

Village News

January 2009

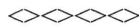
MONTHLY ASSOCIATION FEE ~ The association fee is \$295 per month. A late fee of \$20 should be included with payments received after the 15th of each month.



BOARD MEETING ~ The next monthly meeting will be Monday, January 26th @ 7:00 p.m.
Come. Listen. Be involved.

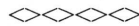


MID YEAR LETTER ~ The amount that is transferred each month to the capital reserve account did not show up on the actual 'vs' budget report that was included with the mid year letter. That report just reflected expenses in the operating account. The budgeted amount to be transferred in to the capital reserve each month is \$5,333. For this year, through the end of November there has been \$26,665 transferred to the money market accounts that hold the capital reserve money. A financial report is given each month at the monthly meeting that gives more specific information about those accounts.

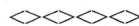


CHRISTMAS TREE DUMPSTER ~ For your convenience there is a dumpster located near the entrance that is just for christmas trees. Please place your tree in this dumpster and not in the regular dumpsters or in the common areas.

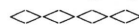
The dumpster will be here until January 30, 2009.



SPEEDERS ~ Please be aware of your speed and the stop signs when you are going through the community. If you see someone routinely speeding please feel free to give us their unit number and tag number so that we can remind them to slow down.



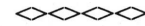
CREEK ~ Mark Lee from Paul Lee Consulting Engineering Associates, Inc will be at the monthly meeting on January 26th to share his findings with us and to talk about formulating a plan to move forward.



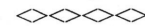
PEST CONTROL ~ The pest control schedule will be off by a week this month. Those normally treated on the 1st week will be on the 2nd week. If you have service on the 2nd week, you will have it on the 3rd week. And the 3rd week people will have service on the 4th week. Saturday service will remain the same.

HOMEOWNER 101 ~ To avoid having unwanted trees or plants come up in your back patio...pull the

'baby trees' up when they first appear. Baby Magnolias and Mimosas come up all over the place and can be taken care of easily to avoid huge problems later.



INSURANCE ~ If you don't have homeowners insurance or renters insurance (if you rent) then please take the time to get that taken care of. Just this last week we had a hot water heater burst and a toilet break in units and cause damage to their neighbors units. It's my understanding that none of the parties involved had their own insurance to cover their damage or their neighbors. That's not a good way to make friends with your neighbors!



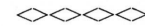
DOGS ~ Just a reminder....

Pets should be walked away from the buildings.

Pets should be on leashes.

Pets shouldn't be left on patios for more than 2 hours.

You should clean up your pet's waste.



DECEMBER EXPENSES ~ Please remember that the below are bills 'paid' in December. This does not reflect budget items that we are saving for or capital reserve expenditures.

December Expenses	Amount
Alarm	\$ 159.15
Attorney	\$ 1,324.16
Contract Services	\$ 14,720.00
Electricity	\$ 1,125.64
Gas	\$ 26,616.15
Insurance	\$ 8,684.47
Office Expense	\$ 848.17
Payroll & Taxes	\$ 5,163.34
Pest Control	\$ 600.00
Prop. Maint. Othr.	\$ 607.12
Water	\$ 18,216.86
	<hr/>
	\$ 78,065.06

Ashborough Office Hours
8 a.m. to 12 noon (Monday - Friday).
Phone: 770-422-8192
Email: ashborough@bellsouth.net

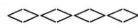
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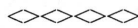
MONTHLY ASSOCIATION FEE ~ The association fee is \$295 per month. A late fee of \$20 should be included with payments received after the 15th of each month.



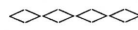
BOARD MEETING ~ The next monthly meeting will be Monday, February 23rd @ 7:00 p.m. Come. Listen. Be involved.



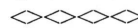
SPEEDERS ~ Please be aware of your speed and the stop signs when you are going through the community. If you see someone routinely speeding please feel free to give us their unit number and tag number so that we can remind them to slow down.



MAIL DELIVERY ~ The postal service has ask that we each put a sticker on the inside of the lid of our mailbox stating what last names should be delivered to our units. I have and it hasn't helped my mail be delivered correctly BUT...they ask for me to pass this request along, so I am!

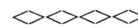


POSITION AVAILABLE ~ If you are interested in being our courtesy officer please stop by the office to get an application. There is one position available for 15 hours a week @ \$8 per hour.

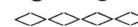


SCREEN DOORS ~ Please make sure your storm door is in working order (stays closed and doesn't flop around in the wind) and is not propped open.

FRONT PATIOS ~ Please do not store bikes, tools, trash or anything on your front patios. All patios should be debris free and neat in appearance.

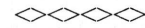


DUMPSTERS ~ Please make sure that your trash makes it all the way in to the dumpster. We pick up 10 – 20 bags of garbage each week that have been placed next to the dumpster instead of in it. If your child is not tall enough to open the door and make it in then please supervise and help them when they take out the garbage.

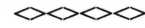


PEST CONTROL ~ We strongly encourage everyone to take advantage of the pest control that is covered by the association fee paid each month. If you aren't

currently receiving monthly pest control please call Ann to get on the list.



HOMEOWNER 101 ~ Now is a great time to cut back all the dead flowers in your flower beds. It will make for cleaner beds when things do start growing and a neater appearance in the mean time.



