



Ashbrook Community Newsletter

Volume 3, Issue 2

March 2009

QUARTERLY DUES NOTICE

INVOICES HAVE BEEN SENT OUT FOR THE QUARTERLY DUES PAYMENT OF \$60.50 DUE BY APRIL 1. PLEASE PAY ON TIME TO AVOID THE \$15. LATE FEE THAT GOES INTO EFFECT ON 4/11/09.

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SUE'S STATEMENT

Sue Herr

SPRING IS IN THE AIR IN ASHBROOK!!

After the long dark months of Winter Ashbrook is coming alive for Spring. Watch for new landscaping in the common areas, the tennis courts will be resurfaced with the addition of a back board. We will be resurfacing one of the basketball courts and some major improvements with the parking areas and additions to the playgrounds and the equipment. Our building and grounds committee has been working overtime to make our neighborhood great.

We will be planning a party for the adults in March, and our Annual Easter Egg party for the kids. We will be planning our fall barbeque and other events for all in the coming months. We had a bouncing

good time at Inflation Nation and our exercise group is growing. All of this is because our residents have come forward and volunteered their time.

If any of you would like to join a committee or have any questions about our activities all of the access numbers are on the web at Ashbrookonline.com.

Thanks to some observant neighbors we have been able to stop some of the trespassing that has gone on in our community and tickets have been issued. Our police department has been most helpful in this regard and asks to be contacted if anyone sees anything suspicious.

I have received numerous positive comments on the way our neighborhood has been improving over the past two years

and I thank you for that. We ask your patience regarding the covenant enforcement as we are diligently working to bring all properties into compliance. This is a good thing for all of us.

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.

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

VOLUNTEERS NEEDED-NEIGHBORHOOD WATCH

We are in need of eight (8) volunteers to serve as block liaisons. An email was sent out on February 19, requesting community members to step up and serve. At that time we were in need of ten (10) volunteers. We have since had two members join our ranks.

Below is a list of the street that still need a block liaison:

- Featherchase Court
- Ground Fern Dr.
- Halyard Court
- Halyard Terrace
- Shady Banks Court
- Twisted Cedar Court
- Twisted Cedar Drive

- Falling Hill Terrace
- The minimum we ask of you is that you help us assemble contact info on your neighbors on your street so that we can get emergency info out to them if necessary. Please contact Wm. Megginson 433.9109 or meggmoile@gmail.com

ASHBROOK IS LOOKING BETTER !!!

Don MacQueen

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FEW HOURS!!
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THE LIST DIDN'T
KNOW ABOUT IT
FOR SEVERAL
DAYS.
TAKE
ADVANTAGE OF
THIS FREE
SERVICE FROM
THE ACA AND
"BE IN THE
KNOW"---IT
COULD COME IN
HANDY !!**

As you drive or walk around the neighborhood, have you noticed how much better Ashbrook looks? Remember what it looked like two years ago compared to the way it looks now? We have even had a lot of positive comments from non-residents who have noticed the improvements.

The Board of Directors and Committees have frugally spent a lot of money on repairs, maintenance, improvements, and renovations to the common areas, to make them more attractive and more useable.

Have you noticed how many more people are out on pretty days enjoying the playgrounds, tennis courts, basketball courts, walking paths, and the lake? Have you noticed how much better the homes and yards look? Due to strong enforcement of our Covenants you are seeing fewer and fewer houses needing power washing or roof stains removed, very few trashcans sitting out for days, much less junk and debris in yards and around houses, and almost no homes with 2 ft. tall grass. Most owners have been very cooperative in curing covenant

violations; though unfortunately a few have had to be prodded with financial penalties. Several absentee owners of rental homes have learned that they cannot just continue to collect the rent while letting their houses deteriorate and allow their tenants to trash the premises. All in all, almost everyone is now cognizant that they must keep their house and yard properly maintained, to the benefit of every Ashbrook resident and owner. Yes, Ashbrook is looking better, and even more improvement will be seen as time goes by.

TREASURER'S REPORT 1/31/09

Don MacQueen

We continue to be financially solvent: As of 1/31/09 we have \$58,149 in our operating accounts, and \$30,214 in our money market reserve account, with all bills current.

As of Jan. 31 we still had 157 owners who had not yet paid their Jan. 1st. quarterly dues of \$60.50. This will result in an additional \$2355. of income to Ashbrook when their late fees are collected.

