



Ashbrook Community Newsletter

Volume 3, Issue 3

May–June 2009

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MESSAGE FROM THE PRESIDENT:

Sue Herr

Hello Neighbors! It looks like Spring has arrived in Ashbrook, the flowering trees and shrubs are beautiful. We have added landscaping to our common areas and the Spring flowers will soon be in place. Our Easter EGG-STRAVAGANZA was well attended and the Easter Bunny was kept hopping!!! Thanks again Stephanie Provo!! We will be having a back to Summer picnic next month and more movie nights for the kids. We have aerobics on Monday and Wednesday at the clubhouse at 6:30 p.m. that is open to all residents and an active card club that meets once a month. Ashbrook is looking better and better and I have received many positive comments regarding covenant enforcement. We will continue to monitor violations so please look around and make sure you are in compliance. If you have a question, please refer to the book you were given when you moved in or the website which has our rules and regulations posted.

As always, a big thanks to those of you who pick up the trash and to those of you who discard your trash, remember the fine is stiff for littering.

We continue to work with our law enforcement officials regarding some trespassing issues and are making headway in that area. There were two recent convictions for trespassing and the penalty is stiff. We have adopted a "No Tolerance" position regarding trespassers and the police will be arresting offenders. 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. There are many improvements scheduled for Spring and I hope that you come out and take a

look at our common areas. The parking lot is in the process of being paved, the tennis courts will be resurfaced the end of this month and our lake will be stocked for your fishing enjoyment.

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

All of us on the board welcome your comments and suggestions and will try to answer any questions you may have.

**INFORMATION
ON DELINQUENT
DUES ACCOUNTS:**

**IN ACCORDANCE
WITH THE
DIRECTIVE
IN ASHBROOK'S BY-
LAWS, AND AT THE
INSTRUCTION OF
ASHBROOK'S
ATTORNEY,
CHADWICK AND
WASHINGTON, ALL
ACCOUNTS THAT
BECOME 60 DAYS
DELINQUENT WILL
HAVE A PROPERTY
LIEN FILED
AGAINST THE
HOME AT THE
CHESTERFIELD
COUNTY COURT.
THIS PROPERTY
LIEN PREVENTS
THE OWNER
FROM BORROWING
FUNDS AGAINST
THE PROPERTY OR
REFINANCING THE
MORTGAGE, OR
TRANSFERING
OWNERSHIP
WITHOUT THE
LIEN BEING PAID,
AND GIVES
ASHBROOK
PREFERRED
CREDITOR
POSITION IN THE
EVENT OF
DEFAULT ON THE
MORTGAGE; PLUS IT
GOES ON RECORD
AT THE CREDIT
BUREAUS.**

**EVERY OWNER IS
ENCOURAGED TO
PAY THEIR DUES IN
A TIMELY FASHION
TO AVOID THIS
COLLECTION
ACTION AND THE
ASSOCIATED
ATTORNEY AND
COURT FEES THAT
WILL BE ADDED TO
THE ACCOUNT.**

ASHBROOK IS THRIVING!!

Don MacQueen

As we all face and fight our way through this “down” economy, isn’t it refreshing to come home from work to a community where positive, uplifting things are happening? Isn’t it great to see houses here still selling at a good pace and for a good price? Isn’t it nice to realize that month-after-month, amenities are being added and facilities improved to make your family’s life here more enjoyable? Doesn’t it feel good to see your dues dollars being reinvested into your neighborhood for your benefit instead of being given to companies who were grossly overcharging us for their services and keeping Ashbrook broke?

Have you noticed how many more parents and their children are now using the playground, basketball courts, tennis courts, and walking paths? Have you heard all of the positive remarks being made about the community center since it has been renovated? Have you seen all of the parties being held there now? Do you realize how much effort is being put into keeping non-resident trespassers out of our recreational areas and making it a safer, friendlier place for your kids to play?—And wait until the new “tot-lot” is completed at the playground and you will really see some excitement amongst the kids !!