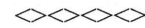
DOGS ~ Just a reminder....

Pets should be walked away from the buildings.

Pets should be on leashes.

Pets shouldn't be left on patios for more than 2 hours.

You should clean up your pet's waste.



JANUARY EXPENSES ~ Please remember that the below are bills 'paid' in January. This does not reflect budget items that we are saving for or capital reserve expenditures.

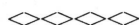
<u>January Expenses</u>	<u>Amount</u>
Attorney	\$ 1,844.35
Contract Services	\$ 20,080.00
Electricity	\$ 738.16
Gas	\$ 35,612.13
Insurance	\$ 8,599.89
Office Expense	\$ 991.06
Payroll & Taxes	\$ 2,675.41
Pest Control	\$ 600.00
Prop. Maint. Othr.	\$ 2,418.83
Trash Removal	\$ 3,974.18
Water/Sewage	\$ 20,538.02
	<hr/>
	\$ 98,072.03

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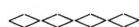
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MONTHLY ASSOCIATION FEE ~ The association fee is \$295 per month. A late fee of \$20 should be included with payments received after the 15th of each month.

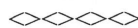


BOARD MEETING ~ The next monthly meeting will be Monday, March 23rd @ 7:00 p.m. Come. Listen. Be involved.

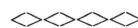


GAS RATES ~ With the falling gas prices our Board President, Ray Corey attempted to get a lower rate with our current provider MXEnergy. They wanted \$25,000 to break our contract and would then give us a rate in the \$0.80 range. Our current rate is \$1.17 per therm. With only 1 high gas bill left for the season that savings wouldn't be worth the fee to break the contract. However, all was not lost! Infinite Energy gave us a rate for next year of \$0.67 per therm! Normally companies won't lock the rate in this far in advance but they did! The savings we will see from this will be used to offset some of a special assessment needed for the work that we are having to do on the creek bank.

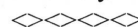
THANKS FOR WORKING SO HARD ON THAT RAY!



CREEK ~ We had an opportunity to get free dirt from Pike Construction. In order to do that we had to get a 'stockpile' permit from the county. That is what is going on in the back field by the basketball court. The civil engineer, that is helping to develop the plan to present to the county for stabilizing the creek bank, says that this is a good quality of dirt that we will use and by being able to get it for free and store it until the time needed it will definitely save us money.



NOTARY ~ Just a reminder that Ann in the office is a notary.



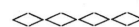
MAIL DELIVERY ~ Because of ongoing problems the office has had in getting our mail the Board has given permission for us to get a P.O. Box. It will be at

the Gresham Road office. This will by-pass the sorting facility at Lower Roswell which is where it looks like the problems are.

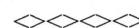
We will still receive mail at the office but we will have all Association bills go to the P.O. Box.

If you prefer to send your check to that address please feel free to do so.

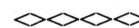
Ashborough Village Homeowners Association
P.O. Box 7268
Marietta, GA 30065



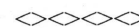
SWIMMING POOL ~ I just wanted to take a minute to explain 'why there was a guy in a wet suit in our pool?' The kids getting off the school bus were confused and amazed! There was a new law passed last year concerning the types of filter covers that are required. Apparently the 'old type' could cause serious injury. We had to have these new covers installed before the pool can open this year. That's what the man in the wet suit was doing...replacing our old covers with the new correct covers.



SCREEN DOORS ~ Again, please make sure your storm door is in working order (stays closed and doesn't flop around in the wind) and is **not propped open.**



FRONT PATIOS ~ Please do not store bikes, tools, trash or anything on your front patios. All patios should be debris free and neat in appearance.



COMCAST ~ If you have cable service with Comcast please check to make sure that the line running from your house to the cable box is buried. If it isn't please call Comcast and request that they come out to bury it.

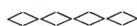
DUMPSTERS ~ \$20 to the first person who can tell me who it is that constantly puts bags of trash on the concrete pad next to the dumpster near the bus stop. Dogs, cats and rodents tear these bags up to get to what

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is inside and it leaves a HUGE mess for maintenance to clean up.

****If your child is not tall enough to put the trash in, strong enough to open the door or is just 'afraid' of the dumpster...PLEASE help them.****



HOMEOWNER 101 ~ There is a 'drain clean out' in each of our patio areas for our sink. If your dishwasher or sink is draining slowly this probably needs to be cleaned out. A lot of times it's just 35 years worth of grease plugging things up. Yuck! This can be a do-it-yourself for those of you that are more skilled but Rick advises having a plumber do it so that it can be done thoroughly.



DOGS ~

Pets should be walked away from the buildings.

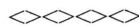
Pets should be on leashes.

Pets shouldn't be left on patios for more than 2 hours.

You must clean up your pet's waste.

If you are reported for **not cleaning up after your pet** you will receive a warning letter from the office. If you continue to not clean up you will receive a **\$25 fine each time you are reported**. This is a serious issue. There is a lot of disease spread to other animals and to children playing in the grass by feces that is left lying around.

If you know of someone who is not cleaning up PLEASE let the office know their unit number so that we can follow up.



