



Ashbrook Community Association Newsletter

www.ashbrookonline.com

Upcoming Events

- 2/19 ARC 6:00
- 2/20 Canasta 6:30
- 3/4 ARC 6:00
- 3/4 B&G/Lake 7:00
- 3/11 ACA 7:00
- 3/12 Social Comm. 7:00
- 3/14 St. Patrick's Adult Party 7:00
- 3/16 Children's Easter Party
- 3/18 ARC 6:00
- 3/19 Canasta 6:30

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From Your President

Happy New Year to everyone! Our days are getting longer and we are flirting with warmer temperatures. Spring will be upon us and it will be very exciting to see new life come about in our yards. Would you like to see local guests do seminars on spring landscaping? Let us know!

There is a lot of information in this newsletter. Also be mindful that this newsletter came with a Quarterly Dues Statement. Dues will now be paid each quarter which should help most house holds.

Be sure to check out the web site

and the community calendar on the web site for upcoming events.

We look forward to seeing you there!

Joy Nowak

ashbrookonline@verizon.net

Please remember that your trash cans and recycling can go out as early as the night before your pick up day, and need to be tucked away no later than the next morning after pick up. This is a violation of the covenants, so the Board is required to take action on this violation!

Thank you for helping Ashbrook stay neat and tidy!



Social and Recreational Committee

Julie French

The Social/Recreational Committee will be holding a St. Patricks Day adult party. The party will be held on March 14th 7:00 at the clubhouse. Each house hold needs to bring an appetizer to share and the beverage of their choice (soda will be provided). On March 16th 2:00 at the clubhouse the Social/Recreational Committee invites all the children to come and decorate easter eggs and have a treat. There will be art projects and a special visitor. Children need to be accompanied by an adult.

Canasta is moving to Wednesday nights! Every 3rd Wednesday of the month,

starting with February 20th, we'll meet at the Clubhouse to play Canasta at 6:30pm. All those who come are asked to bring a snack to share! We've been having a great time, and welcome anyone interested in playing! Please call Pat Tavenner at 639-2023 to sign up. come on now- come on out and meet some new friends! See you there!

We are looking for volunteers to come and join our committee. We have a great time at our meetings and it is a good way to get involved with your neighbors. If you would like to join our fun little group please contact Julie French at juliefrench@comcast.net.

We are continuing to work hard to get our Neighborhood Watch program up and running! Block Captains are trying to get your email information to begin setting up an electronic communication link between neighbors. If you received a light blue flyer asking for your information, please fill it out and return it to your Block Captain ASAP. This is the only way to get the program started. Many streets still do not have a volunteer to be a Block Captain. We would like to have a Block Captain for each street.

Signs will be posted this month on those streets still needing a Block Captain. If you see a sign on your street, please contact ashbrooknw@yahoo.com to volunteer. The job is simple. We will bring copies of a flyer to your house. Then you will deliver the flyer to the houses on your street. Your street neighbors will fill it out and return it to you. You simply create a distribution list in your email to alert your street neighbors of any reported crimes on your street. Keeping alert to crimes in our neighborhood will deter crimes from happening here in

Ashbrook. Here is a link to the Chesterfield County Police report of crimes that happen in neighborhoods <http://www.co.chesterfield.va.us/publicsafety/police/nwg%20100%20block%20disposition.pdf>. You will have to scroll down to see Ashbrook (they are listed in alphabetical order). By having an active Neighborhood Watch program, we will most likely see a drop in the number of calls to police!



Buildings and Grounds Committee



Happy New Year to all of our neighbors in the Ashbrook Community! We are very excited about all of the achievements we accomplished in the last year. Our goal to create a “Better Ashbrook” gets closer to reality everyday. Don’t forget that we meet at the clubhouse on the first Tuesday of every month at 7:00 P.M. All are welcome and we would really like to make a pitch here for better participation in this vital segment of our community. We welcome any ideas to improve our facilities.

We made great strides last year in getting our community spruced up and we look forward to continuing that trend in 2008. Many thanks go out to all of the residents who gave of their time for our community clean up days and the landscaping company who worked with us in our time of need. We will be receiving bids in the next week for care and upkeep of the common grounds for the upcoming season.

During the next month or so you will notice some much improved lighting around our clubhouse and playground area. We met with a representative from Dominion Power and got his professional recommendations which will greatly improve the visibility and security of these areas during the evening and overnight hours. We also have some ideas in place to improve the playground and pavilion areas. We’ve had some requests for picnic tables for some areas, we’re going to reposition some of the barbeque grills to more strategic locations, and add a few trash can holders to hopefully cut down on the littering around the common grounds. Please contact us if you have any ideas or suggestions on that venue.

