



Ashbrook Community Newsletter

Volume 3, Issue 4

November—December 2009

Special points of interest:

Be on the look out for your 2010 annual dues bill for \$242 in early December, due and payable by January 1, 2010. Members in good standing may opt to pay in full or in 4 quarterly statements of \$60.50 each due January, April, July and October 1. Please pay on time to avoid the \$15.00 late charge.

Inside this issue:

Responsible Pet Owner	2
Buildings/ Grounds/Lake	2
2010 Budget	3-6
Treasurer's Report	6
Covenant Enforcement	7
Ad's	8-11
Reminders/Calendar	11-15

From The President

Hello Neighbors! Before you know it the Holiday Season will be upon us. We are planning some events for the Holiday's so please keep checking Ashbrook-online.com for a list of events.

We have been busy this past year and I thank all of you who have given your time, talent and energy to help improve our neighborhood.

Picnic 2009 was our best picnic ever!! The food was delicious, the entertainment was great and a good time was had by all. A HUGE thanks to the Social Committee for all the hard work that went into the planning, setting up, serving and cleaning up afterward.

As always, a big thanks to those of you who pick up the trash. To those of you who discard your trash, remember the fine is stiff for littering. Help us keep your neighborhood trash free.

We continue to work with our law enforcement officials regarding some trespassing issues and we thank those of you who monitor the playground to make sure it is being used by our residents thus making it safer for our children.

Please consider joining one of our committees. Joining a committee is a great way to make friends and to have a say is what we do. Please contact the committee chairs or any member of the board to

join a committee. We need you to become involved .

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.

Sue Herr, President

ACA Dues For Fiscal Year 2010

At the board meeting on Tuesday, October 13, 2009, the ACA dues for fiscal year 2010 was set at \$242.00 due on January 1, 2010.

Members in good standing may opt to pay the dues in quarterly installments of \$60.50 each, due January, April, July, and October 1.

There has not been an increase in dues since January 1, 2007.

Don MacQueen
Treasurer

Please Be A Responsible Pet Owner

Please remember that our common areas are for everyone to enjoy, two legged as well as four legged. While most dog owners in Ashbrook obey the rules, we are still getting reports of some residents who let their dog out and allow them to run over to the neighbor's yard to do its business or take their pets to the common areas and do not clean up the messes. Many of our neighbors have spent a great deal of time and energy taking care of their property and some of our more inconsiderate residents walking their dogs on leashes will allow them to go up into the lawns and urinate or poop, resulting in brown spots of dead grass all over their lawns, and they are faced with the expense of repairing their lawn. **PLEASE BE CONSIDERATE** of others and take a bag with you when you walk your pet and clean up their waste.

The bottom line is that there is really nothing the Board can do to control these problems. We can only ask that dog owners be responsible citizens, respect the rights of others, and prevent their dogs from using other residents' yards for bathrooms, and clean up after them in the common areas.

Please note that keeping more than **TWO** dogs that are more than four months old for non-commercial use is defined as "private kennel." Private kennels are permitted in the agricultural (A) district and **PROHIBITED** in residential districts. A special exception is required for private kennels in residential districts. Dog licenses are available through Animal Control.

The Zoning Ordinance provides property owners the right to apply for special exceptions to allow private kennels in residential zoning districts. The public hearing process at the BZA is intended to provide a case-by case review of such requests with input by affected residents in the area. The BZA may approve or deny such requests.

As a resident, if you see dogs running loose you can either talk to the owner or call Animal Control at 748-1683 and have them come out and address the problem or pick up the dog. If your neighbor has more than the allowed two dogs please call the zoning department at 748-1802 and they will handle the problem.

Thank you,
The Board

Building & Grounds

This will be the last newsletter for 2009. All of us on the B&G Committee would like to extend our warmest wishes to all of our residents for a very happy and safe holiday season.

