

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

NEXT MONTHLY MEETING MONDAY, JANUARY 25, 2010 ~ 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.

HOLIDAY DECORATIONS ~ All Holiday decorations should be down by Januray 11 (please, thank you).

FREEZING WEATHER ~ When the temperature is forecasted to be below freezing the maintenance staff will put the 'let faucets drip' sign down. What this means is that you should open the cabinet doors under your sink and let your water drip 'slightly' so that your water line won't freeze. This is especially important if you have a kitchen on an outside wall. If you have a vacant unit next to you and you don't have contact with the owner let the office know so that we can attempt to get this taken care of.

OUTSIDE FAUCETS ~ Please do not forget to turn your outside faucets OFF. To do this turn the cut off inside all the way off and the water faucet outside all the way on. If it is leaking outside you may need to get a plumber to replace the cut off inside. If you don't know where your cut off is please contact the office so maintenance can show you where it is.

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

CHRISTMAS TREE DUMPSTER ~ Please place ONLY Christmas trees in the dumpster near the entrance. This dumpster will be picked up on January 11, 2010. Please DO NOT place Christmas trees next to or in other dumpsters around the community.

WEB SITE ACCESS ~ Make sure the office has your current email address so that you can access the Association website. You can find lots of important information there....old newsletters, rules & regs, current documents and proposed documents, phone directory for frequently ask for numbers....you can also report things to the maintenance staff.

MAIL ~ We continue to have mail not delivered to the office that appears to have the correct address. We have NO IDEA why they can't get this right. Please feel free to send mail to the above P.O. Box instead of directly to the office address. This box is at the Gresham Road office and we haven't had any problems with mail going there.

NUMBERS YOU MIGHT NEED ~

Banks Htg & Air 770.924.3338
All Wells Plumbing 678.988.4754
(other #'s can be found on the website)

USEFUL WEBSITE ~

www.housematematch.org

IMPORTANT!!! ~ Lock your car doors! Several cars have had things taken from them when they were left unlocked.

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

DECEMBER EXPENSES

<u>Expenses</u>	<u>Amount</u>
Accountant	\$ 500.00
Alarm	\$ 164.61
Assoc. Taxes	\$ 207.69
Attorney	\$ 3,061.61
Elec.	\$ 1,200.39
Gas	\$ 15,712.24
Insurance	\$ 9,433.25
Landscaping	\$ 4,100.00
Landscaping Othr	\$ 350.00
Office Expense	\$ 1,182.51
Payroll & Taxes	\$ 13,143.14
Pool	\$ 211.99
Pest Control	\$ 600.00
Prop.Maint.Othr.	\$ 1,533.38
Trash Removal	\$ 1,601.50
Water	\$ 18,266.56

Total \$ 71,268.87

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P.O. Box 7268 Marietta, GA 30065

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NEXT MONTHLY MEETING MONDAY, FEBRUARY 22, 2010 ~ 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.

COLLECTIONS ~ Lenders have new policies regarding giving loans in Associations where more than 15% of the owners are more than 30 days past due. In an attempt keep our collections under that number we are looking in to giving harder to collect accounts to a collection agency that specializes in homeowners association collections. Using this service will only cost the delinquent homeowner more money. Currently we have to pay the attorney fees and then get them back from the delinquent owner. (In short...if you are behind. Now would be a good time to catch up.)

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

CLUBHOUSE ~ The fee to rent the clubhouse has been increased to \$100 per day. If you need to set up the day before or clean up the day after your event, you will be charged for those days also.

WINDOW COVERINGS ~ Your window coverings should have a white backing or you should have white blinds. The purpose of this is to create consistency in the outward appearance of our community. If you do not have white window coverings please get them as soon as possible. (Oh, and white sheets are NOT okay!)

LIBRARY ~ Looking for something to read OR some place to take unwanted books? We have a community (bring one/take one) library in the clubhouse. Stop by during office hours to check it out.

COMMUNITY GROUPS ~ If you are interested in taking the lead to set up a community group that could meet in the clubhouse please let us know. This could be a workout group, book club, mom's group, knitting group, etc...

JOBS ~ We are looking for homeowners who are interested in part time work here in the community. We need a grounds person (about 5 hours a weekend/\$8 an hour) and another courtesy officer (3 nights a week/\$8 an hour). Stop by the office and pick up an application if you are interested.

BOOK SALE ~ Jim R. Miller Park March 5, 6 & 7.

WEB SITE ACCESS ~ Make sure the office has your current email address so that you can access the Association website. You can find lots of important information there....old newsletters, rules & regs, current documents and proposed documents, phone directory for frequently ask for numbers....you can also report things to the maintenance staff.

FURNITURE DISPOSAL ~ Call 404.614.1000 to find someone that will come pick up your unwanted furniture. (Please don't put by the dumpster!)

JANUARY EXPENSES

<u>Expenses</u>	<u>Amount</u>
Attorney	\$ 982.50
Elec.	\$ 1,520.06
Gas	\$ 24,629.94
Insurance	\$ 9,068.26
Landscaping	\$ 4,100.00
Office Expense	\$ 1,092.16
Payroll & Taxes	\$ 11,351.82
Pool	\$ 250.00
Pest Control	\$ 600.00
Prop.Maint.Othr.	\$ 986.50
Trash Removal	\$ 1,985.50
Water	\$ 21,325.25

Total \$ 77,891.99

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NEXT MONTHLY MEETING MONDAY, MARCH 22, 2010 ~ 7:00 PM

Monthly Association Fees of \$295.00 are due the 1st 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.