Many thanks to the volunteers who continue to keep the trash picked up on our streets and common grounds. They have really made a difference in the everyday appearance of Ashbrook. The cooperation from VDOT in our community has not gone unnoticed either. Our request for a barricade sign at the end of Ashbrook Pkwy., the replacement of the 35 MPH sign on Shady Banks Dr., and

Bill & JoAnn Ruitenberg

the repair of the guard rail on Ashbrook Pkwy. were all done in a very timely fashion.

On a somber note, we have recently experienced some vandalism around the clubhouse. Someone broke out one of the windows in the front of the clubhouse on Dec. 20 and helped themselves to the refreshments for the adult Christmas party. The refreshments were replaced and the glass was repaired only to have some individual break the glass again this past week. If anyone has any information regarding either of these incidents, please contact one of us or the police department. We do not intend to tolerate this type of behavior.

Co-Chairs: Bill And Jo Ann Ruitenberg
Lake: Jerry Oakley
Playgrounds: Bill Walton
Board Member: Don MacQueen

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Architectural Review Committee

Don Helldt

When planning a structural or large scale change to your home or property, please remember to follow the proper procedure. In an effort to help clarify any confusion, here are the steps that should be followed:

1. Before starting any portion of the project, obtain the proper application forms. New forms are available on the Ashbrook website and from Stellar Management.
2. Fill out each application form completely. Be sure to include as many details as possible to help the reviewers understand your

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Ed Rodriguez for reservations.

739-5429

project. If you have a rendering, please enclose a copy.

3. Have your neighbors sign the paperwork as well.
4. Mail in your application to the P.O. Box.
5. Wait for a reply! (This part may be new.) The ARC meets twice each month (dates listed on the community calendar) and has a rather quick turn around time on applications.
6. Once approved, you may begin your project.

Following these steps will help ensure that we maintain a congruent atmosphere within our Ashbrook community!

The ARC meets the 1st and 3rd Tuesday of each month at 6pm.

A Note from Stellar Management

We at Stellar Community Management are enjoying the work we are doing within your community. We greatly appreciate all of the patience and assistance you have offered as we worked through a very difficult transition. I am pleased to say that the difficult part is behind us and we are taking large strides in conjunction with your Board of Directors in moving Ashbrook forward.

As we all know, property values within a neighborhood extend well beyond the construction process. A community maintains its appearance and value through the establishment and successful operation of a Home Owners Association. Your community documents provide the guidelines that must be followed within Ashbrook. As many of us travel through the community, we note that there are several items which need to be addressed. In order to assist you in your efforts to comply with community documents and increase the appeal and value of your community as well as your home I have listed several important reminders below.

LEAF REMOVAL---Each resident of Ashbrook has the responsibility of keeping their lawn free of leaves and debris. Bags of leaves and debris must be promptly removed from the property. As an FYI, it is against Va. State Law for anyone to rake their leaves, or put any debris or trash, into the ditches, right of way, or streets. Please do not place any of these items in the natural or common areas within the community.

TRASH CANS---Trash cans cannot be left at curbside or within view of the street or neighbors after the day of trash pick-up. If they are stored outside, they must be "screened" from both the street and all adjacent neighbors (beside and behind) with a "screen" that has been approved by the Architectural Review Board. Along with the letter for the third trashcan violation, there is an assessment of \$20 for that violation and for EACH violation thereafter.

VEHICLES WITH NON-CURRENT LICENSE AND/OR INSPECTION STICKERS, OR INOPERABLE VEHICLES, cannot be kept on any lot, driveway, or street in Ashbrook even if they are covered.

COVENANT VIOLATION PROCEDURES-- If you receive a covenant violation letter, you have 15 days in which to correct the problem. Upon the expiration of 15 days the violation will be re-inspected, should it remain uncorrected you will receive a second letter setting a hearing date for you with the Board of Directors to address non-compliance with the covenants and by-laws. At this hearing the Board may impose an assessment for each violation of up to \$10 per day until the violation is corrected, for a maximum of 90 days. The Board can also direct the Management Company to hire a contractor, at your expense, to remove, repair, and/or do what is necessary to bring your property into compliance. Despite prior situations where non-compliance has existed without enforcement, it is the responsibility of the current Board of Directors to bring the property into compliance with Association documents and Virginia Statutes.



Please remember that the purpose of having covenants and by-laws is to protect the quality of living and property values of every owner in Ashbrook, and to set basic standards that everyone must meet in order to achieve that purpose. Your help in maintaining Ashbrook is greatly appreciated!