We again have made great strides this year toward our goal of a "BETTER ASHBROOK". The new tot lot has certainly been a big hit, we've got a paved parking lot for our Community Center, a new roof on the pavilion, the fishing gazebo has seen a much needed overhaul, new benches on the north shore of the lake, new and improved landscaping throughout the common areas, and the list goes on.

Going into the New Year we are going to

explore the possibility of uncovering and completing the walking paths that were never completed around the west side of the new section, and also get up to date with the much needed repairs on the existing paths in the new section of our community.

The winter annuals will soon be planted so we should be all spruced up for the holiday season and the winter months ahead. We're also awaiting a report for Chesterfield County on what our best course of action will be to plant some form of ground cover along Shady Banks Dr.

Well, that kind of winds things up for this year. Many thanks go out to all of the

residents who have supported us over the past year, and as always, we meet at the Community Center on the first Tuesday of the month at 7:00 P.M., and your ideas and suggestions are always welcome.

Co Chairs: Bill & JoAnn Ruitenbergh

Lake: Jerry Oakley

Playgrounds: Bill Walton

Board Member: Don MacQueen

Proposed 2010 Budget Ashbrook Community Association

6	INCOME				
7	Assessments *				\$172,062
8	Past Due Collections*				\$21,000
9	Storage Income *				\$3,300
10	Community Center Rental Income *				\$3,600
11	Interest Income *				\$300
12	Violation Penalties				\$8,000
13	Newsletter Ad Income				\$1,000
14	TOTAL INCOME		sub-total		\$209,262
15					
16	EXPENSES AND RESERVES				
17	Management Fee *				\$31,640
18	Community Center Rental Manager				\$1,600
19	Other Expenses*				\$30,050
20	Social Committee				\$2,850
21	Picnic				\$3,700
22	Safety and Security Committee*				\$4,400
23	Architectural Review Committee				\$220
25	GENERAL ADMINISTRATIVE		sub-total		\$74,460
26					
27	Electric				\$9,000
28	Water/Sewer				\$1,700
29	COMMON AREA UTILITIES		sub-total		\$10,700
30					
31	Ground Maintenance *				\$67,600
32	Lake Maintenance*				\$15,702
33	Community Center and Common Areas Maintenance & Repair *				\$22,800
34	MAINTENANCE COSTS		sub-total		\$106,102
35					
36	TOTAL EXPENSES		sub-total		\$191,262
37					
38	CONTINGENCY EXPENSES **				\$3,000
39	CAPITAL RESERVE ADDITIONS				\$15,000
40					
41	TOTAL EXPENSES AND RESERVES		sub-total		\$209,262
42					
43	NET INCOME				\$0
44					
45					
46	Notes:				
47	* See Attached Details & Assumptions				
48	** Any contingency expenses not spent in the fiscal year will be considered additions to capital reserve.				

Details and Assumptions

6			
7	<u>Assessments</u>		
8	Regular Assessment	\$242 x 711 homes	\$ 172,062
9			\$ 172,062
10			
11	<u>Past Due Collections</u>		
12	Past Due Collections		\$ 10,000
13	Late Charges	\$15/home x 4 billings a year	\$ 6,000
14	Recovery from Ray May		\$ 5,000
15			\$ 21,000
16			
17	<u>Storage Income</u>		
18	Storage Income	\$240/slot	\$ 3,300
19		36 slots available	\$ 3,300
20			
21			
22	<u>Community Center Rental</u>		
23	Rental fee	\$75 Rental Fee	\$ 3,600
24			\$ 3,600
25			
26	<u>Interest Income</u>		
27	Money Market Interest Account	30,000	\$ 300
28			\$ 300
29			
30	<u>Violation Penalties</u>		\$ 8,000
31			\$ 8,000
32			
33	<u>Newsletter Ad Income</u>		\$ 1,000
34			\$ 1,000
35			
36	<u>Expense Details & Assumptions</u>		
37			
38	<u>Management Fee</u>		
39	Contract		\$ 31,640
40			\$ 31,640
41			
42	<u>Community Center Rental Manager</u>		\$ 1,600
43			\$ 1,600
44			
45	<u>Utilities</u>		
46	Water/Sewer		\$ 1,700
47	Electric		\$ 9,000
48			\$ 10,700
49			

