not be attached anywhere on the outside of the building structure, on fences, or on any other item attached to the building by GCLC.**
- C. No holiday decorations are permitted in Common Areas.**
- D. Only one free standing decoration can be placed in Limited Common Areas. Only GFI outlets and approved exterior extension cords can be used, and electrical wires may not be placed in the lawn or walk areas. (If your condo does not have a GFI outlet, please complete an alteration form and submit to Condo Management 1 month prior to usage for approval).**

Refer to sections 3.1 and 3.2 of the May 2008 edition of the revised Rules for a description of Common and Limited Common areas.

- E. Holiday decorations may be placed on exterior doors and/or interior windows but lights must be white and can only be illuminated from sundown to 12:00AM.**

- F. Holiday flags are not permitted.**

Refer to Section 4.2 of the May 2008 edition of the revised Rules for a description of rules regarding flags in Common Areas.

Holidays include: New Years Day, Valentine's Day, Saint Patrick's Day, Easter, Memorial Day, July 4th, Labor Day, Halloween, Thanksgiving, and Christmas.



The Holiday Decoration Rules were approved on February 1, 2012 by GCLC Council vote. They remain in effect until revisited by GCLC Rules Committee and changed by Council vote. If you have any questions concerning the rules, please attend the GCLC November meeting for further explanation. Thank you very much!

RULES COMMITTEE: JP Burgess, Eric Rehak, Bill Spina, Chip Townsend, Beth Townsend, Pat Thompson.

REMINDER: The GCLC Annual Meeting is in February and elections will take place at that time. Want a vote in GCLC affairs? The way to do that is to run for Council. Think about it! There are three positions open in 2013.



Rental Coordinator, GCLC/CC Community Room
Ladd Thompson, (724) 301-6784
\$50.00 rental fee, \$100 deposit returnable after inspection of room if left clean and undamaged.