

2013 GEORGETOWN TIMES

WEBSITE: www.gclo.org

GCLC Monthly Meeting
January—Cancelled

Rules Committee Meeting
January 15th, 7 PM

*Wishing you
peace in the
coming year!*

THE 2013 BUDGET was passed at the December 19th meeting. Included in the approval is new fences for the remaining buildings on Georgetown Lanes and a new roof on the 100-110G building. New landscaping for these buildings was not included.

DECLARATION NEWS: After a year of hard work, the revised Declaration was approved by Council. The next step is to send copies to all residents along with a form asking for your vote to approve. This is really important as approval requires 66% of owners 'yes' votes. A letter of explanation will accompany the Declaration. The updates comply with the Pennsylvania Declaration of Condominium Act in effect. Anyone wanting a copy of the present Declaration for comparison, can look online at gclo.org or contact Tom for a copy.

For Georgetown to obtain HUD and FHA loan approval for the units, we need the updated Declaration approved and filed in the Westmoreland County Courthouse, along with the plats and plans which have recently been updated for this purpose. To date, plats and plans were not complete as filed originally. It's been reported that at least one sale of a unit fell through because GCLC HUD/FHA approval expired. GCLC cannot get approval of HUD/FHA until our Declaration is brought up to date and filed in the Westmoreland County courthouse. Condos seem to be more difficult to acquire loans for than single family homes, therefore we need to do all we can to help sales of our units which will in turn help property values.

It is important that everyone respond to the information you will receive. If there are any questions or concerns, please contact a member of Council or Tom for explanations. This is very involved information and parking lot meetings will not give you proper answers. Council members will be more than happy to talk with you as would Tom.

Don't forget February 20th, the annual GCLC meeting at 7:00 PM

THE MAIL SLOT in the man-door at the garage will no longer be available to drop payments as of February 28th. Payments can either be mailed to Arbors, or you can pay through on-line banking or set up an auto payment to Arbors with your bank.

Volume 6,

January, 2013

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GCLC Rules Revision



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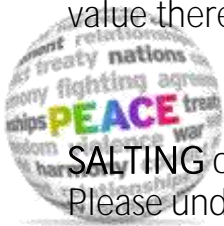
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FENCES on all Georgetown Lane buildings are to be replaced in 2013. This will begin in the spring as weather permits. A meeting will be held on Thursday, February 21st @ 7:00 PM for all unit owners affected by the construction, and any questions will be answered at that time. An information letter will be sent before the meeting giving a description of the process. This is a BIG project and will be a little messy, a little noisy, and maybe even a little disrupting, but the contractor is efficient and will have the job done before you know it.

Thanks ahead of time for your cooperation.....this project has a major impact on the appearance of our buildings and will enhance our units and the value thereof.

Hope for 2013



SALTING of the roads and sidewalks has begun! Please understand that for safety purposes, GCLO is under obligation to keep icy areas as safe as possible. If you are concerned about the salt being carried into your home on shoes or **boots and don't want your walk salted, you must** contact Tom, fill out a release form and show proof of your personal insurance coverage that would protect you in case of an accident.

IT'S ALL ABOUT PINK!

Laura Johnson and Brian Caskey (208 W) had the best Christmas gift of all.....two little tiny girls.



Madisyn and Isabella were born on December 14th. Madisyn came home on January 1st, welcomed by big sister Alexa, and Isabella will join them soon.



CONGRATULATIONS TO ALL - what an amazing time in your lives!

At the **JANUARY 15TH UPCOMING RULES COMMITTEE** meeting, revision of the GCLO Rules from 2008 will begin. Because the Declaration has been completed, the RC can now start discussing the updating of the present rules. The rules will be a direct extension of the Declaration. This is another big job, and the Committee has a lot of work ahead of them. After revisions are agreed upon the rules will be presented to Council for their suggestions, advice and approval or disapproval. Council has the final vote on approval of the rules. Each rule will **be reviewed with the Declaration as the main resource, along with Georgetown's** specific needs taken into consideration. Any legal questions and concerns will **be directed to GCLO's legal advisor.**

The Rules committee consists of: JP Burgess, Chip Townsend, Beth Townsend, Bill Spina, Eric Rehak and Pat Thompson.

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