Details and Assumptions

50	<u>Other Expenses</u>	
51	Postage	\$ 7,500
52	Legal Expenses	\$ 5,000
53	Insurance	\$ 5,000
54	Newsletter Expenses	\$ 4,300
55	Copies	\$ 3,500
56	Capital Reserve Study	\$ 2,000
57	Tax Return & Audit Expenses	\$ 2,000
58	Webpage and Email Distribution	\$ 450
59	Licenses & Fees	\$ 300
60		\$ 30,050
61		
62		
63	<u>Safety and Security</u>	
64	Additional Security	
65	As Needed	\$ 3,000
66	National Night Out	\$ 900
67	Neighborhood Watch	\$ 500
68	Promotional Items	\$ -
69	Speaker/Program	\$ -
70		\$ 4,400
71		
72	<u>Ground Maintenance</u>	
73	Grass Cutting/Trimming/	\$ 30,000
74	Restore walking paths on west side of new section	\$ 20,000
75	Seasonal Planting & Grounds Improvements	\$ 5,000
76	Tree Removal	\$ 5,000
77	Dumpsters for Clean-Up Weekend	\$ 5,000
78	Lighting	\$ 2,000
79	Sign Maintenance	\$ 600
80		\$ 67,600
81		
82	<u>Irrigation Contract/Lake Maintenance</u>	
83	Algae Treatment	\$ 7,000
84	Filtrex around Community Center Deck	\$ 5,000
85	Repairs	\$ 2,202
86	Fountain Maintenance	\$ 800
87	Dewinterize, winterize system	\$ 700
88		\$ 15,702
89		

Details and Assumptions

90	<u>Maintenance & Repair</u>	
91	Repair walking paths	\$ 15,000
92	Backboard - Tennis Courts	\$ 2,600
93	Recreational Facilities & Corral	\$ 1,000
94	General Clubhouse	\$ 1,000
95	Rental of Power Equipment (when needed)	\$ 1,000
96	Weed killing	\$ 800
97	Wood Preservation	\$ 500
98	Paint	\$ 500
99	Sand - Playground	\$ 400
100		\$ 22,800
101		
102	<u>Social Committee</u>	
103	Social Committee Expenses and Kids Fishing Day	\$ 2,850
104	Picnic	\$ 3,700
105		\$ 6,550
106		
107	<u>Architectural Review Committee</u>	
108	Paperwork	\$ 220
109		
110	<u>Historical Document Committee</u>	
111	Paperwork	\$ -
112		
113	<u>Contingency Expenses</u> (ex: Emergency Tree Removal)	\$ 3,000

Treasurer's Report

Don MacQueen

As of October 23, 2009, the checking account balance is \$62,298 and the Money Market balance is \$24,260, giving us total funds of \$86,558.

The Attorney is actively pursuing collection of the seriously past due accounts.

We remain financially solvent, and therefore the Board was again able to project meeting the needs for 2010 without having to increase our ACA dues. They remain at \$242 for the year.

The Annual Budget for 2010 is provided in this newsletter for your records. The various committees, the management company, and the Finance & Audit committee have come up with what we feel is a very accurate projection of the income and expenses for 2010, based on a thorough review of our 2009 year-to-date

figures.

There has been a significant increase in the electric bill primarily due to increased usage of the community center. Of course we recoup quite a lot of this from the increased total of rental income.

The increase in postage and copies is created by the large number of violation and delinquency letters that have to be sent out. The first violation letter, except for trashcan and grass cutting violations, is now also going certified as well as regular mail since most violators claimed to have never gotten the first letter when it was sent regular mail only. Now we have eliminated that problem. Quite a bit of this increased postage and copy expense is

offset by the penalty assessments collected from those who choose to not correct their violations in a timely manner.

Please note that if things go as planned in 2010 we will be able to put another \$15,000 in our Money Market account for reserves.