FEBRUARY EXPENSES ~ Please remember that the below are bills 'paid' in February. This does not reflect budget items that we are saving for or capital reserve expenditures.

CREEK RE-STABILIZATION PROJECT ~
\$19,773.90 has been spent (through Feb. 28, 2009)
from the Capital Reserve account.

February Expenses	Amount
Attorney	\$ 4,640.78
Contract Services	\$ 14,720.00
Electricity	\$ 1,881.48
Gas	\$ 42,547.27
Insurance	\$ 8,677.17
Office Expense	\$ 1,104.19
Payroll & Taxes	\$ 2492.20
Pest Control	\$ 600.00
Pool	\$ 664.62
Prop. Maint. Othr.	\$ 3,360.57
Trash Removal	\$ 2,200.05
Water/Sewage	\$ 20,269.19
	<hr/>
	\$ 103,157.52

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Village News

ASHBOROUGH VILLAGE HOMEOWNERS ASSOCIATION

NEXT MONTHLY MEETING MONDAY, 4.27.09 @ 7PM

Monthly Association Fees of \$295.00 are due the first of each month. Please include a late fee of \$20 if paid after the 15th. Don't forget to include your account number on your check or money order.

We are gearing up to prepare **NEXT YEAR'S BUDGET**. If you have something you would like for us to consider in preparing the budget please drop us a note or an email and let us know your thoughts.

Something else to think about might be the *overwhelming desire* you have had to **SERVE ON THE BOARD OF DIRECTORS** in the coming year! :o) Seriously, if you are interested in serving please drop off (or email) a letter of intention and a resume letting us know about your areas of expertise. If passed, the new by-laws/declarations allow for up to 9 members.

Speaking of **NEW BY-LAWS/DECLARATIONS**, they have one more editing process to go through, a cover letter needs to be written and they should be ready to mail out to all owners. **PLEASE MAKE SURE THAT WE HAVE ALL OWNERS CURRENT MAILING ADDRESS.**

This years **Annual Meeting** will be Sunday, **June 14, 2009 @ 3:00p.m.** in the Clubhouse. You should receive your copy of the proposed budget around the 3rd week in May.

Every year after Georgia Power has the field at the front of the property cut down we start to see **coyotes** around the property. This year is no different. Please do not try to be friendly with these animals or feed them. They are wild and can be dangerous. This is another good reason to keep your pets in doors and on their leashes.

Homwowner 101 ~ Now would be a good time to have your air conditioning serviced to make sure that all is running properly before the hot weather gets here.

The **pool** should be open around the middle of May, at the latest May 22nd. More information about the pool will come out in the May newsletter.

With summer approaching we would like to remind everyone to please use a local car wash instead of our community **water** to wash your car. Our water rates have gone up significantly this year and we should still be vigilant in saving water where we can.

A special **THANKS** to 'the cat lady'.

Year after year she has served a very vital purpose in our community. Each year she catches stray cats (4 so far this year) and has them spayed or neutered so that we don't continue to have more and

more stray kittens around.

She has done this for years with no help financially from anyone.

THANK YOU MS. KNOTT!

MARCH EXPENSES ~ Please remember the below are bills paid in March. This does not reflect budget items that we are saving for or capital reserve expenditures.

This months bills include fees paid for Association taxes, accounting services paid to the accountant to do those taxes, yearly flood insurance for one building, mulch for the playground (as required by our insurance carrier) and a water line leak repair.

<u>Expenses</u>	<u>Amount</u>
Accnt. Serv.	\$ 2,343.84
Alarm	\$ 159.15
Assoc. Tax.	\$ 2,900.00
Contract Serv.	\$14,720.00
Elec.	\$ 1,420.15
Gas	\$40,050.78
Ins.	\$16,865.80
Land.Othr.	\$ 915.84
Office Expense	\$ 1,153.46
Payroll & Taxes	\$ 3,876.54
Pest Control	\$ 600.00
Pool	\$ 515.11
Prop.Maint.Othr.	\$ 2,816.23
Trash Removal	\$ 1,844.81
Water	\$18,165.52

Total \$108,347.23

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ASHBOROUGH VILLAGE HOMEOWNERS ASSOCIATION

NO MONTHLY MEETING IN MAY OR JUNE

Monthly Association Fees of \$295.00 are due the first of each month. Please include a late fee of \$20 if paid after the 15th. Don't forget to include your account number on your check or money order.

It's pool time!

The pool will be open by May 22.

Please remember that your **association fees must be current to use the pool.** This applies to anyone living in a unit where the fees are not current. The pool monitor will have a list of those who are restricted.

Upcoming meetings

On **Saturday, May 30th @ 3 p.m.** we will have a meeting to answer questions regarding the **proposed by-laws & declarations.** Questions should be submitted in writing prior to the meeting. If you have no questions please return your signature sheet ASAP.

Board Members will be making their rounds to hand deliver the documents to homeowners that they can catch home. Otherwise you will receive yours by mail. Please remember that the signature sheet must be signed by an owner (all the owners if possible).

On **Sunday, June 14th @ 3 p.m.** we will have the **Annual Homeowners Meeting.** You should receive your copy of the proposed budget by May 25th.

