



Ashbrook Community Association

September 10, 2008

Special points of interest:

- Sept. 16, ARC 6:00 PM
- Sept. 18, Canasta 6:30 PM
- Oct. 1, Social Committee Meeting 7:00 PM
- Oct. 4, Ashbrook Community Picnic
- Oct. 7, ARC 6:00 PM
- Oct. 7, Building & Grounds 7:00 PM
- Oct. 14, ACA Board Meeting 7:00 PM
- Oct. 16, Canasta 6:30 PM
- Oct. 21, ARC 6:00 PM

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From The President Sue Herr

Hello Neighbors! We have had quite a year! Thanks to all of you who have given of your time and talents to help make our neighborhood better than ever!!! The clubhouse improvements are well underway and we will be having an open house upon completion to celebrate. We are making some long overdue repairs as well as some major redecorating of the interior and improving the exterior. A big thanks to those of you who have taken the time to express your excitement over

the improvements and your positive comments concerning covenant enforcement and the general look of our neighborhood. A big thanks also to our "trash collectors". STILL, we have a long way to go and a lot of improvements to be made. Please sign up for a committee and get involved with your neighbors. All of us on the board welcome your comments and suggestions and will try to answer any questions you may have. Have a great Fall and don't forget our annual picnic.

Quarterly dues coming due on Oct. 1

The annual Ashbrook Community Association dues is currently set at \$242 per year due on Jan. 1 of each year, with an option for non-past due residents to pay it on a quarterly basis of \$60.50 per quarter, due on Jan. 1, April 1, July 1, and Oct. 1."

Effective Lighting Can Deter Crime

Wm. Megginson

Outdoor lighting is a critical component of crime prevention. Criminals greatly value their privacy, so they have an aversion to well lit areas. Start by lighting your home's entry points, the doors and windows, and take care that the lights shine on the house, not in an observer's eyes.

Overgrown bushes and trees give a thief the luxury of lots of hiding places. Always trim bushes or branches away from

doors and window. Trim bushes at least 2 feet up from the ground, so a burglar can't hide behind it or stash stolen property under it. When planting new bushes, consider the low-growing variety, which will reduce your maintenance time. Also, keep tree branches trimmed 7 feet up. Having these clear lines of sight, combined with



good lighting, will give a homeowner confidence and take it away from the burglar.

The Question Is

Don MacQueen

WHERE DO WE GO FROM HERE ?

This past year has meant great progress in Ashbrook, and has resulted in many positive changes. Our financial situation has been brought under control, many repairs and improvements have been made, and the recreational facilities have been greatly enhanced.

For the past year our Board has encouraged residents to speak up at meetings and share their concerns and questions (no more 2 minute limit rule on them either), and yet we still get the meetings over by 9 P.M. Suggestions from residents are given careful consideration, and have played an important part in the improvements, i.e., putting a stove in the clubhouse, cutting back the brush at the lake's edge across the dam, increasing the security lighting, repairing the walking paths, cleaning out the "jungle" at Offshore and Breaker Point, and many others.

So what's ahead??

Consideration, effort, and research are ongoing as to: what lakefront residents can do to control erosion of their shoreline; installing a new walking path in the common area along Offshore Drive from Midship Woods to Breaker Point for the safety of pedestrians and kids; resurfacing all of the walking paths in the "newer" section; obtaining a VDOT grant to have a bike/pedestrian lane added to Shady Banks Drive; have dumpsters dropped at several locations over a week-end so residents can get rid of all of their "junk"; having a company come through once or twice in the late Fall to pick up bags of leaves; restocking the lake; and installing circulation pumps in the "stagnant" areas of the lake.

Another area where big progress will be made is in identifying covenant violations and bringing the properties into compliance with the

Ashbrook Covenants, Rules, and Regulations. The new management company, because of having a much larger staff and having industry-specific software to track the violation correction process, will be much better able to follow up on the non-corrections and impose the appropriate penalty assessments, and legal action if necessary. Hopefully once the "habitual" offenders realize that there are serious consequences for not following the rules and regulations, we will see a drastic reduction in violations, and all of our residents will be able to enjoy their community as it was designed.

