

Georgetown Square Civic Corporation
NOTICE TO ALL HOMEOWNERS

Annual Homeowners Association General Membership Meeting
Sunday April 23, 2017 at 5:00pm Georgetown Square poolside (bring a chair)

Your attendance is very important and welcome!

No business can be completed without the presence of a quorum. If you will be unable to attend, please send your written proxy (below) with your trusted **neighbor**. (Non-members are welcome, but cannot vote nor hold proxies.)

AGENDA

Call to Order / Confirm Quorum (16 residences = Quorum)

Approve minutes from 2016 General Membership meeting

Introductions, "Thank you" to all neighborhood volunteers

Project Reports / Committee Reports

Treasurer's Report

Proposed Budget 2017-2018

2018 Assessments

Neighborhood Maintenance, Repairs and Improvements

Old Business

GSCC Website resource

General Notices and Reminders

Nextdoor Bellaire

Area flooding/City of Bellaire contacts

New Business

Board Directors election (3 positions – John, Mauri, Jill)

Power stability

National Night Out – October 4, 2017

Other Business

ITEMS FOR VOTE:

2016 General Membership Meeting Minutes

2017/18 Budget (4/1/2017-3/31/2018)

Board Directors Elections

If you have any questions, please feel free to contact any Board member:

John Pickul, President Ashley Chappell, Vice President

Mauri Norris, Treasurer Jill Pearsall, Secretary Alexandra Grosman, Director

PROXY FORM

I/we _____ at _____
(print name) (print address)

grant my/our proxy for the General Membership meeting of the Georgetown Square Civic Corporation

on April 23, 2017 to _____
(name of attending member)

Signed by: _____ Date: _____

Month Paid	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	4/1/2016-3/31/2017 Totals	2016/2017 Approved Budget	2017/2018 Proposed Budget
Beg Bk Bal	31,302.90	26,902.49	26,413.33	26,418.62	24,523.96	24,176.08	24,687.93	22,766.43	22,657.25	37,256.54	41,269.71	46,121.17	44,905.30		
Reciepts															
Realtors			125.00									125.00	250.00	250.00	250.00
Dues	535.61	428.67	428.67	428.67		857.34	428.67	2,057.24	16,326.19	6,350.00	5,195.24		33,036.30	30,000.00	30,000.00
Dues Refunds													0.00	0.00	0.00
Checking Interest	0.23	0.23	0.22	0.22	0.21	0.20	0.20	0.19	0.23	0.33	0.35	0.39	3.00	5.00	3.00
Bank Fees													0.00	0.00	0.00
From Savings													0.00	0.00	0.00
Ins Recovery													0.00	0.00	0.00
Other											0.06		0.06	0.00	0.00
Total Receipts	535.84	428.90	553.89	428.89	0.21	857.54	428.87	2,057.43	16,326.42	6,350.33	5,195.65	125.39	33,289.36	30,255.00	30,253.00
Expenses:															
To Savings													0.00	0.00	0.00
Groundskprs	1,984.22	308.51		1,984.22			1,984.22		654.91	1,984.22			8,900.30	12,000.00	12,000.00
Pool Cleaning	205.68	205.68	205.68	205.68	205.68	205.68	205.68	205.68	200.68	205.68	205.68	205.68	2,463.16	2,700.00	2,700.00
City/Bellaire	14.65	15.25	15.25	15.25	15.10	19.65	17.15	19.65	24.00	18.20	18.50	22.50	215.15	300.00	300.00
Reliant/NRG	126.04	117.50	131.51	118.40	127.31	120.36	131.43	119.79	134.49	129.06	120.01	86.60	1,462.50	2,000.00	1,800.00
POBox												94.00	94.00	100.00	100.00
Insurance **	1,883.70							1,633.00					3,516.70	4,000.00	4,000.00
Lights*/Secur							11.89	23.75	10.38				46.02	500.00	500.00
Office/postage/copies								44.86	1.70			4.90	51.46	200.00	200.00
Website Maintenance								119.88					119.88	300.00	150.00
Projects:															
Repair Fence													0.00	1,500.00	1,500.00
Pool Furniture											898.42		898.42	0.00	3,000.00
Pool Repairs		271.12	196.16						700.97				1,168.25	1,500.00	1,500.00
Landscape												29.16	29.16	0.00	0.00
Side Walks													0.00	0.00	0.00
Annual Mtg/Fall Party													0.00	300.00	300.00
Tree Trimming													0.00	1,000.00	1,000.00
Lndscp Newcstl													0.00	0.00	0.00
Legal	563.86												563.86	4,000.00	1,500.00
IRS/Taxes **													0.00	150.00	150.00
Refunds													0.00	0.00	0.00
Website Development													0.00	0.00	0.00
Other Projects	158.10												158.10	1,000.00	1,000.00
Total Expenses	4,936.25	918.06	548.60	2,323.55	348.09	345.69	2,350.37	2,166.61	1,727.13	2,337.16	344.19	1,341.26	19,686.96	31,550.00	31,700.00
													13,602.40		
Ending Balance	26,902.49	26,413.33	26,418.62	24,523.96	24,176.08	24,687.93	22,766.43	22,657.25	37,256.54	41,269.71	46,121.17	44,905.30	44,905.30	-1,295.00	-1,447.00
Statement Balance	27,466.35	26,619.01	26,418.62	24,523.96	24,176.08	24,893.61	22,766.43	22,982.81	37,673.24	41,269.71	46,326.85	44,905.30			
Difference	563.86	205.68	0.00	0.00	0.00	205.68	0.00	325.56	416.70	0.00	205.68	0.00			
	OK	OK	OK	OK	OK	OK	OK	2 ck o/s	1 ck o/s	OK	1 ck o/s	OK			