On the seriously past due accounts, the Attorney collected \$2060. plus prepaid costs in December and \$1279 plus prepaid costs in January. 16 additional warrants in debt were taken out in December, and 8 more in January. Garnishees are being prepared for 10 accounts on which he has obtained judgments.

The Finance & Audit Committee met and has chosen Carl Woo

and Associates, a well known local C.P.A. firm, to do the annual financial review and prepare the 2008 taxes.

Our financial books are always open to the residents, and if anyone would like a detailed financial report, please email me at bigsavingstravel@itilink.com or call me at 9013924 and it will be sent to you. Thank you

Social Committee

Stephanie Provo

We started off the New Year with another great turn out at Inflation Nation night and at our first Movie night in February. I hope you all got a chance to come out to one or both of those events. We are planning to have a St. Patrick's Day adult party on Saturday, March 14th at 7:00 p.m. Please bring your own drinks and an appetizer to

share. More details will be posted on the website. We will be hosting our annual Easter party for the kids on Sunday, April 5th from 2:00 to 4:00 pm. The Easter Bunny will be here to take free photos with the kids and we'll have snacks and crafts too. We are planning a community yard sale on Saturday, May 16th. You will find all

of this information on the Ashbrook website as well as in this newsletter. Please contact Stephanie Provo at 608-1566 or stephanieprovo@hotmail.com if you have any questions or suggestions for activities. Thanks to all of those who participate on the Social Committee and their commitment to this community.

SPRING IS HERE!!!!

PLEASE GET YOUR HOME AND YARD INTO COMPLIANCE WITH ASHBROOK'S COVENANTS.

Help make Ashbrook look better, and avoid any violation letters and possible monetary penalties.

CHECK TO SEE IF YOUR HOME NEEDS:

- Power washing
- Roof stains removed. (Best to get a company specializing in roof cleaning to do this.)
- Painting.

- Repairs to trim, decks, lattice, etc.

CHECK TO SEE IF YOUR YARD NEEDS:

- Leaves raked and removed.
- Bare areas reseeded or mulched.
- Shrubs trimmed.
- Junk, limbs, and debris cleaned up.
- Dead trees removed.
- Fences repaired.
- Heat pump or propane tank

screened from neighbors and the street.

- Driveways repaired.

STRONG COVENANT ENFORCEMENT IN THESE AREAS WILL BE INITIATED STARTING APRIL 1. PLEASE COOPERATE AND MAKE LIFE EASIER FOR BOTH YOU AND YOUR BOARD.

THANKS.

ATTENTION ALL PARENTS:

ASHBROOK'S SOCIAL AND RECREATION COMMITTEE HAS A LOT OF EVENTS PLANNED FOR KIDS DURING THIS COMING YEAR. TO GET FIRST NOTICE, DETAILS, AND UPDATES ABOUT THESE FUNCTIONS, PLEASE SIGN UP ON OUR EMAIL DISTRIBUTION LIST AT: ASHBROOKONLINE.COM. THIS WAY YOU WILL HAVE PLENTY OF TIME TO PLAN YOUR CALENDAR IN ADVANCE.

BUILDINGS & GROUNDS

Bill & JoAnn Ruitenber

Spring is on the way! Hopefully, everyone is looking forward to the warmer weather, which should be right around the corner. That Groundhog isn't always right! The Buildings & Grounds Committee has been busy making plans for the upcoming season so as to pick right up where we left off last year toward our goal of creating a "Better Ashbrook".

We have renewed our contract with Quality Landscaping for this year. They did a great job last season and we look forward to a continued good working relationship with Milton Velez and his entire crew. A hearty "thank you" goes out to their entire team for a job well done.

The repairs of the deck behind the community center should begin shortly. We've contracted with John K. George & Co. to make the repairs necessary to shore up the deck. They will be installing new pilings, which will

be driven some 8 feet into the ground and then shored up with the existing structure to avoid any further erosion damage. We would ask all residents to use caution around that area while this project is being done. They will be bringing in some rather large equipment for this project, so we ask for the cooperation of all during that time. We have the bids for resurfacing the tennis courts and will make our decision at our March meeting so we can submit it to the board at their meeting in March also. We're looking into adding a backboard behind one of the courts so as to add the ability for our tennis players to practice their serves when playing alone.

