



Ashbrook Community Newsletter

Volume 3 Issue 1

January 2009

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From The President

Sue Herr

Hello Neighbors! I hope everyone had a safe and happy holiday season. Ashbrook was hopping with activity for the young and not so young this holiday season. Our adult party was well attended and some delicious food and drink was enjoyed by all. Our party for the children was a huge success, cookies galore and our very special guest, Santa Claus, visited as well. These activities were sponsored by our Social Committee, with Stephanie Provo as our tireless leader. Thanks Stephanie for all of the hard work you and your committee do for Ashbrook.

We are making progress in bringing Ashbrook into compliance with our covenants and I want to thank all of you who have commented on the improvements and who have expressed your gratitude for our efforts in covenant enforcement. The comments

have been overwhelmingly positive.

As always, a big thanks to those of you who pick up the trash that is discarded by some of our less considerate neighbors.

We continue to work with our law enforcement officials regarding some trespassing issues and are making headway in that area. As always, if you see suspicious activity please contact the police, they have been very supportive in our desire to have our common areas safe for our residents and their guests. We have an active Safety and Security committee and they are diligently working on ways to keep us all safe and to ensure that our common areas are monitored and free from illegal activity and vandalism.

This Spring you will see even more projects within our neighborhood. There are plans to resurface our tennis courts,

add additional walking paths, landscaping improvements and much more. We are also working with the appropriate agencies to ensure the health of our lake.

The last year and a half have been exciting times for us as more and more residents are getting involved with our activities. If you would like to join any of our committees, or just get involved and meet your neighbors, please contact the committee chairs or any member of the board, we need you to become involved.

Happy New Year to all of you, and thank you to all of our committees for the work that you do for all of us.

A big thank you to William Megginson for the work you do to produce our newsletter. All of us on the board welcome your comments and suggestions and will try to answer any questions you may have.

TREASURER'S REPORT

Don MacQueen

2008 has been a very good year for us financially. As you know, and can see, we have made a lot of repairs, improvements, and upgrades to the facilities in Ashbrook, including a total renovation of the Clubhouse. Even after

all of those expenses and our operating expenses, as of December 23, 2008, we had \$31,277 in our checking account and \$30,202 in our reserve account, making for a total cash balance of \$61,479.

We are in a very solvent position as we go into 2009, and should be in a position of going forward with all of the projects and expenses listed in our 2009 budget as the year progresses.

OUR NEWLY RENOVATED CLUBHOUSE IS READY FOR RESIDENTS (IN GOOD STANDING) TO RENT FOR YOUR BIRTHDAY PARTIES, REUNIONS, GRADUATIONS, ANNIVERSARIES, RECEPTIONS, FAMILY GET-TOGETHERS, AND OTHER NONCOMMERCIAL EVENTS. \$75 PER DAY NONREFUNDABLE MONEY ORDER RENTAL FEE DUE WITH THE RESERVATION, AND A CASH \$150 SECURITY DEPOSIT WHEN YOU GET THE KEY. CONTACT ED RODRIQUEZ AT 873-1715 FOR MORE INFO AND TO MAKE RESERVATIONS

TREASURER'S REPORT

We continue to collect on the reimbursement from Ray May at the rate of \$500 per month, with a balance of a little over \$12,000 remaining.

The past due accounts that were turned over to the Attorney are in the process of being collected. His latest report shows that he has collected \$19,681 of past due dues thus far, and has balances totaling \$13,409 still due. Of the 105 accounts turned over to him, 56 have been paid in full, 16 judgments have been obtained, 3 payment plans are in effect, 26

warrants are pending with court date 1/15/09, and 4 are being prepared for warrants.

Looking at the Management Company's November 30 past due report, there are still 97 owners who have not paid their October dues. If these are not paid along with the January 1 dues by January 10 the Management Company will forward them to the Attorney for action.