COVENANT ENFORCEMENT INFORMATION

In July, 2007, the “New” Board was installed. Since we were in such dire financial straits, to save Ashbrook money I volunteered to be the “legs” of the Board and Management Company in doing neighborhood violations inspections instead of paying for this service.

We received clearance from Ashbrook’s Attorney that there was no conflict of interest for a Board member to also act in this capacity. Since that time myself and various volunteers have continued doing those inspections, investigating resident reports of violations, and confirming whether previous violations had been corrected or not.

Those of us on the Board recently became aware of a very small, mostly anonymous, group of residents (most of whom had received several violation write-ups) who were not happy with the above arrangement. These people were disseminating a lot of unfounded information and assumptions about both me and the Board.

To explore other options the Board had the Management Company give us a quote to take over all of the violation enforcement duties that the volunteers are doing. The cost of them doing this would initially be an additional \$23,464. per year, which could possibly equate to an annual dues

increase of \$33. per home, with obvious increases in the coming years.

At the Board meeting on October 13, all of this was discussed. The feeling was that regardless of who did the inspections, some residents, especially the repeat offenders, would not be happy with them, and someone from the Board would still have to go out to check on contested reports, and it would just complicate the system. Another factor was saving the additional \$23,463. if we continued using the resident volunteers. As a result the four other members of the Board (I abstained) unanimously passed the following motion:

“A motion to create a Violation Inspection Committee to do both routine and random inspections for covenant and rules and regulations violations, inspections of violations reported to the Management Company, re-inspections of previously reported violations, and inspections to confirm correction of violations, and to report the findings to the Management Company for appropriate action to be taken. This Committee will be composed of Don MacQueen, Chair; Pat Tavenner, Member; and Carole Beatty, Member; plus other volunteers as needed.”

So, I and the other volunteers will be continuing to perform those duties for

Ashbrook.

If any resident would like to do a ride-a-long with us on any of these inspections to find out what goes on please let me know.

About 75% of the new violations are now reported by other residents, and each one has to be checked out, so if any of you have time to help us on a regular basis with the various inspections please let me know. This is a time consuming chore and we will gladly welcome some help.

Please be assured that we make every effort to be fair and correct in our reporting, and also know that if you disagree with a finding you can notify the Management Company and it will gladly be re-checked. Thanks, and a special thanks to the vast majority of residents who gladly support the Board’s having a system in place to ensure that all residents keep the covenants they agreed to when they moved into Ashbrook, protecting both the property values and the quality of life in our community. Don MacQueen

ASHBROOKS RECORDED DOCUMENTS AND BYLAWS

ALL OF ASHBROOKS RECORDED DOCUMENTS AND BYLAWS, OVERVIEW AND GENERAL RULES ARE POSTED ON THE WEBSITE FOR THE CONVENIENCE 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 THE BUYER. THE LEGALLY RE-



QUIRED DISCLOSURE PACKAGE MUST BE OBTAINED FROM THE MANAGEMENT COMPANY

OUR CLUBHOUSE IS READY FOR RESIDENTS (IN GOOD STANDING) TO RENT FOR YOUR BIRTHDAY PARTIES, REUNIONS, GRADUATIONS, ANNIVERSARIES, RECEPTIONS, FAMILY GET-TOGETHERS, AND OTHER NON-COMMERCIAL EVENTS. \$75.00 PER DAY NONREFUNDABLE MONEY ORDER RENTAL FEE DUE WITH THE RESERVATION, AND A CASH \$150.00 SECURITY DEPOSIT WHEN YOU GET THE KEY. CONTACT ED RODRIQUEZ AT 873-1716 FOR . INFORMATION AND RESERVATIONS

Ashbrook's Holiday Events

Please join us for the Kid's Christmas Party on Sunday, December 6th from 2:00-4:00 at the Community Center.

Santa will be there for free pictures with the kids, crafts, snacks, and music. All children must be accompanied by an adult.