Folks, lots of good things are going to be happening in Ashbrook---Get Excited about your community---Join a committee and get involved, Give the Board your ideas and suggestions, and realize that Ashbrook is getting "gooder and gooder" as Granny Clam- pett used to say !!!!

Social Committee

Stephanie Provo

The Social Committee is in the midst of planning the annual Ashbrook cookout. See enclosed flyer for all the details. We will be giving out wristbands to everyone who checks in so you must RSVP and all children must be accompanied by an adult. There will be some new stuff this year and some old favorites from years past. Come see what all the fun is about this year on October 4th

from 1pm - 5pm.

Also, we have planned an Ashbrook family night at Inflation Nation on November 3rd from 6pm - 8pm. It'll be great fun for everyone and all resident children get in for 1/2 price! See enclosed flyer for more details. This is open only to Ashbrook residents and not the general public.

If you are interested in setting up or cleaning up at the picnic, please contact me at stephanieprovo@hotmail.com or 608-1566. We will need extra help so anyone available would be appreciated. This year is not over so look forward to some more fun from your Ashbrook Social Committee! Thanks to all who help make this a success!

Yes, it's that time of year again. With the approaching fall season, as the days shorten, the temperature becomes more bearable and we turn our attention to restoring our lawns, let's keep a few things in mind. This is the time of year to get a upper hand up on your lawn if you have not done so in the past. If we are fortunate enough to get some rain, you will have about three months to get your lawn in shape for next year. The one thing that I have noticed in driving and walking around our community is that more and more residence are

taking pride in their lawns. I believe that is in direct response to the upkeep of the common areas that is so much improved this year.

When working in your yard, remember the following, dispose of leaves, brush and grass clipping properly. Please note that it is against the Va. Code to put leaves, trash, or debris in the ditches or right-of-ways on our streets. Likewise it is against Ashbrook's covenants to dump anything on the common areas or along the walking paths. It has been noticed that many residents have been doing this, especially

over their back fences, and we are asking that you dispose of these materials properly, either by taking it to the landfill, or putting it in bags for your trash collection company to remove.

Property Maintenance

Residents will keep their property in a clean, sightly and well-kept condition. (Part 1, Paragraph5, Page 5

Treasurers Report

Don MacQueen

As you can see from the financial information, we have been able to continue repairs and renovations and yet maintain a sufficient balance to handle our operating expenses; plus we have been able to set aside \$30,000 in an interest bearing money market account. With the October quarterly dues coming in soon, we should remain very solvent through the rest of the year.

We continue to collect the court supervised \$500 per month from Ray May, who still owes us \$ 14,963 as of July 31.

Our dues delinquency rate is currently a very unacceptable 23%, or about \$39,000 in past due receivables (not counting the Ray May money); however, in response to the Attorney's recent letters, money is starting to be sent to him. By the time you receive this newsletter he

will have issued warrants against all of the unpaid delinquents, and will be taking further collection action. Hopefully starting with the October dues, residents will decide that it is much easier to pay \$60.50 on time than adding \$30 late charges plus interest plus \$100 attorney fees when it goes to the attorney.

Our 2009 budget is being developed by the Committees, and the Finance & Audit Committee will be initially presenting it to the Board at the September meeting, with the final approval being slated for the October Board meeting.

Our books are always open to the residents, and anyone wanting a detailed financial report can email me and I will be happy to furnish it.