As soon as the 2008 year-end financials are completed by the Management Company, the

Cont. from page 1

Finance & Audit Committee and myself will meet, go over the results, and make arrangements to have an audit of the 2008 financials conducted by an outside CPA firm as required by our Bylaws.

If anyone would like a detailed financial report, please let me know by email at bigsaveingstravel@itilink.com or call me at 901-3924 and I will be glad to furnish it. Thanks, and let's have a great 2009 here in Ashbrook.

COVENANT VIOLATION ENFORCEMENT—WHAT IS THE PROCESS ??

Many covenant violations get reported to the Management Company or the Board by residents. In addition, to ensure that properties are in compliance with the Ashbrook Covenants and Architectural Standards, both the Management Company personnel and a group of Ashbrook volunteers, who are very familiar with the rules and regulations, periodically ride through the community noting any violations that they see.

This information noting the date and details of the violation are given to a Management Company employee. She sends out the first notice of violation requesting that the owner immediately call the Management Company to discuss the matter if they have questions, or correct the violation within 14 days in order to avoid financial non-compliance penalties.

At the end of the 14 days a re-

port is sent out to the inspection teams to reinspect the property to determine if it has been brought into compliance. If it has—end of story.

If not, the second letter goes out, both regular mail and certified, notifying the owner as to when the \$10 per day non-compliance assessment started, and advising them to notify the Management Company when the correction is made so the property can be again reinspected and the penalty stopped. The owner is also advised that they can, in writing, request a judicial hearing with the Board if they protest the violation (bear in mind that if the Board upholds the violation, the accrued penalties may be assessed).

After these penalties have run for 90 days, for a maximum of \$900, the account is turned over to the Attorney for collection and to take action to compel

the owner to bring the property into compliance.

In the event of "recurring" violations, such as leaving trashcans out, not cutting grass, or putting basketball goals out at the street, a letter is sent out informing the owner of the violation, and that starting with the third occurrence, and for each subsequent occurrence, there will be a non-compliance assessment of \$20 per incident. Letters informing the owner of assessed penalties are sent out both regular and certified mail.

All of these non-compliance penalties are collectible in the same manner as past-due dues assessments, and can result in judgments and liens being placed against the property. All of Ashbrook's process and enforcement policies are within the dictates of the Virginia property Owners Act of the Code of Virginia

BUILDINGS & GROUNDS

Bill & JoAnn Ruitenberg

HAPPY NEW YEAR!! All of us on the B&G committee extend our best wishes to all of our neighbors for a happy and prosperous 2009.

With the holiday season just behind us we hope everyone noticed the new wreaths we purchased for our main entrance and the Christmas lights on our shrubs out there this year. The old wreaths were an “electricians nightmare” and had done their job. The winter pansies have all been planted so we’re all set for the winter months ahead. In the coming year we plan to consult with a professional landscaping designer to get some recommendations for a master plan for all of our planting areas. The goal

here is to incorporate more flowering shrubs and perennial flowers thereby reducing the cost for annuals and the overall cost of maintaining our flower beds. Now that the clubhouse has been renovated we would like to dress the front of that up also with some nice flowers and shrubs.

We’re looking forward to 2009 and our goal is to pick right up where we left off in the past year and make many more improvements this year. The upgrade on the tennis courts and shoring up of the deck behind the clubhouse are high on our agenda for this year. We’ll soon be seeking bids for the projects and hopefully have them accomplished by the time spring

arrives.

We would like to also reach out to the community and try and get some more volunteers to join our committee this year. There are about 7 or 8 of us that show up regularly for our meetings. Given the fact that we are now a community of some 700 or more homes, surely there has to be a few more of you out there that could join us in our efforts to create a “Better Ashbrook”. We meet on the first Tuesday of the month at 7:00 P.M. in the clubhouse, and our meetings are usually only an hour or so. Come on out and join us, bring your ideas and suggestions. Together, we can make a difference!