After meeting, as a member of the Bldg. and Grds. Committee, with the Chest. Co. Planning Dept., the Transportation Dept., and talking by phone to Mark Sowers, the developer of the new section of Ashbrook and the developer of the new subdivision Harpers Mill going in behind Ashbrook, I have been able to put together the following information, which is correct to the best of my knowledge.

Ashlake Parkway is being extended by the developer of Hancock Village Shop. Ctr. for about 1/2 mile from its intersection with Broadreach Drive. This will be barricaded until there is future development of the currently zoned agricultural land tracts. When it is extended further, Ashlake Parkway will dead end into the East-West Throughway being built through the new Harpers Mill Subdivision that will be crossing Otterdale Rd, and crossing Shady Banks Drive extended. Ashlake Parkway will not be extended to Beach Road as was originally planned.

Ashbrook Parkway will be extended to connect with the Ashbrook Parkway currently in Hampton Park. There will be a subdivision of 225 townhouses (Madison Crossing) built on both sides of Ashbrook Parkway on the tract of land between Hampton Park and Ashbrook, with direct access from Hull St. Rd., and from Hampton Park and Ashbrook via Ashbrook Parkway.

Shady Banks Drive is being extended into the new Harpers Mill subdivision and will be used as the main construction entrance to build the roads in Harpers Mill. It will go back about 1000 ft. and intersect with a cul-de-sac, dog-leg to the left at that point and continue on back to intersect with the new East-West Throughway. When home construction starts in Harpers Mill both Shady Banks Drive and Otterdale Road will be the construction entrances.

Ashbrook Open Space and Common Areas

The following information, I deem to be correct based on the info. I was given:

The 3 narrow lots, totalling about 11 acres, deeded over to Ashbrook this past spring by Mark Sowers the developer, lie along the back edge of Ashbrook running behind the ends of Featherchase Drive and Winding Ash Drive, between Ashbrook and the new Madison Crossing townhouse subdivision to be built. Access to this area is via a narrow pie- lot in the right of the last left cul-de-sac off of Featherchase Drive. Although Mark Sowers had had that cul-de-sac plan redrawn to create this lot for Ashbrook's use in developing a new tot lot for the west side of Ashbrook, he did not realize until I pointed it out to him that the access from the roadway is only 14 feet wide and could possibly pose a problem creating a vehicle entrance into this area and could limit access to only pedestrian traffic.

Ashbrook Signs

For the sign at Hull St. there is an easement granted to S and B. Development (David Sowers) the developer of the original sections of Ashbrook, of about 40 ft. square where our big sign is located. He, not Ashbrook, is the person who could grant permission for that sign area to be done away with by the current owner/developer of that tract of land (the same developer that is creating Hancock Village Shopping Center)---or VDOT could require that land in widening the entrance to Ashlake Parkway in the future. From talking to the VDOT Resident Engineer, and Tom Seaborn the Hancock Village Engineer from the Timmons Group, all of the current changes to Ashlake Parkway in reference to the Hancock Village Center are not going to impact our sign area. If sometime in the future the developer decides to develop our sign parcel they have already agreed to assist us in relocating or replacing that sign with another in another place. There is a narrow strip of land, about 40 feet wide, that runs along Ashlake Parkway from where our marquee sign sits, down to Broadreach Drive, and then past Broadreach Drive for a good ways. That land is part of the 12 acre parcel on the other side of Ashlake Parkway that was purchased last year by the same development group that owns the Hancock Village land and the land where our big sign sits at Hull St. So it looks like they would have the where-with-all to have a new Ashbrook sign located at the corner where our marquee sign is now, if and when they need the land at Hull St. Since it appears that our Hull St. sign will be there for a good while, Bldgs. and Grds. is working on finding someone to possibly repaint it in the Spring.

Please note!



It is very important for all of our residents to know that the Virginia Department of Professional and Occupational Regulation (DPOR) requires that any home in an associated community that is on the market must have a renewed disclosure package for potential buyers to review.

Great Resource: www.ashbrookonline.com go to "Buying or Selling in Ashbrook."

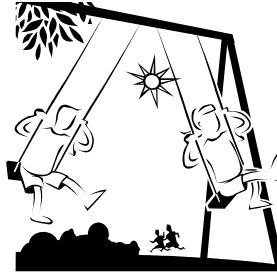
Our Management Company is

Stellar Community Management

5396 Twin Hickory Road Glen Allen, VA 23059

Phone: 273-1333 Fax: 273-1334

Email: stellarc@comcast.net



Are you looking to get out and meet some other parents in the neighborhood? We have a playgroup that meets monthly and would love for you to join. Just send your email address, name, phone number, children's names and their birth month and year to ashbrookparents@hotmail.com or call Stephanie Provo at 608-1566.