For the past almost two years the Board, the Committee Chairs and members, and the volunteers who help by policing the roadside of trash, locking/unlocking the recreation areas, and helping with functions and projects, have been dedicated to rejuvenating this neighborhood--and all you have to do is to look around you and you can see the great results!! Please join in and do whatever you can personally to help us maintain this positive momentum, and let’s watch Ashbrook thrive even more!

TREASURER’S REPORT

Don MacQueen

As of March 31, 2009, we had \$78,894 in our checking accounts, plus \$30,219 in our Money Market account, for a total of cash in the bank of \$109,113.

Ashbrook continues to be in a very strong financial position. Funds are available to allow us to implement the various repair, upgrade, and improvement projects that had been planned for 2009. It is exciting to realize that even without raising the ACA dues for the past 2 years, we still have ample cash flow to meet our needs.

The attorney continues to make good progress on the serious past-due accounts, and collected \$3190. during March, which funds will be submitted to us during April.

As you know, our management company has made arrangements with Community Association Bank for third-party processing of our dues monies, which offers more ways for owners to pay their quarterly dues, and streamlines the entire financial process. A serendipity of a system of this type is that it further strengthens security of

our funds inasmuch as it totally separates the processing and handling of checks and receipts, from the actual posting of the accounts, just another check-and –balance which is good whenever money is involved. Our financial books are always totally open to members, so if anyone wants more detailed information or has questions, please call me at 9013924 or email me at bigsav-ingstravel@verizon.net and we will be glad to accommodate you. Thanks.

SOCIAL COMMITTEE

STEPHANIE PROVO

Your Ashbrook Social Committee is working hard to keep the neighborhood active. We are hosting a Community Yard Sale on Saturday, May 16th from 8am -12 noon. If you are not participating in it, please take some time to check out what your neighbors are selling. On May 30th, from 4 -7pm, we will be having a Kick-Off to Summer Cookout. See the full-page

flyer in this newsletter for all of the information. We had a great turnout at our 2nd movie night while watching Madagascar 2. The kids enjoyed the popcorn and the movie too. Our next meeting will be held on Thursday, May 7th at 7:00 at the Community Center if you'd like to come be part of our group.

BUILDINGS & GROUNDS

Bill & JoAnn Ruitenberg

It looks like spring has finally made an attempt to show up here in Central Virginia! We have many projects going on and although the weather has not been very cooperative, we've still managed to get quite a few projects underway as the summer season draws near.

I'm sure many of you are wondering about the tennis court resurfacing project. We have been in touch with Mr. Asphalt who will be doing that project for us and the issue right now is the weather. Before they can start, we have to be assured that the temperature will not go below freezing during the overnight hours. They are confident that we will be at that point over the next week or so.

Over the last few days we were able to get our paving projects completed. The parking lot for the Community Center has

been paved, the path from the parking lot has been widened and a turn around area put in by the Community Center to make bringing a vehicle up there a little more easier when necessary. We enlarged the parking lot for the main playground so as to make that area more accommodating for everyone. Plans are also underway for a new tot lot in that area.

The roof on the fishing gazebo will be replaced shortly, along with some of the rope railing that is there. A new wood railing will be installed which will be much safer, especially for the little ones. We're also having a railing put around the deck at the end of the cove by the Community Center parking lot, which we feel will make that area much more attractive and safer for all. A.L. Glunt Landscaping Designs has completed all of the flower beds we con-

tracted for them to do. They really did a great job and they all look great. Many thanks to Anthony and his crew for a job well done.

We had the pleasure of having Jeff Mayo from Yardworks at our April meeting to give us some info on a solution for the erosion some of our lakefront property owners are experiencing. They install a product called Filtrexx, which has a proven track record and also very inexpensive. For more information they are located at 19001 Hull Street Rd. and can be reached by phone at 804-639-0311.

Many thanks to Jerry Oakley who did some research and inquiring to have our lake stocked with fish. This was unanimously approved at the April board meeting.

Cont. on page 4

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.

BUILDINGS & GROUNDS

Bill & JoAnn Ruitenber

Cont. from page 3

We'll be getting an assortment of Bass, Catfish, Red Eye Sunfish, Blue Gills and Crappie. This should provide for some good fishing as they develop and reproduce.