Your Board & Committee Chairs

Board Members:

President— Sue Herr
804.639.6643
buggymother@yahoo.com

Vice President— Wm. R. Megginson, Jr. 804.433.9109
meggmobil@gmail.com

Secretary— Pat Doniger—
padonig@msn.com

Treasurer— Don MacQueen
804.901.3924
bigsavingstravel@itilink.com

Member— Catherine Crump
804.639.1928
gannie7725@netzero.net

Committee Chairs:

Building & Grounds— Bill & Jo Ruitenberg 804.639.0532
billandjo94@comcast.net

Lake— Jerry Oakley
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Social— Stephanie Provo
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Architectural Review Board— Don Heldt
804.639.0821
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Finance and Audit— Angela Day 804.639.7252 an-
gela_day_ashbrook@yahoo.com

Safety and Security— Wm. R. Megginson, Jr. 804.433.9109
ashbrooknw@yahoo.com

Management Company—
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Suite 100
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Richmond, VA 23230
Phone: 282-7451
Fax: 282-9590
csmall23229@yahoo.com

**Notice from the
Chesterfield County
Environmental
Engineering
Department:**

If you are planning to build or moor any structure in the lake, you must first obtain a License from the Chesterfield County Right-of-Way Division of the Transportation Department. There is no charge for this license but it is required since Ashbrook Lake is a BMP of Chesterfield County. Also, you must obtain approval from the Ashbrook Architectural Review Committee.

WOW---WHAT A BUNCH OF JUNK !!!!

Don MacQueen

The Great Dumpster Caper of 2008

One of our residents, Pat Tavenner, suggested that we have a junk clean-up day for Ashbrook, and researched junk disposal companies to get info and prices. Then the idea was presented to the Board, where it was unanimously approved. Everyone who heard about it was excited about having an opportunity to carry, wheel, or drag their rubbish, broken furniture, toys, yard ware, and junk just a short ways to get rid of it, instead of having to make arrangements to get it hauled to the dump.

As a Board, we were cautious! We didn't want to bring in 40 dumpsters and have them 2/3 empty on Monday morning, so we brought in 15. And that's when the game of "Junga" began !!

On Thursday the company put the first 4 cans in the original section of Ashbrook---by 5 P.M. they were loaded. On Friday we replaced those 4 and dropped 11 more in the new section. By Friday evening almost all were full. We mistakenly assumed that if they filled up, people would respect that and contact us as to when we could have a second dumpster weekend, which we were prepared to do. But NO !!!--- For whatever reason, some people just piled it on and on and on, with apparently no concern for how the company could load and haul the dumpsters. Then when it was impossible to stack any more on top, as you saw, they started just piling it on the ground around the cans, again

with no thought or care as to who would clean it up

It was very sobering to the Board to realize that in such a nice neighborhood, we have so many who could care less and have no respect for what others



would have to do to clean up the mess that they made. We had many, many residents express their extreme disappointment in the actions of those members of Ashbrook.

If we had been dealing with a huge dumpster company, we would have had a major problem, as they would not have touched those dumpsters until we had all the overflow removed. Thank goodness we had a small company, River City Rubbish, and the owner Tyler Whitley, although flabbergasted at what he saw, agreed to bring in extra manpower and cans and get the mess cleaned up, which took them 3 days.



On a positive note, the equivalent of 21 dump truck loads of junk left Ashbrook, which is a good thing, as we don't have to see that in yards, around sheds, and under decks anymore.

There were probably a lot of sheds and much attic space that was "reclaimed" that weekend!!

We have been encouraged by many to have Dumpster Weekend again in the future, and perhaps we will, as it is a great service to the residents.---But, you can be sure that if people abuse

the privilege again, it will be the last time !!

So, ---if the dumpsters do appear again, PLEASE have some respect and do not overload them !! PLEASE, don't let YOUR actions mess up a good thing for all of us here in Ashbrook. Thanks.

For all of the latest Ashbrook information and notices, go to the ashbrookonline.com website and sign up to be on our email distribution list.

