

ASHBROOK COMMUNITY NEWSLETTER



A WATERFRONT COMMUNITY

ASHBROOK COMMUNITY ASSOCIATION — PO BOX 1648 — MIDLOTHIAN VA 23113-1648
 MANAGEMENT COMPANY — ACS WEST INC SUITE 100 — PO BOX 11361 — RICHMOND VA 23230-1361

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Soooooo, how did you like the snow! I am looking forward to Spring and all of the activities that brings to mind. We will be hosting a St. Pat's party for the adults and the Easter party for the kids is just around the corner. We sure could use your help with these events and would welcome any volunteers to see that our activities continue. This is a great way to make new friends and to stay in touch with your neighbors. Another way to keep up is to get on our list at Ashbrookonline.com so that you can be kept apprised of neighborhood news and coming events. A BIG THANK YOU TO ALL OF OUR VOLUNTEERS. 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. If you do not have time to serve on a committee we can use your help at each event to set up and clean up. We have some very dedicated volunteers who canvas our neighborhood to pick up trash that has been discarded on our streets so please make their task less difficult by not tossing your trash on the streets. Thanks to all of you who have taken the time to share your thoughts and comments to us. If you have any ideas for our neighborhood please let us know. 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. Ashbrook is Springing ahead!!!! Many thanks to all of you who have participated in our efforts and attended our functions. Together we ARE making a difference.

MESSAGE FROM THE ASSOCIATION PRESIDENT

Sue Herr..



ASSOCIATION DUES LOWERED - ...At the February 9th, 2010, Board Meeting the following motion was passed, effective immediately. This rolls the dues back to the 2006 level, before the last 10% increase in 2007 that raised the dues to \$242. "A motion was made that the Board reduce the 2010 Ashbrook Community Association annual membership assessment dues to \$220. Since the January 1 quarterly billing was for \$60.50, the remaining 2010 quarterly billings for April 1 and July 1 will be for \$53.17 each, and the October 1 quarterly billing will be for \$53.16.



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. They are listed on the last page.



MAILBOX REGULATION CHANGES Adopted at the January 12, 2010, Board Meeting and effective immediately: Ashbrook Architectural Standards and Guidelines, Section 21, Mailboxes. Mailboxes will be standard size black metal or vinyl, not of ornate design. Mailbox posts will be standard design, not ornate, constructed of white vinyl, or wood painted white or left natural. For information and examples, please see the web site.

DECKS REGULATION CHANGES

The following change to the Architectural Standards and Guidelines, Section 7- Decks, was approved by the Board at the February 9th, 2010, Board Meeting, effective immediately.

7 Decks

Written ARC approval is required for all decks. The following guidelines shall apply to the construction of decks: Note: Chesterfield County requires a building permit for the installation of a deck.

7.1 Decks shall be constructed of pressure-treated wood, or deck-specific composite materials. Railing components shall be constructed of pressure-treated wood, railing-specific composites, or vinyl.

7.2 The color of the deck and components must match or be compatible, in the ARC's opinion, with the primary color of the exterior of the house, or be a natural wood color. Color samples for the proposed deck and components must be submitted with the application.

7.3 In addition to the above, decks will be considered on their individual merits which include, but are not limited to, location, size, conformity to design of the house, relationship to neighboring dwellings, and proposed usage.

7.4 If the underside of the deck is going to be used for any type of storage, it must comply with Ashbrook Recorded Documents, Part IV, Section 3, and you must get ARC approval for the installation of the screening material. The Application Requirements for Decks: will remain as they are in the 3/1/92 approved Standard.



TREASURER'S REPORT

Don MacQueen—Treasurer

As of January 31, 2010, we had a checking account balance of \$77,631, and a money market account balance of \$24,262 giving us total funds in the bank of \$101,895.

Due to our continued strong financial position, the Board voted to reduce the current 2010 annual dues to \$220, which puts it back at the level it was at in 2006. Please see more info on this in a separate item in this newsletter.

We continue to recover the funds embezzled from the association by Ray May at the court ordered rate of \$500 per month. This debt should be paid off by the end of 2010.

Ashbrook's Collection Attorney continues to collect the seriously past due balances, and we expect to see a significant reduction in delinquency by the end of this year. He collected \$1,214.20 plus costs and fees in January. He is preparing to issue garnishees on all of the delinquents on which judgments have been obtained.

The outside CPA firm has completed their review of the books for the year 2008, and we expect to have their report very soon.