We recently had a resident complain about some parents disposing of their cigarette butts around the school bus stops in

our community. We have a team of volunteers who pick up the trash along our streets on a weekly basis and they have done an outstanding job in keeping our community litter free. It is your right to smoke if you so choose, but we'd ask that you dispose of your cigarette butts properly and not litter up the areas around the

bus stops with them. Your cooperation is genuinely appreciated.

Don't forget!!! We meet at the Community Center the first Tuesday of the month at 7:00 P.M. We could use some new members, and please know that your ideas and suggestions are always welcome.

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.

SAFETY & SECURITY – NEIGHBORHOOD WATCH

Wm. R. Megginson, Jr.

As you are aware, there was a safety and security seminar on April 30, 2009. The theme of the seminar was Home Security and Personal Safety. The seminar was put on by Office Tim Lamb of the Chesterfield Police Department.



Officer Lamb is a 17 year veteran of the Chesterfield Police Department. He has worked in Patrol, as a School Resource Offer, a Background Detective and presently as a Police Recruiter and Instructor.

The turn out for the seminar was dismal at best, very disappointing given the recent events

of criminal activity in the neighborhood. With the exception of the Board, Committee Chairs, and a few Neighborhood Watch Block Captains, you could count the number of the general community on one hand. Given the number of

calls that I receive in reference to Neighborhood Watch and security, I would have suspected that many more Ashbrook citizens would have turned out. Some of the information covered during the seminar was the purpose of the neighborhood watch, how it works, and what is expected of you as a citizen and member of neighbor watch. Neighborhood watch is not responsible for driving around the community looking for criminal activity, but rather is neighbor looking out for neighbor. When

some type of unlawful activity is noticed, you should first call the police, then your block captain to alert them as to the activity. The block captain will alert the rest of the street as well as the chair of Safety and Security. Given the scope of the activity the community as a whole will be notified.

Also discussed was Home Security, Personal Security and Shopping Security. As a part of this newsletter, I have included copies of the handouts from the seminar. Also in this newsletter is a Child Identification Emergency Information form. The Chesterfield County Police Department suggest that complete one of these form on all of your children and keep a copy with you at all time. This means, a copy at home, one in the car, on in your suit case when you travel.

Cont. on page 9

SAFETY AND SECURITY

Child Identification Emergency Information

Child's Full Name: _____ Date of Birth: _____

Address: _____ Telephone #: _____

City/State /Zip: _____ Social Sec.No. _____

Race: _____ Eye Color: _____ Hair Color: _____ Blood Type: _____

Sex: _____ Male _____ Female Height: _____ Weight: _____

Wears Glasses: _____ Yes _____ No Braces/Retainer _____ Yes _____ No

Accent: _____ Yes _____ No If yes, describe: _____

Hearing Impaired: _____ Yes _____ No If yes, describe: _____

Speech Impaired: _____ Yes _____ No If yes, describe: _____

Child's Hangouts/School: _____

Hobby (s): _____

Chronic Illness (Diabetes, Asthma, etc.): _____

Current Medication: _____

Allergies (food, medicines, etc.): _____

Doctor's Name/Phone Number: _____

Dentist's Name/Phone Number: _____

Mother's Full Name: _____

Address: _____ Telephone #: _____

City/State/Zip: _____

Father's Full Name: _____

Address: _____ Telephone #: _____

City/State/Zip: _____

PLEASE ATTACH MOST CURRENT PHOTO OF YOUR CHILD – KEEP PHOTO UPDATED



For more information, contact the
CHESTERFIELD COUNTY POLICE DEPARTMENT
Support Services Division, Community Support Unit
(804) 318-8699



Providing a FIRST CHOICE community through excellence in public service

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 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.

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.

SAFETY & SECURITY

Home Security

Use this as a guide as you check your home for safety measures.