Please keep your leaves raked and your yard neat and clean as per our Ashbrook Covenants.

Please note that it is against our Covenants for leaves and yard debris to be placed on common areas or walking path areas

Please also note that Chesterfield/Virgini a Code requires you to keep the ditches, gutters and curbs and street edges, adjoining your property free from leaves and debris.

An important step in preventing home burglary and other crimes is to make sure that a residence is as secure as possible. A careful inspection by someone trained to observe security precautions can indicate features which would make entry easy — or difficult — for a prospective burglar. Chances are good that home security can be improved. Take a hard look at entry points in your residence and determine what steps can reduce vulnerability. A security inspection begins at the front door and goes on to include side and rear doors, windows, locks, lights, and landscaping. If you answer no to any of this checklist you have a security weakness or hazards that require attention.

FRONT ENTRANCE

1. Is door itself of metal or solid wood construction?
2. Is doorframe strong enough and tight enough to prevent forcing or spreading?
3. Are door hinges protected from removal from outside?
4. Are there windows in the door or within 40 inches of the locks?
5. Is door secured by a deadbolt lock with a minimum 1-inch throw?
6. Are strikes and strike plates adequate and properly installed with 3-inch screws?
7. If there are no windows in door, is there a wide-angle viewer or voice intercom device?
8. Can the lock mechanism be reached through a mail slot, delivery port or pet entrance at doorway?
9. Is there a screen or storm door

with an adequate lock?

10. Is exterior or front entrance lighted with at least a 40-watt light?
11. Can front entrance be observed from street or public areas?
12. Does porch or landscaping offer concealment from view from street or public areas?

SIDE OR REAR ENTRANCE

13. Is door itself of metal or solid wood construction?
14. Is doorframe strong enough and tight enough to prevent forcing or spreading?
15. Are door hinges protected from removal from outside?
16. Are there windows in the door or within 40 inches of the locks?
17. Is door secured by a deadbolt lock with a minimum 1-inch throw?
18. Are strikes and strike plates adequate and properly installed with 3-inch screws?
19. Can the lock mechanism be reached from outside through a delivery port or pet entrance?
20. Is the exterior of the doorway lighted by at least a 40-watt bulb?
21. Is doorway concealed from street or neighbors view by porch, fence, or landscaping?
22. Does doorway have screen or storm door with adequate lock?
23. If door is sliding glass door, is the sliding panel secured from being lifted out of the track?
24. Is a "charley-bar" or key-

operated lock used on sliding glass door?

ENTRANCES FROM GARAGE AND BASEMENT

25. Are all entrances to living quarters from garage and basement of metal or solid wood construction?
26. Does door from garage to living quarters have locks adequate for exterior entrance?
27. Does door from basement to living quarters have an adequate lock operated from living quarters side?

GROUND FLOOR WINDOWS

28. Do all windows have adequate locks in operating condition?
29. Do windows have screens or storm windows that lock from the inside?
30. Do any windows open onto areas that offer special risk to burglary?
31. If so, do these windows have security screens or grills?
32. Are exterior areas of windows free from concealing structure or landscaping?
33. Is exterior adequately lighted at all window areas?

UPPER FLOOR WINDOWS

34. Do any upper floor windows open onto porch or garage roofs or roofs of adjoining buildings?
35. If so, are they secured

January 2009

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6 6:30-7:00 Arch Review Board 7:00 to 8:00 Building/ Grounds/Lake	7 7:00-8:00 Social Commit- tee Meeting	8	9	10
11	12	13 7:00 PM ACA Board Meeting	14	15	16	17 8:00Am Rented by Sandra McKinnon
18	19	20 6:30-7:00 Arch Review Board 6:30 Texas Holdem & Ca- nasta	21	22	23	24
25 8:00Am Rented by Sandra McKinnon	26	27	28	29	30	31