NOTES: 2016/2017 Approved budget assessment revenue remains the same as the 2012/2013 & 2013/2014 & 2014/2015 & 2015/2016 years at \$30,000 (shared by all 53 members).

Tax return is due on 6/15 annually for fiscal year ending 3/31 (last filed 4/5/2016 for yr ended 3/31/2016)

Last updated: 4/2/17

As of 3/2017 ALL assessments are current and paid in full

SAVINGS

Starting Balance	107,532.39	107,536.80	107,541.35	107,545.76	107,550.31	107,554.86	107,559.27	107,563.83	107,568.24	107,572.80	107,577.37	107,581.50	
Interest	4.41	4.55	4.41	4.55	4.55	4.41	4.56	4.41	4.56	4.57	4.13	4.57	53.68
Deposits													
Balance	107,536.80	107,541.35	107,545.76	107,550.31	107,554.86	107,559.27	107,563.83	107,568.24	107,572.80	107,577.37	107,581.50	107,586.07	53.68
	OK	OK	OK	OK	OK	OK	OK	OK	OK	OK	OK	OK	

Georgetown Square Civic Corporation
General Membership Meeting Minutes
April 24, 2016

Meeting was called to order by President John Pickul at 5:08pm. Board members present were: John Pickul, Arnold Colunga, Mauri Norris and Peggy Ascherl. Jill Pearsall was absent due to family issues. Treasurer, Mauri Norris, announced that there was a quorum present, 19 properties were represented – 13 in person and 6 by proxy (16 are needed for a quorum).

Minutes from the 2015 General Membership meeting were distributed to all members with the announcement for this meeting. Diane Fraser moved to accept the minutes as distributed. The motion was seconded by Ellen Hein and passed unanimously.

John had all the board members introduce themselves.

John thanked all of the community volunteers – Tom White for his years of work maintaining the gardens outside the pool area; Peggy Ascherl for her coordination efforts with Groundskeepers on maintenance of the Newcastle beds and the inside beds at the pool area; Rick Norris for his work on the neighborhood security lights.

Treasurer's Report - Mauri Norris mentioned that the Financial Report for 4/1/2015-3/31/2016 (the Georgetown Square Fiscal year ends on 3/31) and the proposed budget for the next year were included in the packet with the meeting announcement. The Checking balance at 3/31/2016 was \$31,422.78 with an additional \$107,532.39 in a Savings account. Balance is relatively high since all of the revenue is in but only 3 months of expenses have been used. This reserve leaves HOA in a good position in case of unexpected expenses and able to continue annual assessment rate unchanged. There were no questions about the report. Alexandra Grosman moved to accept and approve the financial report and proposed budget. Motion was seconded by Lola Pickul and passed unanimously.