Homwowner 101 ~ Take a minute to inspect the hoses on the back of your washing machine. Sometimes the washer will rub on the water and drain lines, make them weak and eventually a hole will develop causing a real big wet mess.

We want to **strongly discouraged** kids coming in to the neighborhood to hang out from other neighborhoods. Since we started having an increase in 'visitors' we've started having an increase in vandalism. Please know that you are responsible for your visitors and your unit will be fined accordingly for damage done to the property or extra effort that has to be put in to cleaning up after these friends. Please instruct your children accordingly.

Just a reminder to **PLEASE SLOW DOWN.** We have many children out playing and many adults out walking. We see near misses every day. Let's slow down and look out for each other.

Pool Rules

1. Fees must be current.
2. Children under 14 MUST be supervised by an adult.
3. No glass containers
4. No cut offs.
5. Remember this is a family pool...no thongs or indecent behavior.

(partial list)

The mosquito's are out! Please look around your yard and patio for containers that have collected water and empty them often. If you have ponds and such you can add a little bleach to the water and it will kill mosquito eggs. Let's do what we can to keep the mosquito population down this year.

APRIL EXPENSES ~ Please remember the below are bills paid in April. This does not reflect budget items that we are saving for or capital reserve expenditures.

*March and April's attorney bill was paid in April.

<u>Expenses</u>	<u>Amount</u>
Attorney Fees.	\$ 8,057.14
Contract Serv.	\$14,720.00
Elec.	\$ 1,193.78
Gas	\$31,046.41
Ins.	\$ 8,378.22
Office Expense	\$ 861.86
Payroll & Taxes	\$ 5,615.89
Pest Control	\$ 600.00
Prop.Maint.Othr.	\$ 2,355.16
Trash Removal	\$ 1,793.50
Water	\$18,912.80

Total \$ 93,534.76

Village News

ASHBOROUGH VILLAGE HOMEOWNERS ASSOCIATION

NEXT MONTHLY MEETING JULY 27, 2009

Monthly Association Fees of \$295.00 are due the first of each month. Please include a late fee of \$20 if paid after the 15th. Don't forget to include your account number on your check or money order.

Sunday , June 14th @ 3 p.m.

Annual Homeowners Meeting.

Homwowner 101 ~ Caulk and paint on your window frames can help extend the life of your windows. Check in the office for the correct paint formula color.

If you have not returned your signed **CONSENT FORMS** for the updated by-laws & declarations please do so. It is really important that we adopt the changes so that we are able to benefit from the most up to date Condominium Act that the Georgia Legislature has passed.

Please remember that you are not permitted to use the pool if your unit has association fees that are more than 60 days past due. Please talk to Ginny if you have questions.

There are children all around....Please slow down.

A quick survey of **window coverings** shows that about 10% of us do not have the correct window coverings. You should have **WHITE** blinds or curtain backs for your windows. If your window coverings are improper please take care of this to avoid additional warnings and fines.

The drought appears to be over but we still want to conserve water to **save our** ever increasing **water bill**. The watering times that are allowed by the state are ODD—Tuesday, Thursday & Sunday. EVEN—Monday, Wednesday and Saturday. **HOWEVER**, the Association encourages you to **NOT** wash your car on the property, fill children's swimming pools in your back yard or to do excessive cleaning with water. Also, If you have leaky faucets or toilets please fix them. If you can't do it yourself and it's a minimal repair call the office and we will try to help. If we all pitch in in small ways we can keep the water bill down.

Please remember to keep the **resident information sheet** in the office up to date with your latest contact information.

Are you on the **pest control** list? If you don't know, give Ann a call in the office.

Please remember that the **playground** is for children. There have been many reports of dogs running loose in the playground and their owners not cleaning up after them. This is suppose to be a safe place for our smallest residents. Your help in keeping it that way is greatly appreciated.

MAY EXPENSES ~ Please remember the below are bills paid in May. This does not reflect budget items that we are saving for or capital reserve expenditures.

<u>Expenses</u>	<u>Amount</u>
Contract Serv.	\$20,080.00
Elec.	\$ 1,096.94
Gas	\$21,984.98
Ins.	\$ 8,378.22
Office Expense	\$ 1,901.12
Payroll & Taxes	\$ 4,572.09
Pool	\$ 288.26
Pest Control	\$ 600.00
Prop.Maint.Othr.	\$ 2,446.19
Trash Removal	\$ 1,836.40
Water	\$18,577.16

Total \$ 81,761.36

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NEXT MONTHLY MEETING JULY 27, 2009

Monthly Association Fees of \$295.00 are due the first of each month. Please include a late fee of \$20 if paid after the 15th. Don't forget to include your account number on your check or money order.

ANNUAL HOMEOWNERS MEETING ~
There was not a quorum present at this years meeting. The budget will go forward as proposed. No one new stepped up to be a Board Member so we still have vacancies if you have the desire to serve your community. This year's Board of Directors...

President, Ray Corey

Vice President, Ed Poe

Treasurer, Brian Sheres

Secretary, Jeanette Gravino

Director, Kathleen Rommel

Director, Hussein Elsangak

Homwowner 101 ~ Insulated curtains will save you money on your power bill! Usually they have white backings so you can knock out two issues at once!