Adult Christmas Party will be held on Friday, December 11th at 7:00pm at the Community Center. Please bring a dish to share. Sodas will be provided or bring your own beverages. Bring a gift under \$10 to exchange.

Please contact Stephanie Provo at stephanieprovo@hotmail.com or 608-1566 if you have any questions. Brought to you by your Ashbrook Social Committee.

AD's

675-1411

Mon-Sat 10a-6p
Fri (extended hours) 6-8p
Sun 12p-6p

- Birthday Parties
- Walk-in Play
- Field Trips
- School Fundraisers
- Team Building Events
- Weekday Evening Specials

in
inflation nation™
a world of fun entertainment

Virginia's Largest Indoor Inflatable Playground

10810 Paulbrook Dr.
Midlothian, VA

OUTDOOR RENTALS

Buy One Get One FREE Admission
May not be combined with any other offers or discounts. Limit one per customer.
Expiration 12/2009

Buy One Get One FREE Rockwall
May not be combined with any other offers or discounts. Limit one per customer.
Expiration 12/2009

www.inflationnationparty.com



Expiration 12/31/2009

Superior Carpet & Upholstery Cleaning

Heritage



Flooded?

Emergency Water Damage Service Available

Serving Richmond, Colonial Heights, Henrico, Chesterfield & Southern Hanover

Independently Owned & Operated

**A Better Way To Clean.
A Cleaner Way To Live.**

- Dry in 1-2 Hours
- Safe for Children and Pets
- Same Day Service Available (min. charges apply)
- Stain Removal - If we can't get it out - **NO ONE CAN!**



Trust your local Chem-Dry professional for all these services



Pet Urine
Specializing in Pet Odor Removal



Oriental Rugs
Cleaned in Your Home



Tile & Stone

Pet Odor Treatment
25% Off
Offer expires 12/31/09.

Restorative Cleaning
\$89 1-3 Rooms up to 400 sq. ft.
Steps additional.
Offer expires 12/31/09.

Oriental Rug
\$99
Any One Oriental Rug
Offer expires 12/31/09.

Upholstery & Area Rugs
15% Off
Offer expires 12/31/09.

Whole House
\$299 Includes 1 Free Staircase & up to 1500 sq. ft.
Offer expires 12/31/09.



North of the River

730-2360

South of the River

639-7677

www.YourSpotlessCarpet.com



President's Award 2009

To Advertise, Call (804) 675-7377 RI 1106 Log #454

BLACKTOP PAVING

- Driveways
- Parking Lots
- Patching & Repairing
- Resurfacing
- Commercial & Residential
- All Modern Equipment
- Ask About Our Senior Citizen Discounts



"We Specialize In Personal Service"

Over 25 Years Paving Experience

"Experience Makes The Difference"

SAM & JANICE
your Personal Pavers

**CALL JANICE AT
796-1707
OR
752-6133**



20% Off

Asphalt Driveway Paving

FREE ESTIMATES

BLACKTOP PAVING

796-1707 • 752-6133

Not valid with other specials or prior bids. Expires 12/02/09.

15% Off

Patching & Repairing Asphalt Driveway

FREE ESTIMATES

BLACKTOP PAVING

796-1707 • 752-6133

Not valid with other specials or prior bids. Expires 12/02/09.

The above discounts expire 01/31/2010.

C.A.R.E.

FREE ESTIMATES

VISA MasterCard

•References
•Fully Insured

10% OFF

Any Tree Service

512-0083

www.caretreepro.com

Visit Us Online For A Hassle FREE Estimate

PROFESSIONAL TREE SERVICE

• TREE REMOVAL • TRIMMING • STUMP GRINDING

With coupon only. Expires 11/27/09.

The above discounts expire 01/31/2010.