We'd love to have you as a member, so come join our playgroup!

Lake Committee

Jerry Oakley

At the January meeting of BOD for Ashbrook there were 2 proposals made regarding the lake.
1 A recommendation was made to hold a meeting with the county engineer and a draft letter was read to the board with questions regarding the lake. A motion was passed to send this letter, and the letter was sent. We are trying to have the county out to answer questions regarding erosion, wildlife and several other things. This meeting will be at 7pm on Wednesday March 5th with Dick McElfish, county official, to address their plans for the lake and answer your questions.

2 The second proposal was in reference to the boat racks by the playground. All of the boats on the ground were picked up and put in the coral; a rack was made to accommodate the smaller boats. The problem is in identifying the owners of the boats and if they still reside in Ashbrook. In order to identify and keep current the boats stored there a motion was approved to charge a \$50.00 yearly fee for there use. This fee will include a sticker to identify the boat; a data base will be maintained by the management company.



Both of these proposals were brought up and voted upon at the monthly meeting I encourage all with questions to attend a meeting.

Please consider volunteering for a committee your voice is needed.

Please call any board member or myself with questions regarding the lake.

Note from the Finance and Audit Committee

This past year has been a time of financial rebuilding. The finance and audit committee has been working hard to right the ship financially. Here is a list of some of our accomplishments.

- Negotiated new contracts for management services, insurance, grounds maintenance that has resulted in annual savings of approximately \$83,000.
- Established an expense policy.
- Conducted an internal review of financial transactions of new management company.
- Created a 2008 operating budget.
- Retained a collection attorney to actively pursue past due amounts.
- Paid all delinquent invoices.
- Reconciled customer accounts.

We are pleased with our progress and look forward to having the financial controls and resources to make Ashbrook shine.

Below you will find a financial summary of 2007.



Ashbrook Community Association

Income Statement

UNAUDITED

	Five Months Ended May 2007	Six Months Ended Dec 2007	YTD 2007
Assessments*	88,520	45,386	133,907
Late Charges	0	0	0
Storage Income	620	370	990
Club House Income	3,428	375	375
Other		840	4,268
Net Assessments	92,569	46,971	139,540
Maintenance, General and Administrative Expenses:			
Management Fee	42,326	13,098	55,424
Insurance	5,037	5,037	10,074
Legal	1,047	1,047	2,094
Communication	1,388	3,466	4,854
Social	0	1,436	1,436
Utilities	564	2,394	2,957
Ground Maintenance	12,493	10,866	23,359
Miscellaneous	542	5,856	6,398
Total S,G and A Expense	63,396	43,200	106,596
Net Income (Loss)	\$29,172	\$3,771	\$32,943

NOTE:
* Assessments in Oct 2007 billing cycle have been adjusted to properly account for fiscal year. Consequently the time period does not represent six months of dues.

** This report is for management purposes only. The finance and audit committee along with Stellar Management will be working with an accounting firm to determine the proper accounting for revenues during 2007.



Ashbrook Community Association

UNAUDITED

Balance Sheet

	December 2007
Assets	
Current Assets	
Cash	\$81,430
Accounts Receivable	32,886
Deferred Dues	(39,796)
Accounts Receivable, Ray May	18,388
Prepays	
Total Current Assets	92,908
Total Assets	\$92,908
Liabilities	
Current Liabilities	
Accounts Payable, Net	\$212
Other	
Total Current Liabilities	212
Total Liabilities	212
Members' Equity	
Opening Balance Equity	88,925
Members' Equity	3,770
Total Members' Equity	92,695
Total Liabilities and Members' Equity	\$92,908

CONTACT INFORMATION

Board Members

President - Joy Nowak.....804-677-5968
ashbrookonline@verizon.net

Vice President - Sue Herr.....804-639-6643
buggymother@yahoo.com

Secretary - Todd Pettyjohnpettyjohn2@yahoo.com

Treasurer - Ryan Haarbrink.....ryanhaarbrink@byu.net

Member - Don MacQueen.....804-901-3924
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billandjo94@comcast.net

LakeJerry Oakley
oakleyg@comcast.net

SocialJulie French
juliefrench@comcast.net

Architectural Review Board.....Don Heldt
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Finance and Audit.....Ryan Haarbrink
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