Neighborhood Maintenance – Rick Norris shared that he periodically reviews the condition of member properties to assess any needed repairs. He reports any findings to the Board of Directors. Any such identified properties are sent a letter (and sometimes photos) regarding the needed repairs. Responses have not been 100% but most have been repaired. Also, we have some new regulatory signs at the pool and a new bulletin board will be installed soon.

Website – Members are encouraged to visit the website: www.GeorgetownSquareCC.com
Arnold Colunga reported that members should contact the Board regarding any ideas for changes or improvements in the website. The Board wants it to be useful and friendly (while still following any legislative mandates).

New Business – Board elections –

Arnold Colunga's and Peggy Ascherl's terms expire today. We need to elect two members to serve two year terms. Neil Chappell nominated Ashley Chappell; Ashley Chappell nominated Alexandra Grosman; Mauri Norris nominated Arnold Colunga and Rick Norris nominated Peggy Ascherl. Phil Hein moved to cease nominations; the motion was seconded by Neil Chappell and nominations ceased by unanimous vote. Each owner present (plus any proxies held) was asked to vote for TWO of the four nominees. William Arteaga and Lola Pickul collected the votes and tallied the results:
Peggy 7; Arnold 8; Alexandra 10; Ashley 12
Ashley Chappell and Alexandra Grosman are newly elected board members.
John thanked Arnold and Peggy for their service.
Members present expressed appreciation for all the Board members.

Other Announcements:

Philip Hein mentioned that Charlie Drabek passed away last week.

Philip also mentioned that there is a NextDoor for Bellaire – similar to Facebook it is a social network for Bellaire residents to share useful information. Neighbors might want to consider joining the NextDoor network.

Ellen Hein asked the Board if there is any assistance they could give regarding the problematic flooding along Gambier. In particular she hoped that the Board could contact the City of Bellaire on behalf of the neighborhood. Arnold suggested that we might be able to contact the Public Works Director regarding the problem and find out when their next CIP meeting is scheduled (Capital Improvement Projects) and get our situation considered. Iola Pickul mentioned that all Bellaire residents can address the City Council at any council meeting (the council meets twice monthly). This issue will be placed on the agenda for the next Georgetown Board meeting.

It was mentioned that there are wires or cables hanging very low in the nearby park. Rick Norris mentioned that he is planning to write to the City of Bellaire regarding the hazardous situation of the park walk-path ending at Locust Street in a blind-spot where there is often traffic.

Diane Fraser moved to adjourn. Motion was seconded by Rick Norris and the meeting adjourned at 5:50pm.

An organizational Board meeting will be held immediately following the general membership meeting.

Submitted by
Mauri Norris
4/24/2016

GEORGETOWN SQUARE CIVIC CORPORATION NEWSLETTER

Spring 2017

Current Board Members:

John Pickul - President Ashley Chappell - Vice President
Mauri Norris - Treasurer Jill Pearsall - Secretary Alexandra Grosman - Director

MARK YOUR CALENDARS

Please come, meet and visit with your neighbors at the

Annual General Membership Meeting
to be held at the pool
April 23, 2017 at 5:00 p.m.

Your attendance is very important and welcome. No business can be conducted without a quorum present. If your schedule will not allow you to attend, please complete and send your proxy form (attached to the meeting Agenda) with your trusted neighbor.

Please bring a chair.

GSCC WEBSITE IS HERE!!!

Documents and forms are readily available to you on the Georgetown Square Civic Corporation website. You can access the following information:

- Deed Restrictions
- By Laws
- Payment Plan Policy
- Records Production Policy
- Records Retention Policy
- Membership Information Form
- Pool Liability Waiver
- Newsletters
- Meeting Agenda

Visit

www.GeorgetownSquareCC.com

and let us know what you think.

NEIGHBORHOOD SAFETY

1. Please **watch your speed** in the neighborhood! Residents, children and pets are often walking in the area.
2. **Alleys** are PRIVATE PROPERTY and, for everyone's safety, should be used by property owners or service vehicles only. Please do not use the alleys as playgrounds and keep streets and alleys clear of toys and bicycles.
3. **Park vehicles** in your garage, if possible. If you must park in the street, *please park only in front of your own home and not in front of others'.* You may also park along Locust or the north side of Acacia. No parking is allowed in the alleys or driveways.
4. Your assessment dues pay for 10 specific alley **security lights** around the neighborhood. Owners with those lights are asked to make sure those fixtures are kept burning dusk-to-dawn every night. If the lights are not working, please contact Rick Norris at 713-252-2800 for repairs and maintenance.
5. Leave your front porch and alley light on at night for enhanced neighborhood security.
6. If you see anything of concern, such as needed repairs, security provisions or a safety risk, please report it to a Board member. To make our volunteer Board of Directors' jobs less time-consuming, follow all **deed restrictions**, neighborhood rules, pay your assessments timely and report any community concerns.
7. Report all **suspicious or illegal activities** to the Bellaire Police! You can reach them at 713-668-0487 or in an **EMERGENCY** call 911!