Edna Gordon
Realtor

5000 W. Village Green
Midlothian, VA 23112
Harbour Point Office

Phone: 804-739-6000
Cell: 804-503-9417
Fax: 804-739-6539
Toll Free: 877-739-6009

Win. Meegginsen Photography
Win. R. Meegginsen, Jr.
Freelance Photographer/Entrepreneur

PO Box 6078
Midlothian, VA 23112

Phone: 804.433.9109
Fax: 804.595.1187

wmmegg@wmmegginsenphotography.com
www.wmmegginsenphotography.com

GOLF TOURNAMENT ANYBODY ???

WE HAVE HAD SOME DISCUSSION ABOUT ORGANIZING AN ANNUAL GOLF TOURNAMENT FOR THE ASHBROOK COMMUNITY. THE FORMAT WOULD BE "CAPTAINS CHOICE BEST BALL" FOR GROUPS OF FOUR. IT MAY BE A LITTLE LATE TO GET SOMETHING ORGANIZED FOR THIS SEASON, BUT IF WE GET ENOUGH INTERESTED PARTIES WE MAY BE ABLE TO BOOK SOMETHING FOR EARLY SPRING OF 2010. TO TRY AND GENERATE MORE INTEREST, WE WOULD ALLOW NON-RESIDENTS OF ASHBROOK BUT AT LEAST ONE RESIDENT WOULD BE REQUIRED FOR EACH FOURSOME. IF YOU ARE INTERESTED AND WOULD LIKE MORE INFORMATION, CONTACT BILL RUITENBERG AT 804-639-0532 OR E-MAIL

BILLANDJO94@COMCAST.NET.

WINKLER'S LANDSCAPE



Who you going to call?
My daddy, of course.
**(804)
874-7878**

My daddy provides
quality services at
affordable rates.
Hey, maybe I should
try this advertising
thing.

Super Combo
Aeration, Seeding,
and Fertilization
\$129.99*
(*up to 6000 sq.ft)
Offer Ends 10/31/09

Aeration Only
\$64.99*
(*up to 6000 sq.ft)
Offer Ends 10/31/09

Will Work For
Chuck E. Cheese Tokens



*"As residents of Ashbrook my
family takes pride in our
community."*

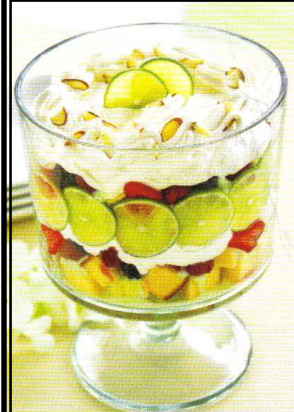
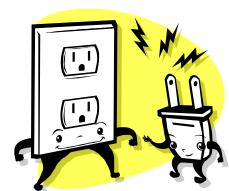
Len Travers

LT Electric

Lic. Electrical Contractor
For all your Electrical Needs

Residential & Commercial

Home: 804-639-7588
Cell: 804-274-0682



The Pampered Chef

discover the chef in you

Melissa Freed
Independent Consultant
15219 Winding Ash Dr
Chesterfield, VA 23832
Cell 804-698-9491
Home 804-744-2094
mfpanperedchef@gmail.com
www.pamperedchef.biz/melissafreed

SPECIAL POINT OF INTEREST

PLEASE TAKE NOTE THAT AT THE BOARD MEETING ON TUESDAY, AUGUST 11, 2009, A MOTION WAS UNANIMOUSLY PASSED SETTING THE NON-COMPLIANCE PENALTY ASSESSMENT FOR RECURRING VIOLATIONS OF THE COVENANTS, RULES, AND STANDARDS, OTHER THAN FOR TRASHCAN AND GRASS CUTTING VIOLATIONS, AT \$50.00 PER INCIDENT AS ALLOWED BY THE VIRGINIA POA ACT.

REYCO PRESSURE WASHING

One Call to Reyco Means:

- **No more green slimey house!**
- **No more funky decks!**
- **No more stained concrete!**



ASHBROOK SPECIAL!!

Powerwash Any
House up to
2,000 Sq. Ft.

\$89



**Reyco Pressure Washing
Anthony Reyes**

338-6763

Email: ReycoPW@yahoo.com
www.reycosolutions.com

*We recently powerwashed
Ashbrook's Playground Equipment
and Concrete Dam.*

Licensed & Insured

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..