Exterior Doors

- Keep exterior doors locked (via deadbolt locks) at all times.
- Install solid hardwood or metal-clad exterior doors.
- Place wide angle peepholes / door-viewers in all solid-panel doors.
- Use deadbolt locks with one-inch throw bolts on all exterior doors.
- Install three-inch strike plate screws in door frame strike plates.
- Secure sliding glass doors with charley bars and dowel rods.
- Keep spare keys with a trusted neighbor and not under a doormat or planter, on a ledge or in a mailbox.

Protecting Windows

- Install locking devices on all windows in the house.
- Secure double-hung wood window latches with ¾" # 8 full threaded screws.

Outdoor Security

- Keep shrubs and bushes trimmed below three feet in height or below window sill height, whichever is lower, to facilitate visibility and help deny concealment opportunities.
- Utilize motion-activated flood lights to detect nighttime activity and illuminate your property.
- Light all exterior doorways, including freestanding garages, from dusk to dawn.
- Clearly display your home's address with reflective numbers so police and emergency services can locate the home quickly.

Security When Away From Home

- Use at least two light timers (one per floor in a two-story home or in different areas of a single-story home) that turn on and off in a logical sequence to provide the appearance of occupancy.
- Stop mail and newspaper deliveries or have a trusted neighbor pick them up.
- Ask a trusted neighbor to tend to your yard and watch the house when you are away.
- Make sure your house always has a well-maintained and "lived in" appearance at all times.



For more information, contact the
CHESTERFIELD COUNTY POLICE DEPARTMENT
Support Services Division, Crime Prevention Unit
(804) 318-8699



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05/21/2008

SAFETY & SECURITY

Personal Safety

When Out and About

- Avoid taking a bad position. Don't be preoccupied as you go from one place to the next. Always scan your surroundings.
- Avoid carrying lots of packages. It can make you look defenseless.
- Become aware of situations and locations where crime is more likely to occur and avoid them.
- Carry a cellular phone with you wherever you go!
- Be confident and purposeful in your walk. Use a firm and steady pace.
- Look people in the eye as they approach you.
- If possible, dress comfortably so you can move quickly if you have to.
- Always let someone know where you are going and what time you will return.
- Keep a safe distance of two or more arm lengths between you and any stranger.
- Walk near the curb. Avoid passing close to shrubbery, doorways, blind corners, and other places of concealment.
- When exercising, always face on-coming traffic. Don't wear headphones! They take away your awareness of your surroundings.
- Travel cautiously after dark. Avoid dark and isolated areas.
- Avoid short cuts that conceal you from public observation.
- Do not travel or walk alone. There is safety in numbers.
- If you need assistance, as a last resort, you select your helper.



For more information, contact the
CHESTERFIELD COUNTY POLICE DEPARTMENT
Support Services Division, Crime Prevention Unit
(804) 318-8699



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11/1/2007

SAFETY & SECURITY

Shopping Safety Tips

The Crime Prevention Section of the Chesterfield County Police Department offers these safety tips for shopping smartly. By taking a few simple precautions, you can enjoy your shopping experience.

- Always lock your car, even if you are leaving for only a short period of time. Make sure all windows are rolled up completely.
- Always have your keys in your hand as you approach your vehicle.
- Always choose parking spaces in well-lit areas, as close to busy entrances as possible.
- Carry your purse close to your body and keep a firm grip on it.
- Conceal your credit card numbers from spying eyes.
- Do not leave valuables visible inside your car. Radios, cameras, pocketbooks and packages attract attention and tempt thieves.
- Do not leave your purse or wallet unattended in a shopping cart.
- Do not overburden yourself with packages. You need to be able to react to situations as they develop.
- Never lay packages or your purse on top of your vehicle.
- Once you are in your vehicle, lock your doors immediately.
- Stay alert. Pay attention to your surroundings. Be aware of anyone around you. Do not allow yourself to be distracted.
- Walk facing traffic so you can see approaching cars.
- Avoid carrying multiple credit cards and large amounts of cash.
- Always report suspicious activity to police immediately.



For more information, contact the
CHESTERFIELD COUNTY POLICE DEPARTMENT
Support Services Division, Crime Prevention Unit
(804) 318-8699



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06/12/2008

SAFETY & SECURITY

from page 5

Cont.