If you have not returned your signed **CONSENT FORMS** for the updated by-laws & declarations please do so. It is really important that we adopt the changes so that we are able to benefit from the most up to date Condominium Act that the Georgia Legislature has passed.

Reminder ~ Please make sure that whatever is visible from the outside of your **window** is white.

Please remember to keep the **resident information sheet** in the office up to date with your latest contact information.

COLLECTIONS ~ Government lending agencies have adopted a new procedure which requires Condominium Association's to have at least 86% of it's members current with their monthly fees in order to qualify for home loans. There are other new requirements but this is the one that applies most to us that could hurt all of the current homeowners in our community as well as those wishing to purchase in Ashborough in the future. FHA will no longer guarantee loans in communities that do not meet this requirement.

Until now, **those who don't pay** only contributed to crippling the Association's ability to maintain the property as planned. Now the impact will be much greater. We cannot continue to carry past due accounts for those that make promises to pay but do not keep their word.

We will be going thru each past due account. Those who have ignored requests to pay or have made pay-

ment plans that they have not made good on will be immediately turned over to the attorney for collections.

Please remember that accounts that get turned over incur additional attorney fees, court costs and interest that you will be responsible to pay.

JUNE EXPENSES ~ Please remember the below are bills paid in June. This does not reflect budget items that we are saving for or capital reserve expenditures.

<u>Expenses</u>	<u>Amount</u>
Accountant	\$ 3,000.00
Alarm	\$ 159.15
Attorney	\$ 9,457.39
Contract Serv.	\$18,472.00
Elec.	\$ 1,176.28
Gas	\$14,262.85
Ins.	\$ 8,293.64
Office Expense	\$ 1,129.20
Payroll & Taxes	\$ 5,447.43
Pool	\$ 418.29
Pest Control	\$ 600.00
Prop.Maint.Othr.	\$ 2,960.19
Trash Removal	\$ 1,856.92
Water	\$18,329.32

Total \$ 85,562.66

ASHBOROUGH VILLAGE HOMEOWNERS ASSOCIATION

DOG PARK ~ Several years ago it was requested that we put up a fenced area for dog owners to let their pets off the leash and play.

Cobb County laws state that no animal can be off of a leash when outside unless it is in a fenced area.

Rick and Doug have completed putting the fence up in the back field to the right of the maintenance lot.

The rules for the lot are as follows:

1. Open hours: 10:00 a.m. – 9:00 p.m. (Please do not use when closed.)
2. Puppies and dogs must be properly inoculated, be healthy (have no contagious conditions or diseases), and be parasite-free (both externally and internally).
3. Owners should inquire about any dogs already in the run which are unfamiliar to them **PRIOR** to entering the run. Observing dogs' body language is also recommended. **No dog fighting is allowed.**
4. No dogs known to be aggressive towards other dogs or people (or exhibiting any threatening behavior) may enter the run.
5. No dogs in heat may enter the run at any time.
6. **Owners must clean up after their dogs.**
7. Owners are to **CLOSELY SUPERVISE** their dogs, and at no time should an owner leave the run without their dog.
8. Children under the age of 12 are not permitted inside the run.
9. Do not bring treats or food inside the run.

Failure to follow these rules will result in the fence being taken down.

SPEEDERS ~ PLEASE slow down.

ROOFS ~ 1803/Way and 1821/ Circle have been re-roofed. We will be re-roofing 1804/Way and 1819/ Circle later on this year.

LITTER ~ Please make sure that your kids are cleaning up after themselves when they are out playing. There are **MANY** dumpsters and a few garbage cans around that would be **GREAT** places to leave water bottles, candy wrappers, chip bags and ice cream wrappers.

RV Lot ~ If you have a car that is inoperable please contact the office so that you can rent space in the RV Lot until you can get it going. Our governing documents state that no inoperable or unlicensed car may be parked in a parking spot. There are several cars in disrepair that we are going to have towed if they aren't taken care of.

PAINTING ~ The 1189/Drive building is being prepped to be painted. The company that is coming to paint that building will also do some touch up around the property on building ends, firewalls and offsets that do not have wood damage. We have a long road ahead of us as far as painting is concerned. Just about every building needs something done. We have changed the way we are going about it this year by having an outside company do some of the work but even with that we have budget limitations. Next year we will add painting as a category in the capital reserve fund so that we can continue to grow that account while we work to get caught up.

MONTHLY BOARD MEETINGS ~ Please make an effort to come to the monthly board meetings. I have many people say they don't come because of how **AWFUL** the annual meetings are. These monthly meetings are very different. We discuss the current happenings and the Board is updated on what has happened in the previous month and gives direction for the coming month. They are **NOT** an open forum for complaints which makes things much more pleasant.

1810 Ashborough Circle Marietta, GA 30067 -or- P.O. Box 7268 Marietta, GA 30065

Phone: 770.422.8192 Fax: 770.422.0691 E-mail: ashborough@bellsouth.net

Village News

ASHBOROUGH VILLAGE HOMEOWNERS ASSOCIATION

NEXT MONTHLY MEETING AUGUST 24, 2009 ~ 7:00 PM

Monthly Association Fees of \$295.00 are due the first of each month. Please include a late fee of \$20 if paid after the 15th. Don't forget to include your unit number on your check or money order.