GEORGETOWN SQUARE CIVIC CORPORATION NEWSLETTER

Spring 2017

POOL USE

With the warm weather upon us, please reference these rules associated with use of the community pool:

- **NO** lifeguard on duty - swim at your own risk
- **NO** glass containers. Metal, plastic or paper only
- **NO** smoking
- **NO** pets allowed
- **NO** barbeque equipment
- **NO** large pool floats
- **NO** running - **NO** playing ball, except with inflatable beach balls - **NO** diving
- Limit four guests per resident. Guests and minors **must** be accompanied by an adult resident. Unaccompanied guests or minors are subject to arrest and prosecution for trespassing.
- Pool equipment shall **only** be operated by an authorized person or vendor. The rear gate is for maintenance use **only**.
- Area safety and cleanliness are **every** resident's responsibility - please remove **your** belongings and **your** trash.
- Babies and young children **MUST** use swim diapers.
- The pool area entry gate should be closed and secured and all **lights and fans** turned off when you leave.

POOL HOURS

Sunday - Thursday, 6:00 a.m. - 10:00 p.m.
Friday - Saturday, 6:00 a.m. - 11:00 p.m.

BOARD MEMBER CONTACTS

John Pickul, President

6508 Kenyon dillpickul@sbcglobal.net
713-665-1510

Ashely Chappell, Vice President

6506 Gambier agbisme@gmail.com
713-805-1964

Mauri Norris, Treasurer

6504 Kenyon Maurinorris@yahoo.com
713-201-9995

Jill Pearsall, Secretary

6505 Kenyon mont2pear@aol.com
713-432-1266

Alexandra Grosman, Director

6510 Gambier aagrosman@gmail.com
832-614-4103

BOARD MEETINGS

The next **Georgetown Square Board meeting** will be held **immediately following the Membership meeting on April 23, 2017 at the Georgetown pool**

Please note that Board meetings are typically held quarterly in February, May, August and November and the most recent meeting minutes are posted on the bulletin board on the pool fence.

NEXTDOOR

Our neighborhood is using a free online network called NextDoor Bellaire and you may want to join. On their website is shared provider recommendations, items free or for sale, safety concerns, local events and much more. It's a great way to meet neighbors, get recommendations, find your lost pet, discuss crime or promote a garage sale. Just go to www.nextdoor.com/join

GEORGETOWN SQUARE CIVIC CORPORATION NEWSLETTER

Spring 2017

LOCAL HELPFUL NUMBERS

Bellaire Police/Animal Control - 713-668-0487
Bellaire Fire Dept - 713-662-8202
Bellaire City Manager - 713-662-8276
Bellaire Development Svcs - 713-662-8230
Bellaire Parks, Rec & Fac - 713-662-8280
Bellaire Public Works - 713-662-8170
CenterPoint/Power Outages - 713-207-2222

MEMBERSHIP INFORMATION

It is recommended, suggested and requested that each Owner and resident **register their email address and telephone numbers with the Board** in order to receive timely and informative details about the business and activities within our immediate community, including emergency notifications. A **Membership Information form** is available online at

<https://www.georgetownsquarecc.com/documents/>

Please drop off the completed form to 6505 Kenyon Lane. If you rent your property, please register Tenant information as well so that the Board can contact you in case of emergency. Your information will be kept confidential as requested.

DEED RESTRICTIONS

The Board requests Owners read the Deed Restrictions to comply with our community rules and to make sure you understand its provisions. Although not a complete list, here are a few general reminders:

Maintenance: The Deed Restrictions clarify that the Georgetown Square Civic Corporation (the "Association") is responsible for the maintenance of all common areas and each owner is responsible for the maintenance of its own lot and townhome.

