



# Ashbrook Community Association

July 10, 2008

## Special points of interest:

- July 1, ARC 6:00 PM
- July 1, B/G/L 7:00 PM
- July 8, ACA Board Meeting 7:00 PM
- July 15, ARC 6:00 PM
- July 17, Canasta 7:30 PM
- Aug 5, National Night Out 7:00 PM

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## Sue's Statement

Sue Herr, Acting President

CONGRATULATIONS!! I am very pleased to announce William Megginson to the Board of Directors for Ashbrook. He is a dedicated resident and has contributed much to our community. He has taken over the HUGE job of getting our newsletter out and publishing an informative and well constructed avenue to keep all of us in the know. He has also assumed the Chairmanship of our Safety and Security Committee and is working very hard to establish a network in our community. We are happy to have you on the board.

Our "Kick Off Summer" picnic was well attended by our bravest residents who came despite the over 100 degree weather and a good time and

## Ashbrook In The Summer

Latest swan report, Alas, we only have one baby swan left out of the seven originals. They were such a joy to watch, they 'peeped' like little chickens when you fed them. But we do have the one left and hopefully he will grow into adulthood. His neck is elongating and he's beginning to resemble his parents. His

good food was enjoyed by all.

We have a lot of plans for our community for the future and you will be seeing many improvements to our grounds and to our clubhouse as well as maintenance of our lake for all of us to enjoy.

Please join in the excitement of "A Better Ashbrook" and join one of our committees and be a part of our efforts to improve our community. I have received many positive comments from neighbors who are seeing a difference and are volunteering to help.

Many thanks to all of you who have participated in our efforts and attended our functions. Together we ARE making a difference.

Please feel free to contact any

feathers are lightening up, I don't know when he will turn white. Do not attempt to feed these guys on land, the parents, especially the male, are very aggressive. Frankly, they are just plain mean. Keep plenty of distance between you and them but enjoy the view.

I saw a mama duck with 4



*Pick a committee that you would like to work with and join today.*

member of the board if you have any suggestions, concerns or complaints. We are here to serve!!

half grown ducks last week. A pleasant surprise as the little ones seldom get to maturity. The snapping turtles in the lake have a lot to do with that. We can only hope these little guys make it.

Hummingbirds have been back for a while so keep the feeders clean and filled.

Cont on page 2

# Ashbrook In The Summer

cont. from page 1

A Baltimore Oriole has been visiting my feeder and sucking up the juice. I didn't know they liked anything but worms. If you have trouble with ants bothering your feeders you can stop that with a simple purchase at the bird store next to Barnes and Noble. It's a little cup to put on top and fill with water. Ants can't swim. It works well, matter of fact little brown birds sit on top of the cup and drink the water and eat the drowned ants so it serves

several duties. Also have a crazy squirrel that took a liking to one of my feeders but I outwitted him by raising it up our of his reach. He still stops by, looks up at it, stands on his hind legs trying to figure out how to climb the pole and then gives up, looks at my other feeder that I moved out of his reach also., sighs, and leaves. One point for my side.

Walk the newly resurfaced path between Offshore and

Broadreach. It's a shaded walk all the way, bushes trimmed back, plenty of room. Very cool in these hot days.

For those with toddlers the 'Tot Lot' equipment has been washed so your little ones can climb, swing and slide to their hearts' content.

Enjoy the summer, enjoy the lake, enjoy your neighborhood.

## NOTE:

IF YOU HAVE NOT YET SENT IN YOUR JULY 1 ACA QUARTERLY DUES OF \$60.50, PLEASE BE SURE TO ADD THE \$15.00 LATE CHARGE EFFECTIVE JULY 10, 2008

## “ASHBROOK” ----OR---- “TRASHBROOK” ?? WHICH DO YOU VOTE FOR???

Don MacQueen

A year ago, soon after the new Board took office, I had several parents of middle school and high school students tell me that some of the other kids teased their children about living in “Trashbrook”, due to the deterioration of the facilities here and the appearance of some of the yards, houses, and common areas. This was very upsetting to me to think that a basically great community like ours would give that portrayal to outsiders, but as you rode through and surveyed the neighborhood you could see that there were some reasons for that perception.

Since that time the Board Members, Committee Chairs and members, and a relatively small (unfortunately) group of resident volunteers have worked tirelessly to improve conditions here. We have gotten our financial house in order, made many

repairs and improvements, appropriated money for capital projects, improved safety and security, and great strides have been made in the general appearance of our community.