SPECIAL NOTICE REGARDING PARKING

NO TYPE OF TRAILER, RV OR CAMPER, BOAT DUAL WHEEL VEHICLES OVER 6,000 LBS GVW OR BUS, CAN BE PARKED IN ASHBROOK DRIVEWAYS PER OUR COVENANTS, OR ON ASHBROOK STREETS PER RECENT INFORMATION FOR THE POLICE DEPARTMENT. ANY OF THESE VEHICLES PARKED ON ASHBROOK STREETS WILL BE REPORTED TO THE POLICE TO HAVE THEM REMOVED.

ASHBROOK 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 DOES NOT CONSTITUTE A DISCLOSURE PACKAGE TO BE GIVEN TO YOUR PROSPECTIVE BUYER. THE LEGALLY REQUIRED DISCLOSURE PACKAGE MUST BE OBTAINED FROM THE MANAGEMENT COMPANY.

BUYING IN / MOVING OUT OF ASHBROOK

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 CONTRACT. AS THE ACA HAS TWO WEEKS TO PUT TOGETHER THE DISCLOSURE PACKAGE, IT IS RECOMMENDED THAT YOU ORDER THE PACKET IMMEDI-

ATELY

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)

Social Committee

Stephanie Provo

We had a great turnout at the Fall picnic this year despite the weather being a bit chilly. Jonathan the Juggler put on a great show that involved some kids and parents participation. We had the moon bounce and slide wonderfully donated by Inflation Nation to keep the kids busy and great dance music by the DJ, Andy Kim. There was watermelon eating contests, and limbo contests, and door prizes to some local stores and restaurants generously donated by the community. As always, we had our very own cooks, Mike & Leighanne Shuler and Eric Wilson who

provided us with pork, chicken, beef, and hotdogs. There wasn't much left over, that's for sure. Thank you to everyone who helped with the picnic, either setting up, cleaning up, putting up flyers, serving food, etc. You all did a great job and we couldn't have done it without your undying efforts to make Ashbrook a great place to live. We had 1/2 price night at Inflation Nation earlier this month, another great turnout and the kids had a blast. We have holiday events coming up in December, see flyer in this newsletter for all details. The kids party will be held on

December 6th from 2-4. Bring the kids to take pictures with Santa and make crafts. The adult party will be held on December 11th at 7pm. Hope to see you all there. Look for an upcoming movie night in January. Here's wishing you and your family a great holiday season and safe New Year! Be sure to check out upcoming events for 2010 on the Ashbrook website. Our next meeting will be held on Thursday, December 3rd at 7pm at the Community Center.

IMPORTANT NOTICE: ABANDONED AND IMPOUNDED BOATS IN THE STORAGE CORRAL WILL BE DISPOSED OF AFTER DECEMBER 5.

ASHBROOK REAL ESTATE NEWS:

THERE WERE 16 DISCLOSURE PACKAGES FOR HOME SALES ISSUED FROM JAN. 1 THROUGH JUNE 30, 2009; 20 FROM JULY 1 THROUGH SEPTEMBER 30; AND 5 IN OCTOBER THROUGH OCTOBER 22.

INFORMATION ON DELINQUENT DUES ACCOUNTS:

IN ACCORDANCE WITH THE DIRECTIVE IN ASHBROOK'S BYLAWS, 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.

REMINDER:

WE HAVE RECEIVED NUMEROUS COMPLAINTS FROM RESIDENTS REGARDING THE FOLLOWING; THEREFORE:

1. AS OF SEPTEMBER 30, IF YOUR MAILBOX IS RUSTY AND NEEDS TO BE REPAINTED BLACK, OR IS MISSING PARTS AND NEED REPLACING THEY WILL BE WRITTEN UP AS A COVENANT VIOLATION.
2. IF YOUR YARD HAS BARE SPOTS THAT NEED RESEEDING, IS SHOWING BAD SIGNS OF EROSION, OR NEEDS AREAS MULCHED, PLEASE PLAN TO ADDRESS THOSE ISSUES IN THE FALL, AS THESE PROBLEMS WILL BE WRITTEN UP AS COVENANT VIOLATIONS ITEMS AFTER OCTOBER 15.