Financial Report

Don MacQueen

	Amount	Balance
BANK BALANCE AS OF 7/1/08		\$99,785.
<u>Income</u>	\$14,355.	\$114,140.
<u>Checks written</u>	\$65,032.	\$49,108.
(includes moving \$30,000 to money market account, paying \$17,000 for repaving walking paths, \$4626 for the landscape plantings, and a \$7000 escrow deposit at Lowes for clubhouse repair materials)		
<u>Money Market Account</u>		\$30,049.
<u>BANK BALANCE AS OF 7/31/08</u>		\$79,108

ACA Disclosure Package

State Law requires the seller to provide you with a ACA Disclosure Package prior to closing. The Disclosure Package will disclose information on any current covenant/ ARB violations and outstanding assessments fees that may be due the Association which you would become liable for once you close

As the ACA has two weeks to put together the Disclosure Package, it is recommended that you order the packet immediately after the contract has been signed. Contact ACS West at 282-7451 for pricing and ordering info.

Note: Anyone desiring a detailed financial report please email Don MacQueen at big-savingstravel@itilink.com

ADS



Kathy B. Hole
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Ashbrook Community Night at Inflation Nation!

When: Monday, November 3rd (there's no school the 4th!)

Time: 6:00-8:00pm

Where: Inflation Nation, 10810 Paulbrook Drive, Midlot ext to Skate-Away)

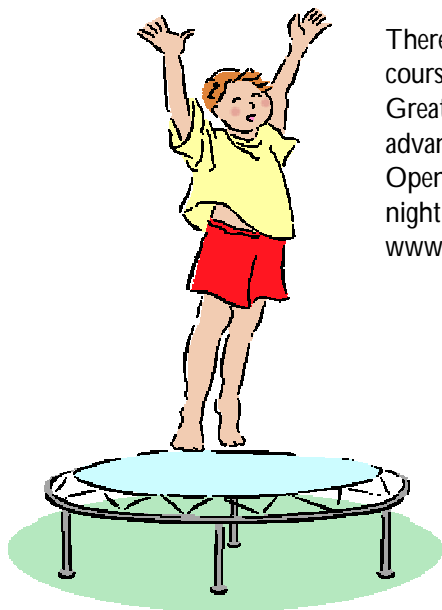
Price: 1/2 price tickets for residents only!

Ages 1-3 \$2.50, Ages 4 and over \$4.00

Everyone must wear socks including parents! Parents are with paying child.

Contact Stephanie Provo if you have any questions at 608-1566 or stephanieprovo@hotmail.com.

Hosted by your Ashbrook Social Committee! Always looking for ideas to bring us together.



There are moonbounces, slides, obstacle courses, and an area just for 4 and under. Great fun for the whole family. Come take advantage of this great 1/2 price deal. Open to Ashbrook residents only on this night. Check out their website at www.inflationnationparty.com



ASHBROOK FALL BBQ

Rain or Shine



Face Painting

Tattoos

Games



Watermelon eating contest

A good old-fashioned family picnic

Join your Ashbrook Friends & Family for The Free Annual Fall BBQ.

(children must be accompanied by an adult)

Bring your own chair or blanket.



Drinks, pork & chicken will be provided. Please bring a dish to pass, see list below.

Last names A-I: Bring Dessert

(pies, cakes, cupcakes, cookies)

Last names J-R: Bring Salad

(cole slaw, potato salad, macaroni salad, etc.)

Last names S-Z: Bring Side Dish

(beans, potatoes, casseroles, etc.)

DJ

Fun Bus
1:30-4:30

Moon Bounce

Door Prizes

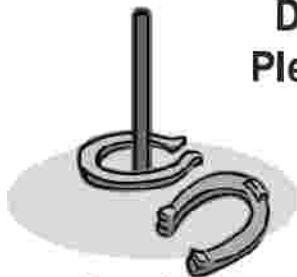
*** IMPORTANT ***

YOU MUST RSVP TO

VICKI COLLINS BY SEPTEMBER 24

Call: 639-5780 or Email: viccollins@hotmail.com

You will NOT be admitted if you don't sign up!!!



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Church youth groups/outreaches • MOPS (Mothers of pre-schoolers)

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Contact Information

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Ashbrook Community
Association

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