Now Ashbrook is at a point where the continued improvement in the appearance and conditions here depend a lot on you--and since it is an election year, I would like to ask you : “Do your actions and the appearance of your property cast a vote for “Ashbrook” or a vote for “Trashbrook”? Do you vote for “Ashbrook” by keeping your grass cut, trash cans put up properly, not throwing trash on the roadsides and recreation areas, teaching your kids not to trash the bus-stop corners, keeping your house painted and mildew power washed away, and keeping your back yard from being junked up?—or do you vote for “Trashbrook” by just not caring

what your place looks like, and refusing to follow the covenants and guidelines you agreed to follow when you moved here??

I can assure all of you that the vast majority of residents here cast their votes daily for “Ashbrook”. If you are one of the small group who doesn't, we ask you to take a look at your property, get some pride in your community, and join with us in taking “Ashbrook” to the next level, whereby visitors will get the positive

“WOW- what a great neighborhood!!!” factor when they ride through, and the kids here will never have to hear the word “Trashbrook” again.

# Architectural Review Committee

Don Heidt

Before you start ANY outside projects, especially fences and sheds, PLEASE submit your application to the Architectural Review Committee (ARC) with drawings and/or pictures of the proposed work.

After review and addition of any necessary conditions, your application is sent to

The Management Company for recording. You can start your project AFTER you receive the approval letter from them.

Some of our neighbors have proceeded before approval, now have the additional time and expense to make their project comply with Ashbrook covenants. Our function is to help avoid those pitfalls.

We would like all Owners to be aware of ALL neighbors view of any proposed work. This would include all satellite dishes, especially any not mounted directly on the building.

Over the past 10 months your Architectural Review Committee has reviewed and

approved (some with conditions) 48 requests. We are now in the process of "tweaking" the request forms which will appear on our website.

We meet twice a month, on the first and third Tuesday at 6 PM. We would welcome your input if you care to join us.

## BUILDINGS & GROUNDS

SUMMER IS HERE! Let's start by wishing all of our residents a happy and safe summer season. The playgrounds, basketball courts, tennis courts and other amenities in our community are all in tip top shape for your enjoyment for the season.

We have contracted out to have all of the walking paths in the old section repaired and re-paved. This project should be completed by the time you read this newsletter. They are also going to redo the path that runs from the boat launch over to Shady Banks Dr.

Have you seen the new spray pattern on our fountain? We consulted with Aquatic Services and on their recommendation we have had our fountain converted to a "LAKEWOOD FULL FLOW" system. This enables us to circulate far more water through the fountain and gives us significant improvement to our aeration process.

We will also be implementing an algae control program with Aquatic Services this season with the hopes of getting a better handle on that problem. We have looked at some pricing for installing some Triton Mixers or Aspirators in the coves where the algae problem is at its worst. However, this appears to be a bit too costly at this time. We are actually going to have the fountain moved more toward the rear of the clubhouse. Couple this with the algae treatment and we should see a significant improvement. We'll certainly do an assessment of the results before old man winter rolls around so we can plan ahead for next season.

The parking lot by the clubhouse has been resurfaced with crushed stone and looks a whole lot better. And talking about the clubhouse, the exploratory committee has put together some real nice plans to do some renovating. We are

Bill & JoAnn Ruitenber

rapidly becoming the BETTER" Ashbrook Community we are all striving for!

As always, we meet at the clubhouse at 7:00 P.M. on the first Tuesday of the month and we're still looking for some new committee members. Any ideas or suggestions are always welcome.

### NOTICE REGARDING SPEEDING IN ASHBROOK:

AFTER A VDOT STUDY, 4 OF OUR STREETS- BROADREACH DRIVE, OFFSHORE DRIVE, WINDING ASH DRIVE, AND FEATHERCHASE DRIVE, HAVE SO MUCH EXCESSIVE SPEEDING THAT THEY HAVE QUALIFIED TO HAVE AN EXTRA \$200 SPEEDING FINE IMPOSED. SOON A SAFETY & SECURITY COMMITTEE, OR OTHER COMMITTEE, MEMBER WILL BE BRINGING BY A PETITION FOR YOU TO SIGN TO EITHER SUPPORT OR OPPOSE THIS REGULATION. IF 75% OF THE RESIDENTS SUPPORT IT, VDOT WILL SO DESIGNATE THOSE AREAS. PLEASE SUPPORT THIS MEASURE TO MAKE OUR RESIDENTIAL STREETS SAFER FOR OUR DRIVERS, PEDESTRIANS, AND CHILDREN.

# ARC NOTICE : SHEDS & FENCES

## SEE SECTION 30 OF ARCHITECTURAL GUIDELINES

### SHEDS

- MUST HAVE ARCH. REVIEW BOARD APPROVAL BEFORE IT IS PUT ON YOUR LOT.
- MAXIMUM SIZE IS 10' X 12'
- HAS TO BE THE SAME ARCHITECTURAL STYLE AS THE HOUSE—( IF YOUR HOUSE DOESN'T LOOK LIKE A BARN YOU CAN NOT PUT UP A BARN-

STYLE SHED).