They also suggest that you update the photo of your child on a quarterly basis.

Copies of these forms will also be located on the Ashbrook Website (www.ashbrookonline.com) for you to download. If you are unable to get one there, I can email one to you..



ACA ANNUAL MEETING AND ELECTION INFORMATION:

The 2009 Annual Meeting of the Ashbrook Community Association will be held at 7:00 P.M. on Monday, June 1, at the Ashbrook Community Center.

Two of the Board member terms expire in July, so we will have an election in June to fill those two positions. At the Annual Meeting, the Nominating Committee will present the names of the candidates. If you are interested in running for one of these three-year positions, please send in your letter of intent by May 15 addressed to the Nominating Committee, ACA, P.O. Box 1648, Midlothian, Va. 23113.

Sue Herr, currently serving as the President of the ACA, has announced that she will be running for re-election to the Board; however, Pat Doniger, currently serving as Secretary, has announced that she will not be a candidate in this upcoming election. Bill Ruitenber, currently the Chairman of the Buildings and Grounds Committee, has indicated that he will be running as a candidate for one of the two open Board positions.

After the Annual Meeting, ballots will be mailed out to all owners and tenants, and the election will be held, with the newly elected Board members

being seated at the July 14 Board Meeting.

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.



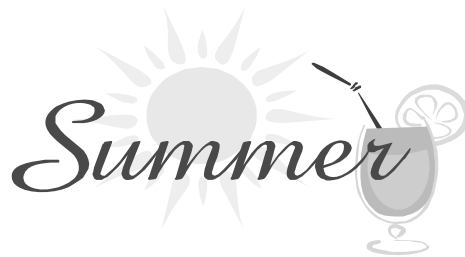
You're Invited to Ashbrook's Kick Off to Summer Cookout!



Saturday, May 30th 4:00 - 7:00 pm
at the Community Center Pavilion
Moonbounce for the kids!

***Please bring your favorite side dish to pass. Hot dogs,
hamburgers, drinks, & dessert will be provided.***

YOU MUST RSVP BY MAY 23rd
Email: stephanieprovo@hotmail.com
608-1566



Please bring your own lawn chairs & blankets.

AD'S



Kathy B. Hole
REALTOR®



Commonwealth
1231 Alverser Drive
Midlothian, VA 23113

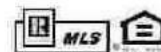
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Email: kathyselshomes@comcast.net

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Pre-school field trips • Corporate parties/team building
PTA's looking for fundraiser opportunities
Church youth groups/outreaches • MOPS (Mothers of pre-schoolers)

A Party Anywhere Else Would Be Flat

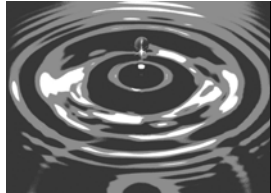
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LAST FEW WEEKS
4 LOST DOGS
WERE REUNITED
WITH THEIR
OWNERS.
AFTER THE
RECENT HOME
AND CAR BREAKINS
EVERYONE
ON THE EMAIL
LIST KNEW
ABOUT IT IN A
FEW HOURS!!
SOME NOT ON
THE LIST DIDN'T
KNOW ABOUT IT
FOR SEVERAL
DAYS.
TAKE
ADVANTAGE OF
THIS FREE
SERVICE FROM
THE ACA AND
"BE IN THE
KNOW"---IT
COULD COME IN
HANDY !!

AD'S

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Midlothian, VA 23112

DMV Certified Licensed by DMV

Proprietor: Sandra McKinnon



Edna Gordon
Realtor



Harbour Point Office

5000 W. Village Green Cell: 804-503-9417

Midlothian, VA 23112

Phone: 804-739-6000

Fax: 804-739-6539



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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 7p Social Committee	8	9 Community Center rented— Private event
10	11	12 7p ACA Board Meeting	13	14	15	16 8a Community Yard Sale
17	18	19 6p Arch Review Board	20	21 6:30p Texas Holdem- Canasta	22	23
24	25	26	27	28	29	30 10a clubhouse rented 4p Kick off to Summer Cookout
31						

