

**GEORGETOWNE PLACE COMMUNITY ASSOCIATION
HOMES AND VILLAS ANNUAL MEETING
Tues 6/21/2022 Georgetown Public Library**

****Keep this newsletter for dates, website and phone numbers you will need all year! Most calls we get are answered right here****

Check out www.GeorgetownPlace.org
"Georgetowne Place Neighborhood Association" for all your info!

Thanks to the 53 residents that attended our Annual meeting. Each board member and some great neighbors donated gift cards to Biggby Coffee, the Blueberry Pancake House and Kroger, as well as a flowering plant, a homemade casserole dish and holder, and two serving platters. Our very happy winners were Mike Markland, Lesley Radke, Peggy Keefer, Susan Maskal, Vivian Schlib, Jan Silvers, Matt Harris, Gary Stair, Ed Raupfer, and Mike Maskal. Congrats! Thanks to Laurie Bailey and Pat Kirkpatrick for the treats!

20% New Neighbors! We've had a lot of turnover since our last annual meeting in 2019. We've had many new residents join us, so we thought we would explain our two different Boards, as it's confusing. The Villas have their own board that handle their specific lawn and snow issues, and their president is Brian Kosteck, 493-2701.

The overall Association grounds are managed by this Board, the Georgetowne Place Community Association, and all Villas and all Homes are members and pay annual dues, due every March 31. This Board handles the mowing, planting, fertilizing, and weeding for six acres of common grounds, chemically treating and stocking the pond, and snow plowing Homes streets, and plowing all three entrances. Questions? Our phone numbers and emails are listed on the last page of this newsletter.

Snow Removal The hot topic at our Annual Meeting was snow removal! Last winter with two snow removals, we only received one email about snow being plowed onto sidewalks. The Board contacted both plow companies, created a map for the plow companies, and worked with the resident. However, at the annual meeting a half dozen folks had complaints. Please remember that it's difficult to do anything to fix a problem in June.

Your Georgetowne Place Neighborhood Association dues cover privately contracted snow removal. We only plow with 3 inches or more, and it's completed by 7 a.m. so everyone can get to work. The villas have their own snow removal service that plows before 10 a.m. but the overall association does plow *both* the Maplecrest and Lake Avenue entrances so everyone has access in and out. For any questions or concerns on snow removal for the Homes section, contact only Elizabeth Barnes or Ron Shively. Remember that Elizabeth is a full-time teacher and will get back to you when she can.

Looking for New Board Members and Volunteers! Want to keep dues down? We need volunteers to keep things running at a low cost. We switched from professional weeding to volunteers to weed and spray with a 60# tank many years ago, and that *saves each resident about \$30 a year in dues in landscaping costs*. We would love your help. We are also looking for snow team help, newsletter delivery, someone to contact folks whose yard or home needs more care, and much more. If we don't have volunteers, we may have to raise dues to cover landscaping expenses.

Thanks to Allie and Phil Russell, who put up our Christmas lights at both entrances every year. They also deliver our Welcome Packets to new neighbors and run Yard of the Month.

Accounting Information: Cristi Spilker of Spilker Bookkeeping is now handling our financials and paying our bills. Our volunteer treasurer, Steve Fishbaugh, volunteer Secretary Brenda Fishbaugh, and volunteer Dan Metzger work together to collect dues.

Please mark your calendars -- the annual Neighborhood Association dues are due March 31, 2023. We had a dozen homes that had to pay a \$50 late fee, and many had to be served certified mail before we were able to collect. One resident has not paid his dues for many years and now owes the Association \$3,346 and has a lien on his property. As a courtesy to our volunteer Board members, we would be very grateful if everyone would pay their dues on time, as it is time-consuming and frustrating to chase down unpaid dues. Sadly, we have had people hang up on us and write nasty notes. Because of the complaints, the Board is considering hiring a management company which will cost \$10,000 extra each year, about \$50 additional per home. Because our funds are currently going to the wall repair, the Board would need to raise dues for two years until we have the funds for the management company. If you did not attend the meeting and would like a copy of the financials, they are on our website page.

Hope you enjoyed our Neighborhood Picnic on Saturday, June 25!

Our annual picnic at the pond is free and open to both Villas and Homes residents, as well as your family or guests. Elizabeth Barnes, the organizer, always has lots of activities for the kids...a BOUNCE HOUSE and a FISHING DERBY with prizes for age groups, including adults! Subway sandwiches and picnic supplies are provided by the Association. Everyone brings a dish to share and your own chairs. This year, we had a lot of folks not RSVP or bring food, so we ran out of sandwiches. We are going to have the picnic earlier next year and see if that helps our attendance. Our picnic is covered by your dues! It's a great way to meet your neighbors!

Pond Update Our pond sign fell over this winter. Thanks to Steve Fishbaugh for repairing it and for restocking the pond with 200 bluegill and 30 bass this spring. Fishing is allowed on the pond from sunrise to sunset; no fishing is allowed at night. Fishing is also restricted to residents only. Guests may fish if accompanied by the

resident. It is a "catch and release" pond. Please pick up your worm cartons, hooks, and other trash as you leave the pond area to keep it looking beautiful.