- HAS TO HAVE THE SAME SIDING AND SHINGLES IN THE SAME COLOR AS ON THE HOUSE.
- IF YOUR HOUSE IS RE-SIDED, THE SHED MUST BE RESIDED TO MATCH. IF YOUR HOUSE IS REPAINTED, THE SHED MUST BE REPAINTED TO MATCH.

### FENCES

SEE SECTION 11 OF ARCHITECTURAL GUIDELINES

### LINES

- MUST HAVE ARCHITECTURAL REVIEW BOARD APPROVAL BEFORE INSTALLATION. PRIVACY FENCES ARE NOT ALLOWED.
- MAXIMUM HEIGHT IS 72". ANY FENCE OVER 48" MUST BE SHADOWBOX STYLE.
- CAN ONLY FENCE-IN THE BACK YARD.
- THE FENCE CANNOT COME FORWARD PAST THE BACKLINE OF THE HOUSE

#### NOTE:

COVENANT ENFORCEMENT IS NOW IN PROGRESS ON ALL PRIVACY FENCES. IF YOU HAVE A PRIVACY FENCE IT IS SUGGESTED YOU CONTACT THE ARC IMMEDIATELY TO DISCUSS TAKING STEPS TO CONVERT YOUR FENCE TO EITHER A SHADOWBOX STYLE OR PICKET STYLE.

## Social & Recreational Committee

Stephanie Provo

The Social Committee hosted a Kickoff to Summer Cookout on June 7th. Despite the very hot and humid weather, we had a great turnout. We had residents show up with their favorite dishes along with hot dogs and hamburgers that were cooked by our own Mike and Leigh Ann Schuler. We even had a personal-

ized cake made especially for Ashbrook. Thanks Melissa Payne of Couture Cake Creations for providing that for us. Thank you to all who came to this community event and for those who helped to make it a success.

We are in the process of planning our annual fall picnic for early October. We will have some new

things for the kids and it will be a great success. Please watch for upcoming news and dates regarding this and other events coming to Ashbrook in the next newsletter.

## BANKING REPORTS 2008

Don MacQueen, Treasurer

APRIL 1 BANK BALANCE	\$ 100,780.
APRIL DEPOSITS	+11,411.
CHECKS	<u>-21,785.</u>
APRIL 30 BALANCE	90,406.
MAY DEPOSITS	+16,247.
CHECKS	<u>-13,655.</u>
MAY 31 BANK BALANCE	92,998.

# TREASURER'S REPORT

**Don MacQueen, Treasurer**

Once again, it is good to be able to report that Ashbrook's finances are in excellent condition. Our bills are all being paid on time, we have no debt, we have completed and paid for several capital improvement projects with more on the way, we have \$ 93,000 in the bank as of 5/31, and more income will be coming in with the July 1 dues payments.

Unfortunately, as of May 31, we still have 123 owners who have not paid their April 1 dues of \$60.50, and including those, a total of 136 delinquent accounts owing Ashbrook a total

of \$ 30,119. Our management company has advised us that on June 16, 75 of those accounts were sent to the attorney for legal collection action, which will consist of liens being placed on their properties and warrants in debt being issued, judgments obtained, and garnishments put in place against their wages. The other 61 accounts will be going to the attorney on July 10 for similar action. The delinquency rate in Ashbrook is currently 19 %, compared to a national average of 3% to 4%, so we definitely have a ways to go.

Interestingly, a study of the 136 past due accounts shows that 79 are also on the list of covenant violations, some with as many as 5 or more violation letters.

On a brighter note, money has been appropriated for repairs and renovation of the clubhouse and you should be seeing the results of that work soon. The Committees and your Board Members are continually working very diligently to obtain the best values and services for our money, and to make sure that Ashbrook continues to be strong financially.

## ASHBROOK YEAR- TO- DATE INCOME/ EXPENSES 5/31/08

ASSESSMENTS	\$88016.	
CLUBHOUSE RENTAL	45.	
LATE CHARGES	12.	
MISC. INCOME	1360.	
STORAGE INCOME	1330.	
TOTAL INCOME		\$90751.
BANK CHARGES	59.	
CHEST. CO. TAXES	185.	
CORP. FEES	0.	
INSURANCE	1739.	
MANAGEMENT FEES	11543.	
NEWSLETTER	1043.	
POSTAGE	1101.	
SOCIAL/RECREATION	218.	
WEBPAGE MTCE.	75.	
OTHER ADMIN. COSTS	601.	
CLBHOUSE AREA MTCE	1735.	
GRDS. MTCE.	4664.	
LNDSCAPE IMPROVE.	2983.	
LIGHTING INSTALL.	561.	
PLAYGRD. MTCE.	935.	
SIGN MTCE.	1900.	
TREE REMOVAL	1100.	
PAINTING/REPAVING	19242.	
ELECTRICITY	2012.	
WATER & SEWER	135.	
COPIES	140.	
TOTAL EXPENSES		51971.
YTD. SURPLUS		38780.