June 2009

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 7p Ashbrook Community Association Annual Meeting	2 6p architectural review board 7p Buildings/Grounds/Lake Committee	3	4 7p Social Committee	5	6 10a Community Center rented— Private event
7	8	9 7p ACA Board Meeting	10	11	12 Community Center rented— Private event	13 Community Center rented— Private event
14	15	16 6p architectural review board	17	18 6:30p Texas Holdem-Canasta	19	20
21	22	23	24	25	26	27
28	29	30				

July 2009

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

BUYING IN ASHBROOK / MOVING OUT OF ASHBROOK

<p>BUYING IN ASHBROOK</p> <p>SET-UP ASSESSMENT BILLING. CONTACT ACS WEST TO SET UP HOW YOUR ASSESSMENTS WILL BE BILLED. 282.7541</p> <p>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</p> <p>INFORM ACA OF NEW TELEPHONE NUMBER. PLEASE CON-</p>	<p>TACT THE ACA AT 282-7451 SO THAT WE MAY INCLUDE YOUR INFORMATION IN OUR DATABASE AND TELEPHONE DIRECTORY.</p> <p>MOVING OUT OF ASHBROOK</p> <p>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 INFORMA-</p>	<p>TION.</p> <p>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)</p>
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SPRING IS HERE!!!!

<p>PLEASE GET YOUR HOME AND YARD INTO COMPLIANCE WITH ASHBROOK'S COVENANTS.</p> <p>Help make Ashbrook look better, and avoid any violation letters and possible monetary penalties.</p> <p>CHECK TO SEE IF YOUR HOME NEEDS:</p> <ul style="list-style-type: none"> • Power washing • Roof stains removed. (Best to get a company specializing in roof cleaning to do this.) • Painting. • Repairs to trim, decks, lattice, etc. 	<p>CHECK TO SEE IF YOUR YARD NEEDS:</p> <ul style="list-style-type: none"> • 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 	<p>STRONG COVENANT ENFORCEMENT IN THESE AREAS WAS INITIATED APRIL 1, 2009.</p> <p>PLEASE COOPERATE AND MAKE LIFE EASIER FOR BOTH YOU AND YOUR BOARD. THANKS.</p>
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"TEXAS HOLD'EM" AND "CANASTA"

ASHBROOK CARD PLAYERS' NIGHT !!!

6:30 P.M. EVERY THIRD THURSDAY AT THE COMMUNITY CENTER.

COME OUT AND PLAY!!! MEET NEW FRIENDS, SMOOZE WITH OLD FRIENDS,
HAVE SOME

REFRESHMENTS, PLAY SOME CARDS, AND ENJOY YOUR NEWLY RENOVATED
COMMUNITY CENTER!!! (A NO

SMOKING FACILITY). LIMITED SEATS AVAILABLE---CALL PAT

TAVENNER AT 639-2023 OR

EMAIL PTAVENNER@ITILINK.CO

ARC NOTICE!!!

REMEMBER----

**BEFORE YOU START ANY PROJECT INVOLVING EXTERIOR ALTERATIONS OR ADDI-
TIONS TO YOUR HOME, COLOR CHANGE, STORAGE SHED, TREE REMOVAL OR PLANT-
ING, 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 MANAGE-
MENT COMPANY. SEE THE ARCHITECTURAL STANDARDS SECTION IN YOUR DISCLO-
SURE BOOK FOR MORE DETAILS.**

REMEMBER: TRASH

**CANS NEED TO BE PUT UP BY NOON OF THE DAY
FOLLOWING PICKUP.**

PLEASE COMPLY TO AVOID FINANCIAL PENALTIES

HELP NEEDED!!!

**TAKE PART IN ASHBROOK !!! JOIN OUR SOCIAL/ RECREATION COMMITTEE, OUR BUILD-
INGS/ 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.**

Ashbrook — A Waterfront Community

www.ashbrookonline.com

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ASHBROOK COMMUNITY ASSOCIATION

P. O. BOX 1648

MIDLOTHIAN, VA 23113

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