Our paving projects for this year will include widening the path from the parking lot up to the Community Center by about 5 feet to make it more feasible to drive a vehicle up there when it is necessary. We

also want to repave the lower basketball court and if the numbers all work out we're considering paving the parking lot at the Community Center.

The new Lexan Lighting fixtures have been installed in the pavilion. They are much brighter and more efficient to run and make the performance of our security cameras much more effective. Plans are also being made to replace the roof on the pavilion and also the fishing gazebo.

We have consulted with A.J. Glunt Co. to get some professional design for our planting areas and will be reviewing his plans at our next meeting also. We still meet on the first Tuesday of the month at 7:00 P.M. in the Community Center and would love to have some new members. Your ideas and suggestions are always welcome.

BUYING OR SELLING IN ASHBROOK

NOTICE TO SATELLITE DISH OWNERS

IF YOU HAVE A SATELLITE DISH MOUNTED ON A POST IN YOUR FRONT OR SIDE YARD, OR IN AN UNBECOMING LOCATION IN YOUR BACK YARD, AND DID NOT GET PRIOR ARCHITECTURAL REVIEW BOARD APPROVAL, YOU ARE IN VIOLATION OF ASHBROOK'S ARCHITECTURAL STANDARDS: SEE SECTION 2 (1992) AND SECTION 2 AMENDED (JULY 1995). YOU ARE ADVISED TO CONTACT YOUR SATELLITE PROVIDER REGARDING RELOCATING THE DISH TO YOUR ROOF OR HOUSE, FILE AN ARC APPLICATION FOR APPROVAL, AND HAVE THE DISH MOVED TO THAT LOCATION. YOUR COOPERATION IN THIS MATTER WILL BE GREATLY APPRECIATED.

BUYING IN ASHBROOK

- **SET-UP ASSESSMENT BILLING.** CONTACT ACS WEST TO SET UP HOW YOUR ASSESSMENTS WILL BE BILLED. 282.7541
- **REVIEW 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
- **INFORM ACA OF NEW TELEPHONE NUMBER.** PLEASE CONTACT THE ACA AT 282-7451 SO THAT WE MAY INCLUDE YOUR INFORMATION IN OUR DATABASE AND TELEPHONE DIRECTORY.

MOVING OUT OF ASHBROOK

- **ORDER ACA DISCLOSURE PACKAGE.** STATE LAW REQUIRES YOU TO PROVIDE A ACA DISCLOSURE PACKAGE FOR A POTENTIAL BUYER WHO HAS SIGNED A CONTACT. AS THE ACA HAS TWO WEEKS TO PUT TOGETHER THE DISCLOSURE PACKAGE, IT IS RECOMMENDED THAT YOU ORDER THE PACKET IMMEDIATELY AFTER THE CONTRACT IS SIGNED. CONTACT ACS WEST AT 282-7451 OR PRICING AND ORDERING INFORMATION.
- **PROVIDE ACA WITH SETTLEMENT STATEMENT.** FOR THE ACA TO BEGIN BILLING THE NEW OWNER OF THE PROPERTY YOU ARE SELLING, YOU WILL NEED TO SHOW THAT THERE'S BEEN A LEGAL TRANSFER OF PROPERTY BY PROVIDING THE ACA WITH A COPY OF YOUR SETTLEMENT STATEMENT (HUD)

SPECIAL NOTICE REGARDING PARKING

NO TYPE OF TRAILER, RV, OR CAMPER, BOAT, DUAL WHEEL VEHICLES OVER 6000 LBS. GVW, OR BUS CAN BE PARKED IN ASHBROOK DRIVEWAYS PER OUR COVERNANTS, *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.

ASHBOOKS RECORDED DOCUMENTS AND BYLAWS

ALL OF ASHBROOKS RECORDED DOCUMENTS AND BYLAWS, OVERVIEW AND GENERAL RULES ARE NOW POSTED ON THE WEBSITE FOR THE CONVINIENCE OF THE OWNERS AND RESIDENTS. IF YOU ARE SELLING YOUR HOME, 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.

COMMUNITY YARD SALE

Ashbrook Community Yard Sale



If you would be interested in participating in a community yard sale on Saturday, May 16th, please email Stephanie Provo at stephanieprovo@hotmail.com or call 608-1566. She will take down your street address and name so that we can see what kind of response we get for this. As it gets closer, we will contact those interested in participating and organize with you the specifics. We will take care of the advertising for the yard sale so all you have to do is put your stuff out in front of your house. This will be posted on the website at www.ashbrookonline.com so you can find this contact information there. Please feel free to contact Stephanie with any further questions. Thank you.