THE PASSING OF A LONG TIME RESIDENT ~ Many of you know Mr. Phil Johnson, almost as many of you purchased your units with his help so we thought it was important to let everyone know that his lovely wife, Pecola Johnson, passed away Sunday (8/16) night. Please keep Mr. Johnson and family in your thoughts and prayers as they go through this painful time. Mrs. Johnson purchased her unit in 1980.

NEIGHBORHOOD WATCH ~ Please be very vigilant in looking out for yourself as well as your neighbors. We have had 2 front doors kicked in in the last few months. Nothing was taken either time but police reports have been filed by those homeowners. Also, we have had 2 more instances where someone was living in a unit without permission from the owner. One was a friend of a former tenant and the other homeowner just found evidence of someone being in their unit that is for sale. This is a good time to be in contact with your immediate neighbors so that we can all have each others backs. If you see something that just isn't right please report it.

We want to create an environment in our neighborhood where mischief can't live!

BY-LAWS CONSENT FORMS ~ Please return yours if you have not.

FRONT PATIO AREAS ~ Please remember to keep this area neat. It is not permissible to store children's toys, tools or other things on your patio. Please use your back patio for these things.

SUMMER END POOL FUN POT LUCK & COOK OUT ~ Saturday, September 5th 6pm-11pm at the clubhouse and pool. We need a couple of grills (let us know if you are willing to bring yours!). Circle can bring side dishes. Court and Way can bring drinks (non-alcoholic please). Drive can bring paper goods. Road can bring desserts. Terrace can bring condiments. It'll be what 'we' make it so come on out!

WINDOW AIR CONDITIONERS ~ These units are not permitted to be in front windows. If you have one please remove it ASAP.

RESIDENT INFORMATION SHEET ~ Please keep your information with the office updated. This is how we know how to get in touch with you in case of an emergency.

TREE TRIMMING ~ The tree service will be out in early fall to trim up and cut down as needed. If you know of something of particular concern please let us know.

NEW WEBSITE~ If you have not received an email (if you have email) from us about the new website please give us your email address. Once we set you up to have access you will be able to view your account on line and have access to different community related items like newsletters, forms, rule info, etc...

JULY EXPENSES

<u>Expenses</u>	<u>Amount</u>
Accountant	\$ 3,000.00
Attorney	\$ 2,763.86
Elec.	\$ 892.69
Gas	\$ 14,311.29
Ins.(includes flood)	\$ 18,871.00
Landscaping	\$ 4,100.00
Office Expense	\$ 703.67
Payroll & Taxes	\$ 12,540.62
Pool	\$ 368.87
Pest Control	\$ 600.00
Plumbing	\$ 985.00
Prop.Maint.Othr.	\$ 8,378.29
Trash Removal	\$ 1,601.50
Water	\$ 21,946.67

Total \$ 91,063.46

Village News

ASHBOROUGH VILLAGE HOMEOWNERS ASSOCIATION

NEXT MONTHLY MEETING SEPTEMBER 28, 2009 ~ 7:00 PM

Monthly Association Fees of \$295.00 are due the first of each month. Please include a late fee of \$20 if paid after the 15th. Don't forget to include your unit number on your check or money order.

BY-LAWS CONSENT FORMS ~ Please return yours if you have not.

SUMMER END POOL FUN POT LUCK & COOK OUT ~ Last month I forgot to include that you should bring whatever meat you would like to grill in addition to the sides mentioned below...Saturday, September 5th 6pm-11pm at the clubhouse and pool. We need a couple of grills (let us know if you are willing to bring yours!). Circle can bring side dishes. Court and Way can bring drinks (non-alcoholic please). Drive can bring paper goods. Road can bring desserts. Terrace can bring condiments. It'll be what 'we' make it so come on out! There will be a drawing for braves tickets (2 tickets for september 15) for those who attend!

BREAK-INS ~ Another correction. In the first letter that went out it talked about a break in that happened in April. That should have been August. An update...since the notice that was put out on August 28th there has been no activity. Please continue to be vigilant and report any suspicious behavior immediately to 911.

RESIDENT INFORMATION SHEET ~ Please keep your information with the office updated. This is how we know how to get in touch with you in case of an emergency. THIS IS ALSO WHERE WE GET YOUR EMAIL ADDRESS FOR YOUR ON LINE ACCESS TO THE NEW ACCOUNTING SYSTEM.

ON-LINE ACCOUNTING SYSTEM ~ We are still working on a way for you to make payments on line. Presently we are working on setting up a PayPal account. The first way we tried didn't work out as planned.

TREE TRIMMING ~ The tree service will be out in early fall to trim up and cut down as needed. If you know of something of particular concern please let us know.

FRONT PATIO AREAS ~ Please remember to keep this area neat. It is not permissible to store children's toys, tools or other things on your patio. Please use your back patio for these things.

DUMPSTERS ~ Please make sure that your garbage is in sealed plastic bags and that you close the dumpster doors. There is a lot of food being thrown in and around the dumpsters and we are seeing a lot of cats and rodents hanging around.