Social Committee

Stephanie Provo

The Ashbrook Social Committee was quite busy last year and thanks to everyone who played a part in it. We've had St. Patty's Day Adult parties, the Easter bunny came and visited with the kids while they decorated Easter eggs, we had a wonderful turnout at our Annual Picnic with games, prizes, a moon bounce, the FunBus, and tons

of food, we had half-price night at Inflation Nation, and closed it all up with an Adult Christmas party and Kids party with Santa and cookies. This year we will have some more fun for Ashbrook residents including more nights at Inflation Nation, movie nights at the clubhouse, and possibly some skating nights. If you would like to be

part of our committee and help us plan events for our neighborhood, please contact Stephanie Provo at 608-1566 or stephanieprovo@hotmail.com. Our next meeting will be in February. Hope to see you in the New Year!

Neighborhood Watch-Home Security Cont. Wm. Megginson

as adequately as if they were at ground level?

36. Are trees and shrubbery kept trimmed back from upper floor windows?

37. Are ladders kept outside the house where they are accessible?

BASEMENT DOORS AND WINDOWS

38. Is there a door from outside to the basement?

39. If so, is that door adequately secured for an exterior door?

40. Is outside basement entrance lighted by exterior light of at least 40 watts?

41. Is outside basement door concealed from street or neighbors?

42. Are all basement windows adequately secured against entrance?

GARAGE DOORS AND WINDOWS

43. Is automobile entrance door to garage equipped with adequate locking device?

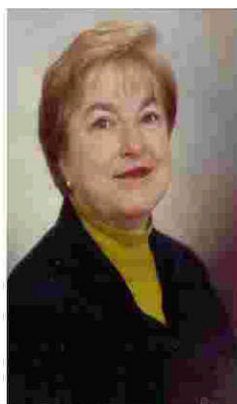
44. Is garage door kept closed and locked at all times?

45. Are garage windows secured adequately for ground floor windows?

46. Is outside utility entrance to garage as secure as required for any ground floor entrance?

47. Are tools, ladders and other equipment kept in garage?

48. Are all garage doors lighted on the outside by at least a 40-watt bulb?



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SPECIAL NOTICE REGARDING PARKING

NO type of trailer, RV or camper, boat, dual wheel vehicle over 6000 lbs. GVW, or bus, can be parked in Ashbrook driveways per our Covenants, **OR ON ASHBROOK STREETS** per recent information from the Police Department.

Any of these vehicles parked on Ashbrook streets will be reported to the Police to have them removed.

Ashbrook's Recorded Documents and Bylaws

All of Ashbrook's Recorded Documents and Bylaws, Overview and General Rules, and Violations Process and Procedures, are now posted on the website for the convenience of the owners and residents. If you are selling your house, copies of this posted information **DO NOT** constitute a Disclosure Package to be given to your prospective buyer. The legally required Disclosure Package must be obtained from the Management Company.

February 2009

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3 6:30-7:00 Arch Review Board 7:00 to 8:00 Building/	4	5	6	7
8	9	10 7:00 PM ACA Board Meeting	11	12	13	14
15	16 6:00 to 8:00 Inflation Na- tion Night 1/2 price ad- mission.	17 6:30-7:00 Arch Review Board 6:30 Texas Holdem & Ca- nasta	18	19	20	21
22	23	24 7:00 Safety & Security/ Neighborhood Watch meeting	25	26	27	28

Ashbrook Community Night at Inflation Nation!

When: Monday, February 16th Time: 6:00-8:00pm

Where: Inflation Nation, 10810 Paulbrook Drive, Midlothian next to Skateaway)

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 free are with paying child.

There are moon bounces, 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

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.