Construction Review: The Deed Restrictions contain a requirement for exterior construction to be reviewed and approved by either a construction review committee (if one is formed) or the Board of

Directors for the Association. This review requirement is limited to exterior construction to the structures or additional improvements to be constructed. The purpose of this requirement is to maintain the aesthetics of our community.

Exterior Lighting: To promote the public safety in the Community, all Units shall maintain a working exterior light on the Unit capable of illuminating the front of the Unit from dusk to dawn. No exterior lighting may shed light onto other property in the Community or into residential dwellings in such a manner that creates a nuisance.

OTHER REMINDERS

- Support the City of Bellaire's **Recycling Program** by PARTICIPATING!! Pick up is on Wednesday - label your bins and take them in promptly after pick-up.
- Pick up all flyers and newspapers and retrieve **mail** promptly. Excessive unclaimed papers and mail can be an invitation to thieves. Don't forget the alley area applies to this pick up/clean up as well.
- Please do NOT put out your **garbage** ahead of pick-up day! This invites pests to the neighborhood. Garbage pick-up is on Tuesday and Friday.

ANNUAL NATIONAL NIGHT OUT (NNO)

NNO is an effective, inexpensive and enjoyable program to promote neighborhood spirit and police-community partnerships in hopes for a safer nation. Along with community camaraderie, we can learn from the Bellaire Police Department about crime and drug prevention awareness, neighborhood spirit and police-community partnerships, as well as send a message to criminals letting them know that our neighborhood is organized and fighting back. Please let the Board know if you are interested in participating in this annual event, to be held on **Wednesday, October 4, 2017**.

GEORGETOWN SQUARE CIVIC CORPORATION

NEWSLETTER

Spring 2017

HURRICANE PREPARATIONS

With the next hurricane season starting June 1st, below are some reminders for preparedness and response:

1. Before a Hurricane

- a. Build an emergency kit
- b. Make a family communications plan
- c. Learn community hurricane evacuation routes and how to find higher ground.
- d. Cover all of your home's windows (tape does not prevent windows from breaking).
- e. Be sure trees and shrubs around your home are well trimmed so they are more wind resistant.
- f. Clear loose and clogged rain gutters and downspouts.
- g. Bring in all outdoor furniture, decorations, garbage cans and anything else that is not tied down.
- h. Consider flood insurance protection. To learn more, visit www.floodsmart.gov or call 1-800-427-2419.

2. During a Hurricane

- a. Listen to the radio or television for information.
- b. Turn off utilities, if instructed to do so.
- c. Turn the refrigerator thermostat to its coldest setting and keep its doors closed.
- d. Avoid using the phone, except for emergencies.
- e. Fill the bathtub and other large containers with water.
- f. Evacuate if directed by local authorities and follow their instructions.
- g. Stay indoors during the hurricane and away from windows and glass doors.
- h. Close all interior doors.
- i. Keep curtains and blinds closed.
- j. Take refuge in a small interior room, closet or hallway on the lowest level.

- k. Lie on the floor under a table or another sturdy object.

3. After a Hurricane

- a. Listen to radio or local television for the latest updates.
- b. Stay alert for extended rainfall and subsequent flooding.
- c. If you evacuated, return home only when officials say it is safe.
- d. Drive only if necessary and avoid flooded roads and washed-out bridges.
- e. Stay off the streets. If you must go out, watch for fallen objects; downed electrical wires; and weakened walls, bridges, roads, and sidewalks.
- f. Walk carefully around the outside your home and check for loose power lines, gas leaks and structural damage
- g. Report loose or dangling power lines to the power company immediately.
- h. Inspect your home for damage. Take pictures of damage, both of the building and its contents, for insurance purposes.
- i. Use battery-powered flashlights in the dark. Do NOT use candles.
- j. Watch your pets closely and keep them under your direct control.
- k. Watch out for wild animals, especially poisonous snakes. Use a stick to poke through debris.
- l. Avoid drinking or preparing food with tap water until you are sure it's not contaminated.
- m. Check refrigerated food for spoilage. If in doubt, throw it out.
- n. Wear protective clothing and be cautious when cleaning up to avoid injury.
- o. Use the telephone only for emergency calls.
- p. **NEVER** use a generator inside homes, garages, crawlspaces, sheds, or similar areas.