Fountain Update We have had several requests by members to have the fountain on more often. It costs about \$80 monthly for every 5 hours a day it is run. Currently, the fountain electricity is paid for entirely by the overall Neighborhood Association. Since the villas surround the fountain and enjoy it the most, we have asked if the villas board will pitch in \$80 a month, or \$400 for the season, so we can run it five more hours a day. It currently runs from 5 pm-10 pm, and we would like to run it from noon to 10 pm.

GPCA Garage Sale: We had perfect weather for our garage sale. Our garage sale is always the third FULL weekend of June. Our 2023 annual garage sale is **Friday and Saturday--June 16 and 17, 2023**. The Association puts out signs at the entrances and a large ad in the paper every year.

New Neighborhood Liaison Officer: Trevor R. Waidelich is our new neighborhood police officer. In addition to calling the police, please report any theft or crime to the police and to Brenda Fishbaugh, co-secretary. She talks with our patrol officer to make sure he knows what problems we are having and oversee our issues on his night patrol.

Wall Maintenance and Repair: Byers Masonry has completed wall repair on Maplecrest north of the entrance and is continuing work on the wall south of the entrance. Your Board voted to spend \$65,000 to make repairs on our 32-year-old wall. Already the wall looks much better and is sturdier with replacement bricks and new limestone capstones. These improvements are your dues dollars at work to keep our neighborhood looking beautiful.

Sprinklers Hitting the Stone Wall? If you have the stone wall in your back yard, please report any sprinklers hitting it, as constant water is what has caused the need for much of our repair work! If we have more damaged to the wall, we will not be able to replace sections, and there will be gaps. Please call Craig Roemke, 749-6918.

Planning an Outdoor Improvement? If you live in the Homes section, be sure to submit your proposal for a new fence or patio to the Architectural Committee – John Dabbelt, Steve Fishbaugh, and Chanchai Hocharoen -- for review. Allow 30 days for approval. Forms are available on the Georgetowne Place website. Villas need to contact the Villa Architectural Control Committee.

The Homes Architectural Control Committee had updated the fencing policy. You'll find the letter right next to the application on the website.

Yard of the Month: This recognition runs May – September. Have a front yard to nominate (including your own)? Contact Phil Russell with your suggestions! Winners are displayed in the Gallery on our website! Our recent winners include Paul & Kristina Koehler, Jerry & Donna Toms, David & Karen Johnston, Robert Stewart, Don & Michele Kidd, and Tom & Donna Kaiser. Congrats!

Mulching Party: Many thanks to everyone who showed up on Saturday, May 21, to help turn over mulch in the common area beds. Last year, we spread about 400 bags of mulch; this year we just raked the mulch to keep it looking fresh. We appreciate your volunteerism, which keeps our landscaping costs down! Thanks to Phil Russell and his two youngsters, Chanchai Hocharoen, Steve Fishbaugh, Karen May, Al Epps, Jason and Elizabeth Barnes, Pat Kirkpatrick, Tom Kaiser, Matt Harris, Dan and Nancy Schram, Cindy Louis, Ed Raupfer, and Marty Burns. We had a few more volunteers, but we didn't catch your names...so sorry! Our volunteers tend to six acres of common ground enjoyed by us all!

What to do when your neighbor doesn't mow? Call 311 to report any non-emergencies such as unleashed dogs, streetlights out (get the number on the light pole, they will need this), lawns that have high weeds or grass, loud neighbors and the like. As always, dial 911 to report any life-threatening emergencies. We are looking for a volunteer to call or write a card to neighbors about whom we receive complaints.

Need Your Info: We'd love your email to send you news and save on the cost of printing newsletters. We do NOT give resident information to outside companies or organizations. Email BrendaFishbaugh@gmail.com if you didn't receive this notice by email. Email and phone numbers are helpful to have when so late fees can be avoided when there are timely issues about dues.

Neighborhood Website: Check out the Georgetowne Place website (georgetowneplace.org) for the latest information regarding dues, garage sale dates, contacts, and neighborhood news. Thanks to Jason Barnes, our webmaster, for keeping the website updated. This is the most up-to-date news we can offer, **so check the website first before calling Board members. Thank you!**

Your Volunteer Georgetowne Place Officers

President	John Dabbelt	(260) 312-1391	JDabbelt51@gmail.com
Co-Secretary	Brenda Fishbaugh	(260) 410-4078	BrendaFishbaugh@gmail.com
Co-Secretary	Elizabeth Barnes	(260) 415-3784	ebarnes@eacs.k12.in.us
Treasurer	Steve Fishbaugh	(260) 415-5544	Jetsteve7@gmail.com
Board Member	Chanchai Hocharoen	(260) 413-3974	chocareon@msn.com
Board Member	Ron Shively	(260) 403-8300	Rojosh1@frontier.com
Board Member	Phil Russell	(574) 210-1981	phillip.r.russell@gmail.com
Webmaster	Jason Barnes	(260) 312-3270	jason@sickleave.net