ANYBODY UP FOR CANASTA? WE'D LOVE TO HAVE YOU! WE'RE STILL GOING STRONG EVERY 3RD THURSDAY OF THE MONTH. WE MEET AT THE COMMUNITY CENTER AT 6:30PM AND HAVE A GREAT TIME! WE BRING SNACKS TO SHARE, SOME DRINKS AND PLAY CARDS AND HAVE FUN. IF THIS SOUNDS LIKE SOMETHING YOU'D LIKE TO DO, JUST BE THERE! WE'RE ALWAYS READY TO WELCOME NEW PLAYERS.

IMPORTANT NOTICE:

ABANDONED AND IMPOUNDED BOATS IN THE STORAGE CORRAL WILL BE DISPOSED OF AFTER DECEMBER 5.

ROUTINE VIOLATION INSPECTIONS:

TRASHCANS--THE AFTERNOON OF THE DAY AFTER PICKUP, OR THE SECOND DAY.

GRASSCUTTING-- WEDNESDAY AFTERNOONS.

ROOF STAINS--MARCH OF EACH YEAR.

POWERWASHING OF HOUSES-- APRIL AND NOVEMBER.

PLEASE HELP US KEEP ASHBROOK NEAT AND CLEAN

DON'T RAKE OR DUMP LAVES, BRANCHES OR YARD DEBRIS INTO THE DITCHES, WALKING PATHS AREAS OR COMMON GROUNDS. REMEMBER, BOTH DUCK DISPOSAL AND BFI WILL PICK UP 5 BAGS PER WEEK ALONG WITH YOUR TRASH CANS.

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.

ATTENTION: RETIREE'S AND "STAY-AT-HOMER'S"

OUR CLUBHOUSE IS HERE FOR THE ENJOYMENT OF ALL ACA MEMBERS. IF YOU WOULD LIKE TO GET A GROUP OF RESIDENTS TOGETHER FOR DAYTIME GAMES OR BRIDGE, MAH-JONG, BUNGO, 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 SPEPHANIE PROVO AT 606-1566 OR EMAIL STEPHANIEPROVO@HOTMAIL.COM.

REMEMBER

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

December 2009

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 6PM-Arch Review 7PM Building & Grounds	2	3 7PM Social Committee Meeting	4	5 12PM Private Party
6 2PM Kids Christmas Party	7	8 7PM ACA Board Meeting	9	10 6:30PM Texas Hold'em	11 7PM Adult Christmas Party	12
13	14	15 6PM Arch Review	16	17 6:30PM Canasta Cards	18	19 Private Party
20	21	22	23	24 12PM Private Party	25	26 12PM Private Party
27	28	29	30	31		

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

Treasurer— Don MacQueen 804.901.3924 bigsavingstravel@itilink.com

Member— Catherine Crump 804.639.1928 gannie7725@comcast.net

Member— Bill Ruitenberg 804.639.0532 billandjo94@comcast.net

Committee Chairs:

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 djhheldt96@live.com

Finance and Audit— Angela Day 804.639.7252 angela_day_ashbrook@yahoo.com

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

Newsletter— Wm. R. Megginson, Jr. 804.433.9109 ashbrooknewsletter@yahoo.com

Management Company:

ACS West, Inc. Suite 100

Charles Small

P. O. Box 11361

Richmond, VA 23230

Phone: 282.7451 Fax: 282.9590

email: csmall23229@yahoo.com

ASHBROOK COMMUNITY ASSOCIATION
P. O. BOX 1648
MIDDLETON, VA 23113
ADDRESS SERVICE REQUESTED



PRRST STD
U. S. POSTAGE
PAID
PI# 4296
MIDDLETON, VA