



Ashbrook Community Association Newsletter

www.ashbrookonline.com

Upcoming Events

- 7/30– Safety and Security Meeting
- 7/31– Buildings and Grounds/Lake Committee Meeting
- 8/2– Finance and Audit Meeting
- 8/7– National Night Out
- 8/11– Movie Night
- 8/14– Board Meeting
- 8/15– Social and Recreational Meeting

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From Your President

Wow! What an exciting two months it has been! Your ACA Board of Directors and rejuvenated Committees have been working hard to restore Ashbrook to the wonderful community that we know we are!

I am very enthusiastic about the level of participation that we have seen at meetings and for those who have joined committees. This is the very kind of thing that Ashbrook needs to bring itself together, to show communities around us that we are a unique and vibrant neighborhood!

As your President, it is my obligation to do my best to help keep everyone as organized as I can, with open and clear communications. With

this in mind, please feel free to contact me with questions or concerns. If I do not have the answer, or if it is not my place to answer (like ARC kinds of things) a particular question, I will find an answer or forward you to the right person.

Also, please take a moment to check out the Yahoo calendar that has been created so everyone can see all of the great activities planned as well as know when the clubhouse is available for use. (link can be found on www.ashbrookonline.com)

Please remember that the Board and Committees are here for you! I have said be-

fore and truly mean it, you are the main ingredient in Ashbrook. None of our efforts are worthwhile without you!

This newsletter is just a short update of what we've been up to. We hope you can find restored energy to participate

as well as support your new board and committees. We truly need some folks that will help us keep our motiva-

tion strong as we take on a lot of projects and other work.

It is a pleasure to work and LIVE with you all!

Joy Ann Nowak

jnowak5@comcast.net



Many Things to Do in Ashbrook!

Take a moment to look over what your committees are up to!

Even if you don't have the time to join a committee full time, you can still help out and participate in individual events. Contact the committee chairperson to find out what you can do to make

Ashbrook a better place! We're always looking for excited people to help out at events. Or help put together items before an event.



Along with celebrating with our neighbors, we must also keep up with the maintenance of our grounds. If you are or know someone who is good at or interested in helping our committees with handy work, please give them a ring to let them know!

Safety and Security Committee

Vicki Cangelosi



National Night Out
August 7th
6-9 PM

Neighborhood Watch will need a few good volunteers to be block captains as we revitalize the Neighborhood Watch program in Ashbrook. Contact Vicki Cangelosi for more information or to offer your time.

Come out and meet your neighbors on Aug. 7th, 6pm-9pm!! Ashbrook will be celebrating National Night Out 2007 at the Pavilion and Clubhouse.

The grill will be lit so all you need to

do is bring your meat to cook. We are asking each family to bring a dish or beverages to share according to your last name. We will have coolers with ice and the paper products.

This event is being sponsored by the Safety and Security Committee of the Ashbrook Homeowners Association and Chesterfield County Police.

Last Names:

A-J- Side Salad

K-R- Beverage (non-alcoholic)

R-Z-Dessert

We ask that you RSVP by Aug. 4th so that we can have an idea of how many people to expect. Hope to see everyone on the 7th!!!

RSVP to Vicki Cangelosi 804-595-0698 vickisigkap@comcast.net

Next S&S Meeting 7/30 at 7PM

Buildings and Grounds Committee

Don MacQueen

The Buildings and Grounds Committee will be immediately working on some minor projects, such as trimming bushes and branches around the fishing platforms and the walking paths, repairing the broken tennis net, putting up chain basketball nets, and reclaiming and setting up the volleyball court. Weeds and grass in the vehicle corral have been killed, and all of the "space #" signs that had fallen off have been reattached. We were involved in taking quick action to get the fallen tree limbs and trash removed from Shady Banks Drive the day after it happened. We will be working with Safety and Security Committee to make sure

we have the proper signage posted so that the police will be empowered to deal with uninvited "outsiders" coming into Ashbrook and using the facilities.

Larger projects that will be addressed soon will be making the necessary repairs to the clubhouse roof and getting a fresh coat of paint on both the clubhouse and the shed to match. Also, we will be power washing and sealing the various wood decks and structures, making the most-necessary interior repairs to the clubhouse, participating in the lake and common area clean-up on Saturday, Sept. 15, and possibly putting in a horseshoe-pitching pit.

We can use as much help as we can get in these projects and others, so we encourage you to join our committee and assist us. Also, if you have specific trade skills (plumbing, electrical, carpentry, etc.) please let us know if you will be willing to help when needed.

Our next meeting will be Tuesday, July 31, at 7 P.M. at the clubhouse. Come out, get involved, and get the satisfaction of helping make Ashbrook a better place!!



Social and Recreational Committee

Julie French



We have planned a movie night for Aug. 11th, we will provide the popcorn and the movie, and each family will bring their towel or lawn chair and whatever they are drinking

All children must be accompanied by an adult. Movie starts at nine but we will start serving popcorn at 8:30. The movie is *Over the Hedge!*

Looking for something to do during the week? Want to meet some new people? Then come to the Ashbrook Clubhouse Thursday, September 13th at 7pm and play CANASTA! This popular card game from the 50's is enjoying a comeback. Game rules and cards will be provided. It's easy; this game is similar to rummy but uses two decks of cards, not one. This activity is open to all adult residents of Ashbrook. To

sign up, please call Pat Tavenner at 639-2023 before August 15th! Don't be square - be there!