RECYCLING TIPS:

THERE HAVE BEEN MANY COMPLAINTS FROM RESIDENTS REGARDING THEIR NEIGHBOR'S RECYCLING TRASH BLOWING OVER INTO THEIR YARD AND COMMON AREAS ON WINDY DAYS, WHICH KIND OF DEFEATS THE WHOLE PURPOSE. SOME TIPS FROM THE OFFICIALS AT CHESTERFIELD COUNTY:

- 1)PUT LOOSE PAPERS ON THE BOTTOM, HEAVY STUFF ON THE TOP.COVER IT WITH AN OLD WINDOW SCREEN WITH A BRICK ON TOP.
- 2)BUY A CHEAP 20 OR 32 GAL PLASTIC TRASH CAN. PUNCH SOME HOLES AROUND THE BOTTOM SO WATER WONT COLLECT. WRITE "RECYCLE" ON IT WITH A MARKER AND USE THAT CONTAINER INSTEAD OF THE SMALL RECEPTACLES.

CALENDAR OF EVENTS

March 2009

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3 6p Arch Re- view Board 7p Building & Grounds Meeting	4	5 7p Social Committee Meeting	6	7
8	9	10 7p ACA Board Meeting	11	12	13	14 St. Pat- rick's Day Adult Party
15 Community Center rented- Private event	16	17 6p Arch Re- view Board 6:30p Texas Holdem- Canasta	18	19	20	21
22	23	24 7p Safety & Security/ Neighborhood Watch Meet- ing	25	26	27	28

CALENDAR OF EVENTS

April 2009

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2 7p Social Committee Meeting	3	4 Community Center rented- Private Event
5 2p Kid's Easter Party	6	7 6p Architectural Review Board 7p Building & Grounds Meeting	8	9	10	11
12	13	14 7p ACA Board Meet- ing	15	16	17	18 Community Center rented- private event
19	20	21 6p Arch Review Board 6:30p Texas Holdem-Canasta	22	23	24	25
26	27	28	29	30		

CALENDAR OF EVENTS

May 2009

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2 Community Center rented-Private event
3 Community Center rented-Private event	4	5 6p Architectural Review Board 7p Building & Grounds Meeting	6	7	8	9
10	11	12 7p ACA Board Meeting	13	14	15	16
17	18	19 6p Arch Review Board 6:30p Texas Holdem-Canasta	20	21	22	23
24	25	26	27	28	29	30 Community Center rented-Private event
31						

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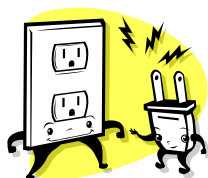


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We would like to take the time to say thank you to all of residents of the Ashbrook Community, for giving us another year to provide landscape service for community. We are looking forward in working for you in the upcoming season. During the next couple of weeks our crews will be in the community performing the following services:

- Preparing for mulch services
- Spring Pruning of all plant material
- Applying Pre-Emergent Crabgrass Control to all turf areas
- Turning On Irrigation System
- Mowing Services

We are extending the following services to you, to help beautify your property:

- Free Crabgrass Preventer Application to your turf with a one year turf program service agreement
- Irrigation Installation for as little as \$475.00 per Zone!
- 15% discount on a full service landscape maintenance agreement.

Please visit our new Website at www.qualitylandscapesolution.com feel free to leave comments and/or suggestions.

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ARCHITECTURAL NOTICE

REMEMBER, BEFORE YOU START ANY PROJECT INVOLVING EXTERIOR ALTERATIONS, OR ADDITIONS TO YOUR HOME, COLOR CHANGE, STORAGE SHED, TREE REMOVAL AND PLANTING, LANDSCAPING, FENCING, PATIOS AND 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 PACKAGE.

Ashbrook – A Waterfront Community

www.ashbrookonline.com

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@comcast.net

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Building & Grounds— Bill & Jo Ruitenberg 804.639.0532 billandjo94@comcast.net
Lake— Jerry Oakley 804.739.8108 oakleyg@comcast.net
Social— Stephanie Provo 804.608.1566 stephanieprovo@hotmail.com
Architectural Review Board— Don Heldt 804.639.0821 djheldt96@hotmail.com
Finance and Audit— Angela Day 804.639.7252 angela_day_ashbrook@yahoo.com
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