If you would like more detailed financial information, please contact me at 804.901.3924, or by email at bigsavingstravel@verizon.net. The financial books are always open to residents in-good-standing. Thanks.

Ashbrook Community Yard Sale

If you would be interested in participating in a community yard sale on Saturday, May 22nd, please email Stephanie Provo at stephanieprovo@hotmail.com or call 608.1566 by May 8th. She will take down your street address and name so that we can make signs up for those streets participating. The time will be advertised from 8:00 am to 12:00 noon. 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.



THERE IS NO RAIN DATE SCHEDULED!

Is it spring yet? Wow, what a winter this has been. I do believe we've had more snow this winter that we have combined over the last several years. But, spring is on the way and your Buildings & Grounds Committee is looking forward to the upcoming season. The snow has hampered our efforts to get down and explore the possibility of restoring and completing the walking paths around the west side of the community. Hopefully we can set a date at our March meeting to get down there and explore our possibilities. We will update you on this in our next newsletter.



BUILDING AND GROUNDS

It looks like the ground cover project along Shady Banks Dr. is starting to take root. It appears to get a little greener every day. This should really look nice as the new grass develops. We've come a long way over the last few years in upgrading and maintaining our facilities. From the Community Center to the playgrounds to the tot lots etc., we have definitely achieved our goal of a "BETTER ASHBROOK". Don't forget, we still meet the first Tuesday of the month at 7:00 P.M. in the Community Center. We would love to have some new members and don't forget your ideas and suggestions are always welcome.

Co Chairs: Bill & JoAnn Ruitenberg
 Lake: Jerry Oakley
 Playgrounds: Bill Walton
 Board Member: Don MacQueen

It's time to turn the clocks ahead again.
 Sunday March 14th, set your clocks
 ahead by one hour.



Don MacQueen, Treasurer

Raised in Louisa County, Va.; Parents had a farm and general store; Has lived in Richmond area since 1961; Attended Va. Tech.; Worked in finance and banking for 8 years; Salesman/sales manager/store manager for Sydnor & Hundley Furniture for 10 years; Outside sales Ziebart automotive rust proofing 3 years; Founded Solar Film Inc. in 1982 (glass tinting on buildings-homes-vehicles)-successfully built that business for 16 yrs- sold it in 1998; currently still work in that industry, plus consult with small businesses on how to grow their business more efficiently and effectively; Has a strong background in contracting, purchasing, marketing and sales, and management. ACA Board member since 2007. Ashbrook goals: ensure that Ashbrook is an attractive and safe community with as many amenities as possible for all interests; ensure that property values are not compromised by non-compliance with Ashbrook's Covenants; ensure that we get the best value for each Association dollar spent.

Bill Ruitenberg, Secretary, My wife Jo Ann and I relocated from New Jersey to Ashbrook in June of 1999. I have been employed in the dairy and ice cream industry for nearly 40 years. I worked for the same company in New Jersey for 27 years and was the general sales manager when I resigned and moved to Virginia. I am currently the Director of Sales for Nicely Bros. Specialty Foods in Ashland, which distributes the Unilever line of ice cream to the Central Virginia market. Those brands include Breyers, Good Humor, Klondike, Popsicle, Ben & Jerry's, and most recently we've co-branded with the Starbucks line of ice cream. I have extensive experience dealing with schools, convenience stores, patient resident services and street vending operations.

My goals for Ashbrook are to continue to keep our community going in the right direction we have witnessed since the new board came in place some three years ago. My wife and I also

Meet Your Board Members

serve as Co Chairs on the Buildings & Grounds Committee, and I take great pride to have been a part of the drastic improvements we have made in our community over the last few years. The "BETTER ASHBROOK" we set out to achieve has become a reality.

Wm Megginson, Vice President, My family and I moved to Ashbrook on October 28, 2005. I have been active in the Ashbrook community by servings on the Clean up Committee, Block Captain of the Neighborhood watch for my street as well serving as Chair of the Ashbrook Neighborhood Watch. I have been active with the Ashbrook Newsletter in as much as securing the articles, formatting the layout and ensuring that it is published timely.

I am a retired Insurance Claim Professional with 32 years experience. I retired from Sentry Insurance Company after 22 years there in Insurance Claim Management. My background in insurance includes Inside and Field Appraisers, Salvage, Total Loss, Dispatch, and the Liability sides of the business. . I hold Insurance licenses in GA, FL, NC, SC, TX, KY, CT, VT, OK, WV and ME and am bonded and insured.