Next Social and Recreational Committee meeting will be Aug. 15th to discuss the October picnic and ideas for upcoming events. If you are interested in joining the Social and Recreational Committee please attend the next meeting or contact Julie French 739-0415.

Finance and Audit Committee

Ryan Haarbrink

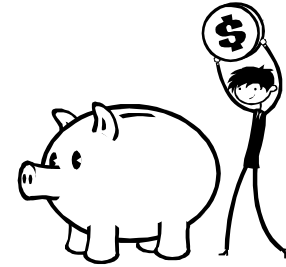
The Finance and Audit Committee met July 19, and had a very productive meeting.

The committee is made of the following members Ryan Haarbrink (chairperson); Angela Day (Secretary); Howard Shropshire; Joanne Ouellette; Carol Beatty; Catherine Crump; Buzz Pulsifer; Don Heldt; Don Macqueen; and Kathy Figura.

As a committee we set the following objectives:

- Prepare a Cash Flow forecast and budget
- Provide transparency for expenses
- Perform regular review of record keeping
- Review and audit historical records

We are looking forward to our next meeting which has been set for August 2nd, 7pm at the Clubhouse.



Request for Early Dues Payment

Don MacQueen

As you may know, we recently changed management companies. Upon closing the bank checking account on June 25 we found that Ashbrook had a balance of only \$4500 and no money in any reserve account. Realizing that most of the April dues has been received and spent, we are in a real bind!!

Thankfully, our new management company has agreed to delay payment of their monthly fee of \$2172 until Oct. 1 to help us, and once the October dues comes in we should be on track to hav-

ing enough money to run Ashbrook and meet all expenses; however, WE NEED APPROXIMATELY \$15,000 IMMEDIATELY TO MEET EXPENSES UNTIL OCTOBER 1.

We, as your Board, are sending out the October dues statements with this newsletter. Although they are technically not due until October 1, we are respectfully asking those of you that can to please send the dues in now, or, if you can see your way clear to pre-pay for the next year, \$242, it would be

great. If only 50 residents pre-pay \$242, and 50 pre-pay the \$121, we will be able to meet our expenses. We assure you that your account will be properly credited by our new management company.

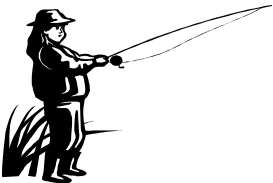
Please help us to "right the Ashbrook ship" financially. If you have any questions please feel free to call any of us Board members or Stellar Community Management. Thank you very much.

Lake Committee

Jerry Oakley

Lake Clean Up Day is September 15th at 8AM. Please meet at the Clubhouse and bring your boat if you have one.

We are looking at updating the boat racks (near the playground.) Please notify Jerry Oakley at 739-8108 if you currently have a boat in the racks.



We would like to identify the owners and make sure the boats are properly secured.

The Department of Game and Inland Fisheries has informed us that you can capture up to 15 snapping turtles per day. If you hook on one while fishing, please dispose of it.

We had a good meeting last month.

A lot of good ideas came up and we are investigating these ideas currently. Please plan on attending our next meeting on Tuesday, July 1st, 2007 at 7:00 PM at the Clubhouse.

Stellar Community Management

Since June 25th, 2007, Ashbrook has enjoyed the new services of a wonderful business called Stellar Community Management. This is our new management company. If you are ever out in the West End of Henrico (out by Short Pump Mall) wander down Pouncey Tract Rd, take a right on Twin Hickory Rd, go through the Nuckols Rd light and turn in to the first shopping center you see. Very easy access to this business, with a wonderful staff that has gone out of their way to set Ashbrook up, and ready to roll for business with out a hiccup. They have worked very hard with what little information and paperwork we had to give them. If there is information that is not correct about your account or home address, please give them a call so they know to fix it.

Anyone who has already dealt with Stellar can tell you what polite, fast, and impeccably accurate service they provide to our members. *Welcome to Ashbrook, Stellar!*

Stellar Community Management
5396 Twin Hickory Rd
Glen Allen, VA 23059

(804) 273-1333
Fax: (804) 273-1334
stellarc@comcast.net



Covenant Enforcement

Don MacQueen

Among the most frequent comments heard by your new Board is "Why haven't the Ashbrook covenants been enforced?". We want to assure everyone that we are in the process of putting everything in place to see that the Ashbrook Rules and Regulations are followed by everyone.

To avoid misunderstandings, we would suggest that you read, or re-read, the Architectural Standards and Rules & Regulations that are in your Ashbrook Disclosure Book. This also outlines the process that is used to correct covenant violations. If by chance you cannot find your Book, you can get a replacement copy from Stellar Management for \$25.

Hopefully, one of the factors in your choosing to move to Ashbrook was having Rules and Regulations to protect the quality of life and your property values here. We hope that if you are written up for a violation you will remember that fact and fully cooperate in correcting the violation promptly. And again as in all matters, please call any of us on the Board or Stellar Community Management if you have any questions, or if you know of violations that need to be addressed. Thank you very much for your help.



Ashbrook Community Association
PO Box 1648
Midlothian VA 23113

Check out the website!
www.ashbrookonline.com

**THE CLUBHOUSE IS OPEN ONCE AGAIN FOR
YOUR SPECIAL EVENT!**

Now available for rent for

\$60 per day with a \$100 security deposit.

Contact: Ed Rodriguez for reservations.

739-5429