CHILDREN ~ Please remember to keep track of where your children (and teenagers) are. There is a lot of vandalism being done around the property. Dumpster fences broken, trash all around, windows broken, etc... Please talk to your children about respecting others property. They shouldn't be in others homeowners back patio areas or front yards without their permission. They should play in the back fields or play grounds. They should watch for cars. They shouldn't leave their bikes & toys laying all around. When your children are outside playing you are still responsible for their behavior.

AUGUST EXPENSES

<u>Expenses</u>	<u>Amount</u>
Attorney	\$ 2,053.47
Elec.	\$ 1,436.68
Gas	\$ 10,967.96
Insurance	\$ 18,669.04
Landscaping	\$ 4,100.00
Office Expense	\$ 630.15
Payroll & Taxes	\$ 13,017.51
Pool	\$ 233.87
Pest Control	\$ 3,950.00
Plumbing	\$ 1,105.00
Prop.Maint.Othr.	\$ 790.02
Trash Removal	\$ 2,014.06
Water	\$ 19,952.06

Total \$ 78,919.82

Village News

A S H B O R O U G H V I L L A G E H O M E O W N E R S
A S S O C I A T I O N

NEXT MONTHLY MEETING OCTOBER 26, 2009 ~ 7:00 PM

Monthly Association Fees of \$295.00 are due the first of each month. Please include a late fee of \$20 if paid after the 15th. Don't forget to include your unit number on your check or money order.

DUMPSTERS ~ Someone ask 'Why is it not okay to leave 'good' things that might bless someone else by the dumpster?' The answer is that it looks bad and costs the Association (all of us) additional money. We have to use the labor of the maintenance personnel which keeps them from doing something else and we have to pay for gas and dump fees to dispose of things that won't fit in the dumpster. Additionally, if the dumpster service comes and the items beside or in front of the dumpster haven't been moved...they won't empty that dumpster and those residents will be stuck with a full dumpster until the next pick up which usually makes a big mess!

NEIGHBORS ~ Would you want to be your neighbor? We hear a lot of complaints in the office that boil down to people just not being good neighbors. We all live very close to each other. We need to be aware of how we impact our community. In almost every situation where we have complaints a long this line it seems like one side or both are just selfish and don't care about the people around them. If you live out

in the country with no one around you can probably afford to do that...but when you have inches separating you from your neighbor you have to think about others. That's the reason for most of the rules that we have....Part of being an 'Association' is asking yourself...am I a good person to live next to? Just a thought...

DOG RUN ~ We have had MUCH GREAT feedback on the dog run. We have had one complaint about people not cleaning up after their dogs and one complaint about after hours use of the dog run. Please read the posted rules and follow them. Let's keep this a positive thing!

BY-LAWS CONSENT FORMS ~ Please return yours if you have not. We will be making home visits shortly to collect them. It is important that these new by-laws and declarations be passed. If you don't understand why...please ask someone.

FRONT PATIO AREAS ~ Please remember to keep this area neat. It is not permissible to store children's toys, tools or other things on your patio. Please use your back patio (if it is enclosed with a fence) for these things.

HALLOWEEN, Saturday, Oct. 31 ~ When trick or treating look for homes that have their front porch light on. If a light is off it is an indication that the resident is not participating and would prefer for you to not knock. Which means that if you want trick or treaters...you should turn on your porch light!

BREAK-INS ~ While we haven't had anymore break-ins there was a motorcycle stolen. Please continue to be observant and thank you to all of you who are on the look out!

BOOK SALE ~ Cobb County Library is having a book sale at Jim R. Miller Park October 16-18. Paperbacks are \$0.25, hardcovers \$1.

SEPTEMBER EXPENSES

<u>Expenses</u>	<u>Amount</u>
Elec.	\$ 1,392.92
Gas	\$ 10,916.77
Insurance	\$ 8,771.04
Landscaping	\$ 4,100.00
Office Expense	\$ 529.87
Payroll & Taxes	\$ 12,383.41
Painting	\$ 2,900.00
Pool	\$ 211.97
Pest Control	\$ 600.00
Plumbing	\$ 1,335.00
Prop.Maint.Othr.	\$ 1,734.29
Trash Removal	\$ 1,601.50
Water	\$ 18,884.69

Total \$ 65,361.46

Village News

A S H B O R O U G H V I L L A G E H O M E O W N E R S
A S S O C I A T I O N

P.O. Box 7268 Marietta, GA 30065
770.422.8192 ashborough@bellsouth.net www.ashborough.managebuilding.com

COMBINED MONTHLY MEETING FOR NOVEMBER & DECEMBER DECEMBER 7, 2009 ~ 7:00 PM

Monthly Association Fees of \$295.00 are due the first of each month. Please include a late fee of \$20 if paid after the 15th. Don't forget to include your unit number on your check or money order.

CREDIT CARD PAYMENTS ~ If you would like to pay your monthly fee using your VISA or MasterCard please stop by or call the office.

BY-LAWS CONSENT FORMS ~ Please return yours if you have not.

SMOKE DETECTORS ~ Please check to make sure that you have a working smoke detector on both levels of your home. The time change each year is a good time to change out the batteries. Smoke detectors are available at Wal-Mart for less than \$20 or sometimes are free at the local fire station.