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ATTENTION: RETIREE'S AND "STAY-AT-HOME'RS".
OUR NEWLY RENOVATED CLUBHOUSE IS HERE FOR THE ENJOYMENT OF ALL ACA MEMBERS. IF YOU WOULD LIKE TO GET A GROUP OF RESIDENTS TOGETHER FOR DAYTIME GAMES OF BRIDGE, MAH-JONG, BUNKO, CHECKERS, CHESS, QUILTING OR CRAFTS, KIDS PLAY GROUPS, OVER 50'S LUNCHEONS AND SOCIALS, ETC., YOU CAN USE THE CLUBHOUSE AT NO CHARGE !! OUR SOCIAL/ RECREATION COMMITTEE WILL HELP YOU GET IT ORGANIZED AND RESERVE THE TIMES FOR YOU. CALL STEPHANIE PROVO AT 608-1566 OR EMAIL STEPHANIEPROVO@HOTMAIL.COM .

BOAT, TRAILER, RV, AND TRUCK STORAGE SPACES IN THE CORRAL AVAILABLE, TO MEMBERS IN GOOD STANDING, FOR \$240 PER YEAR PAYABLE ON A QUARTERLY BASIS. CALL ACS WEST (CHARLES SMALL) AT 282-7451 FOR DETAILS. CANOE AND BOAT STORAGE SPACE IN THE BOAT RACK ON THE DAM AVAILABLE, TO MEMBERS IN GOOD STANDING, FOR \$50 PER YEAR. CALL ACS WEST (CHARLES SMALL) FOR DETAILS.

HELP NEEDED!!!

TAKE PART IN ASHBROOK !!! JOIN OUR SOCIAL/ RECREATION COMMITTEE, OUR BUILDINGS/ GROUNDS/LAKE COMMITTEE, OUR SAFETY/ SECURITY/ NEIGHBORHOOD WATCH COMMITTEE, OR OUR FINANCE/ AUDIT COMMITTEE. PLEASE HELP US CONTINUE TO MAKE ASHBROOK A BETTER COMMUNITY. CONTACT OUR COMMITTEE CHAIRPERSONS FOR INFORMATION.



MANY, MANY THANKS
LOCAL STORE
MARK BOWERS, FOR

TO LOWES AND OUR
MANAGER,
ALLOWING ASHBROOK

TO BUY ALL OF THE MATERIALS AND SUPPLIES FOR THE RECENT MAJOR
RENOVATION OF OUR CLUBHOUSE AT A 50% DISCOUNT. THIS SAVED US
ALMOST \$12,000. PLEASE SHOW OUR APPRECIATION BY PATRONIZING
HIS STORE, AND IF YOU SEE MARK, PLEASE SAY "THANKS"!!

ARC NOTICE!!!

REMEMBER----BEFORE YOU START ANY PROJECT INVOLVING EXTERIOR
ALTERATIONS OR ADDITIONS TO YOUR HOME, COLOR CHANGE, STORAGE
SHED, TREE REMOVAL OR PLANTING, LANDSCAPING, FENCES, PATIOS,
DECKS ETC., YOU MUST FILE AN APPLICATION WITH THE ARCHITECTURAL
REVIEW COMMITTEE AND HAVE IT APPROVED. THE FORMS CAN BE
DOWNLOADED FROM THE WEBSITE OR OBTAINED FROM THE MANAGEMENT
COMPANY. SEE THE ARCHITECTURAL STANDARDS SECTION IN YOUR
DISCLOSURE BOOK

REMEMBER:

TRASH CANS NEED TO BE PUT UP BY NOON OF THE DAY FOLLOWING PICKUP.
PLEASE COMPLY TO AVOID FINANCIAL PENALTIES

PROPERTY MAINTENANCE, LAWNS, AND LANDSCAPING

Under our Architectural Regulations, Section 2 of Other Standards, Paragraph 2.2,
addresses the maintenance and condition of lawns, shrubbery and plantings. Covenant
enforcement of these items will be stepped up this Spring, so now is a good time to start
planning for repairs and upgrades of your structures and lawns. Realtors have stated that
one big deterrent to selling homes in Ashbrook is the general condition of the lawn and
the neighbors yards.