Before Sentry, I work 10 years at Allstate Insurance Company in Roanoke, VA and Richmond, VA. There I held positions of Resident Adjuster, handling Auto, Homeowners and Bodily Injury claims. I also worked on the Regional Staff as an analyst in the Maryland and Virginia districts as well as Property Claim Manager in the Richmond VA claims office.

My plan for Ashbrook is to help the community become the premier community that it was meant to be. I want to aid in helping this community to become one the most desired communities in Chesterfield County.

FOR YOUR INFORMATION

Subdivision covenants are always a love-hate relationship., but they are the price of admission. Each homeowner in Ashbrook has a copy as part of the closing proceedings. Here's some helpful information regarding our covenants to include scheduled drive-thru inspections.

- Trashcans -- put away the afternoon of or by 10 AM the day after pickup.
- Grass cutting -- Drive-thru on Wednesday afternoons.
- Roof stains -- March of each year.
- Power washing of homes -- inspection in April & November.
- Roof stain inspections will be done in March.
- Repairs to trim, decks, lattice etc.
- Leaves raked and removed. Bare area's reseeded or mulched. Shrubs trimmed. Junk, limbs and debris cleaned up. Dead trees removed.
- Heat pumps and propane tanks screened from neighbors & street.
- Driveways repaired.

Robust Covenant enforcement in these areas will be initiated this Spring. 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.

Spring time is at our door step. A review of the following items and maintenance of these items is suggested: Mailbox/post/numbers may need painting or staining, or general repair or replacement.



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..

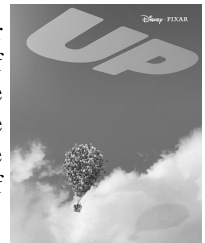


Spring is in the air! We are gearing up for the spring and summer months with events for everyone. Please join us on Friday, March 12th at 7:30pm for our Adult St. Patty's Day party. Bring an appetizer to share. We will provide sodas. Join us for some food and socializing at the Ashbrook Community Center.



The Easter bunny will be dropping by on Sunday, March 28th from 2-4pm for free pictures, egg decorating, cupcakes, cookies and juice. We will have an Easter egg hunt beginning at 3pm for ages up to 4, and then ages 5-10 immediately following so kids bring your baskets (weather permitting).

We had a great turnout for our showing of "UP" in January and lots of you came out to take advantage of 1/2 price night at Inflation Nation in February. We hope you are enjoying the events that we are planning for you and feel free to let us know if you have any suggestions or feedback.



The Ashbrook Community Yard Sale (information on page 2) will be scheduled for Saturday, May 22nd from 8-12 noon. See the enclosed flyer for all details on how you can sign up to participate. Look for information to come for our Kick-Off to Summer Cookout this June and any other events that we have planned. Contact Stephanie Provo at stephanieprovo@hotmail.com or 608-1566 with any suggestions or feedback regarding the Social Committee and we are always looking for new help so join up to help our committee.



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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 6:30 pm 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.

TEXAS HOLD'EM CARD NIGHT

at 6:30 pm at the Community Center the second Thursday of each month. Our resident "expert" Don Heldt is glad to teach any new attendees how to play this, the hottest poker game out there. Bring a snack to share, and have some fun with your neighbors!!

CLUBHOUSE

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, bunko, checkers, chess, quilting or crafts, kids play groups, over 50's luncheons and socials, etc., you can use the clubhouse at no charge!! Our social/recreation committee will help you get it organized and reserve the times for you. Call Stephanie Provo at 608-1566 or email stephanieprovo@hotmail.com.

-NOTICE-

If you are selling your home, 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.

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 transferring 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.

The Ashbrook Community Calendar of Events is available on the web site. A good way to stay informed.



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.

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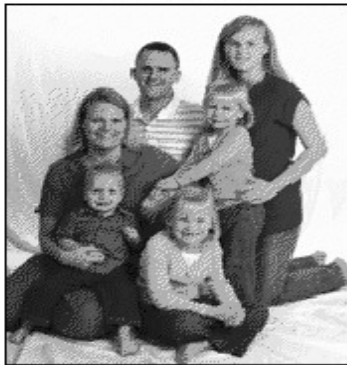


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ASHBROOK COMMUNITY ASSOCIATION
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CHANGE SERVICE REQUESTED

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