OPEN WINDOWS ~ Please refrain from opening your windows when the outside temperature is below 40 degrees. We realize that some of you are from places much colder than we 'locals' have experienced but we all collectively pay the gas bill as part of our association fee. We must all work together to conserve energy and be kind to our budget.

OUTSIDE WATER CUT OFF ~ It's the time of year when we request that all homeowners cut the outside water faucet for their unit off so that it doesn't freeze and burst this winter. The procedure for this is to cut the outside faucet all the way on and the cut off inside all the way off. If the faucet is leaking outside you should get a plumber to replace the inside cut off. They do wear out and most of the ones in here are more than 30 years old. If you need help locating your cut off please call the office.

DOGS ON PATIOS ~ Please be courteous to your neighbors when leaving your dog(s) on your back patio. We hear stories all the time about people leaving their dogs out back barking at 2 in the morning or letting them out first thing at 6 in the morning while they are in the shower. If your dog is left on your back patio barking most likely they are disturbing those around you.

HOLIDAY DECORATIONS ~ It's that time when we all love to decorate for the holidays. Please remember to remove your decorations in a timely manner and to not cause damage if you are attaching decorations to the outside of the building.

HOMEOWNER 101 ~ Energy leaking out everywhere makes all of our bills higher. Please take time to caulk your windows, repair them if they are in disrepair, replace them if they need to be replaced (and you can afford to do so YIKES!!!), use insulated curtains, insulate water pipes on the outside walls, use something to block the air from coming in under your threshold or put in new insulation in your attic. It's hard to be completely energy efficient in buildings that are 35 years old but we all can do little.

OCTOBER EXPENSES

<u>Expenses</u>	<u>Amount</u>
Accountant	\$ 950.00
Alarm	\$ 162.03
Assoc. Taxes & Fees	\$ 1,068.42
Attorney	\$ 6,159.99
Elec.	\$ 1,374.47
Gas	\$ 11,605.24
Insurance	\$ 9,260.03
Landscaping	\$ 4,100.00
Office Expense	\$ 1,452.91
Payroll & Taxes	\$ 16,431.76
Painting	\$ 8,430.00
Pool	\$ 205.07
Pest Control	\$ 600.00
Plumbing	\$ 7,372.00
Prop.Maint.Othr.	\$ 2,580.87
Trash Removal	\$ 1,793.50
Water	\$ 19,588.63

Total \$ 93,134.92

Village News

A S H B O R O U G H V I L L A G E H O M E O W N E R S
A S S O C I A T I O N

P.O. Box 7268 Marietta, GA 30065
770.422.8192 ashborough@bellsouth.net www.ashborough.managebuilding.com

COMBINED MONTHLY MEETING FOR NOVEMBER & DECEMBER DECEMBER 7, 2009 ~ 7:00 PM

Monthly Association Fees of \$295.00 are due the first of each month. Please include a late fee of \$20 if paid after the 15th. Don't forget to include your unit number on your check or money order.



SANTA CLAUS IS COMING! ~

Sunday, December 20th @ 3:00pm Santa will be visiting us in the Clubhouse. He will be posing for pictures (bring your own camera), taking your wish lists and making sure of who has been naughty and nice!

HOLIDAY DECORATIONS ~ It's that time when we all love to decorate for the holidays. Please remember to remove your decorations in a timely manner and to not cause damage if you are attaching decorations to the outside of the building

BY-LAWS CONSENT FORMS ~ Please return yours if you have not.

OUTSIDE WATER CUT OFF ~ Please remember to cut your outside water faucet off. If you need help with doing this please call the office.

HOMEOWNER 101 ~ Make sure you have your furnace serviced each year. They will look for dangerous leaks, clean out dust build up, replace your filter and test to make sure your thermostat is accurate. All of these things will help you to stay warmer this winter!

DOG RUN ~ Please make sure to clean up after your dog while in the dog run. Not doing so (even by one person) creates an environment where others think they don't have to either. Eventually it becomes a health hazard for us as well as our pets.

CREDIT CARD PAYMENTS ~ If you would like to pay your monthly fee using your VISA or MasterCard please stop by or call the office.

SIDING ISSUES ~ The excessive rain this summer has uncovered a lot of damaged siding. Please know that we are working to get these areas repaired in a 'worst first' order. If you have an area that you know about that you think we don't please feel free to report it.

The Board of Directors & staff
wish everyone a
joyous, happy, merry
AND
prosperous New Year!
May this one be better than last!



DECEMBER EXPENSES

<u>Expenses</u>	<u>Amount</u>
Assoc. Taxes	\$ 2,445.00
Creek	\$ 4,400.00
Elec.	\$ 1,294.98
Gas	\$ 12,945.86
Insurance	\$ 9,177.57
Landscaping	\$ 4,100.00
Office Expense	\$ 867.20
Payroll & Taxes	\$ 10,598.78
Pool	\$ 70.50
Pest Control	\$ 600.00
Prop.Maint.Othr.	\$ 1,033.40
Trash Removal	\$ 1,819.96
Water	\$ 17,537.57

Total \$ 66,890.82