**THESE ARE ALL  
UNAUDITED  
FIGURES  
SUPPLIED BY  
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MANAGEMENT.**

## Safety and Security

Wm. Megginson

Neighborhood Watch has come to your community, and we need you to get involved! What's in it for you? Safer streets and homes, community spirit, camaraderie with your neighbors, stronger relationships with law enforcement, and so much more. And it's easy to participate in Neighborhood Watch! Neighborhood Watch embraces and strengthens many things we're already doing, such as watching out for each other's homes or working together to solve problems. But Neighborhood Watch brings along the power of organization and the ability to focus energy and resources.

Often Neighborhood Watch groups get started because there have been incidents in the community that have caused concern—acts of vandalism, burglaries, or auto thefts. These are the types of crime that Neighborhood Watch is the most successful in reducing. An active Watch group can also help reduce drug dealing and open-air drug markets, discour-

age gangs, improve the security of young people, and help older neighbors stay safe from crime

People like you are what make a Neighborhood Watch program successful. Your neighbor needs your help and you need your neighbor's help. The small steps you take now will pay big dividends down the road. Building a spirit of community helps keep all of you safer and more secure. That's what Neighborhood Watch is all about!

You don't have to take on a leadership role. Offer to make a few phone calls. Write a story for the newsletter. Show up at community events even if you can't stay the whole time.

Touch base with your neighbors and show that you support the effort. As you go about your daily routines, observe your surroundings. It only takes a moment to notice something suspicious and record and report what you saw. Every effort helps.

Neighborhood Watch is a wonderful way to get to know your

neighbors and find people who share your interests. Knowing your neighbors also makes it easier to recognize strangers who may not have legitimate business on your street.

National Night Out, which is the first Tuesday in August, is sponsored by the National Association of Town Watch. Thousands of neighborhoods turn on outside lights and gather for neighborhood events such as block parties, cookouts, parades, and safety fairs. We, the Ashbrook Community will gather at the Club House and pavilion for a Ice Cream Social to celebrate our National Night Out. The festivities starts at 7:00 PM, August 5, 2008. Hope to see you there.

One last note, I would like to welcome our new Neighborhood Watch Block Captains. Representing Ground Fern Place is Amy Andrews and Amber Dale. Also we have representing Twisted Cedar Terrace, Robin Riley.

### BOAT RACK NOTICE:

BOATS THAT HAVE NOT BEEN REGISTERED WITH THE MANAGEMENT COMPANY AND THE \$50.00 ANNUAL STORAGE FEE NOT BEEN PAID WILL BE MOVED TO THE STORAGE CORRAL TO BE SOLD AS ABANDONED PROPERTY. ANY QUESTIONS, CALL JERRY OAKLEY AT 804-639-8108 (5: TO 8PM ) EMAIL OAKLEYG@COMCAST.NET

## ADS



Wm. R. Megginson, Jr.  
Entrepreneur/Photographer

### Wm. Megginson Photography


[www.wmmegginsonphotography.com](http://www.wmmegginsonphotography.com)

Phone: 804.433.9109 Fax: 804.595.1187

[wmmegg@wmmegginsonphotography.com](mailto:wmmegg@wmmegginsonphotography.com)

ADS

southernpestcontrol.com



**Brandon Murrell**  
Sales Specialist

804-897-7744  
800-627-0577

As a current resident of Ashbrook and a termite and pest specialist with Southern Pest Control, I have negotiated a deal with our regional manager to allow all Ashbrook residents to receive termite and pest control at the following discounted rates:

One year plan:.....\$306  
Two year plan.....\$256/ year (\$512 total)

These plans provide unlimited service against termites, ants, crickets, spiders, roaches, rats, mice, millipedes, centipedes, silverfish plus a handful of other pests. This offer applies only to homes within the Ashbrook community and is for new customers only.

Please contact me, Brandon Murrell, at 804-897-7744 ext. 106.

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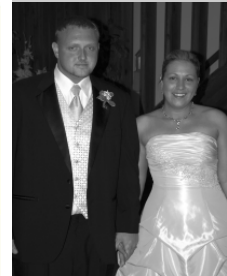
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## Contact Information

### Board Members:

Acting President/Vice President—Sue Herr 804.639.6643  
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Secretary—Pat Doniger—padonig@msn.com

Treasurer—Don MacQueen 804.901.3924  
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Member—Catherine Crump 804.639.1928  
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Member—Wm. R. Megginson, Jr. 804.433.9109  
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### Committee Chairs:

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Ashbrook Community  
Association

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