FIRE ~ On February 23 around lunch time we had a fire at 1193-A/Drive. Thank you to Ed Landers (our landscaper) for helping Mr. Daniel out of his burning unit and to Mr. Witting for fighting the fire with fire extinguishers until the fire department came. Mr. Daniel is in the Grady Burn Unit and is not doing very well at this time. Please keep him in your prayers. We are waiting on insurance adjusters to determine what needs to be done to get things cleaned up and rebuilt. They don't move very quickly!

BY-LAWS CONSENT FORMS ~ Please return yours if you have not. We have 27% of them returned. We need 66%.

FRONT & BACK PATIOS ~ Please take a few minutes to make sure yours are in order and that nothing is being stored out in the open.

TENNIS COURTS ~ The tennis courts are for the exclusive purpose of playing tennis. Other activities on the courts cause damage to the surface and is

costly to repair. Those costs will be passed along to those responsible for the damage. Children should be playing on the basketball court NOT taking down the net on the tennis courts and playing there.

PLAYGROUND ~ We have had complaints that several residents close the playground gates and let their pets run loose....and then don't clean up after them. The playground is for children. The dog run is for dogs. Please make sure that you don't have your dog on the playground.

COMMUNITY GROUPS ~ We have had a few ideas for community groups...if you would be interested in doing Power 90 on Friday nights, being part of a study group or are interested in being part of a finances group that might work through the Financial Peace University program or explore money saving tips please let the office know and we'll put you in touch with the correct person.

DUMPSTERS ~ Please do not put anything next to the dumpsters. All trash should be placed in the dumpster. If you have something too big for the dumpster please call the office so that maintenance can pick the item up from your home. There is a minimum fee of \$25 to help off set what the county landfill

charges us when we take your items there.

CREEK BANK DUMPING ~ Please don't! If you dump things down the creek bank you are polluting the creek and the EPA can fine the Association for this. If you see anyone doing this please let us know.

WATER ~ If your bathtub leaks enough to fill it up in 14 hours that is 22,000 gallons wasted per year. These are real numbers from a leak that was reported by a renter last week. We understand this tub has been leaking for a year and a 1/2. We find leaks like this every couple of months. Usually rental properties and the renter has reported it but the owner hasn't done anything. If you have a leak PLEASE FIX IT!

FEBRUARY EXPENSES

<u>Expenses</u>	<u>Amount</u>
Accounting	\$ 500.00
Attorney	\$ 5,459.37
Elec.	\$ 1,474.51
Gas	\$ 35,835.00
Insurance	\$ 9,368.64
Landscaping	\$ 4,100.00
Tree Service	\$ 8,800.00
Office Expense	\$ 921.13
Payroll	\$ 7,846.49
Payroll Taxes	\$ 2,618.02
Pest Control	\$ 600.00
Prop.Maint.Othr.	\$ 3,193.38
Plumbing	\$ 1,710.00
Trash Removal	\$ 2,198.50
Water	\$ 21,232.85

Total \$ 105,857.89

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NEXT MONTHLY MEETING MONDAY, APRIL 26, 2010 ~ 7:00 PM

Monthly Association Fees ~ \$295.00 is due the 1st 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.

ANNUAL HOMEOWNERS MEETING ~

The annual meeting this year will be on **Sunday, June 6 @ 3p.m.**

The Board of Directors will be going over the budget for next year and sharing other important information. You should receive your copy of the proposed budget in May.

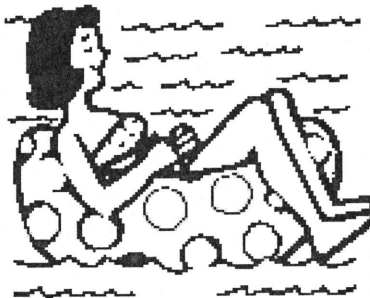
CREDIT CARD PAYMENTS ~ If you would like to pay your monthly fee using your VISA or MasterCard please stop by or call the office.

BY-LAWS CONSENT FORMS ~ Please return yours if you have not. We have 29% of them returned. We need 66%.

BASKETBALL COURT ~ Please discourage your children from inviting the kids from surrounding neighborhoods to come over here to play basketball. This is private property and it is in the best interest of all of us to not have other neighborhoods kids hanging out here. Also, please stress to your children to clean up after themselves. The maintenance crew has been cleaning up a ridiculous amount of trash lately.

POOL ~ The projected date for the pool to be open is May 28th. If we are able to open it early, we will. Pool keys can be purchased in the office or at the

pool for \$5.00. If the account for your unit is more than 60 days past due you are not permitted to use the pool until your fees are caught up. This applies to renters also. If you rent, check with your unit owner to make sure they are paying the fees for your unit.



Do You Know Where Your Association Documents Are? ~ When you bought a home in our community, you should have received copies of all our governing documents—including the rules and regulations—prior to or at closing. Sometimes these documents get lost among all the other papers you received at closing. And many homebuyers are so involved moving into their new homes, they don't take the time to read all the fine print.

As a homeowner, you have a right to these documents; so, if you don't have copies for any reason, let us know, and we'll provide them to you.

Of course, it's your responsibility to provide the association with your current address and phone number (particularly nonresident owners).

This enables us meet our obligation to provide all owners with information from the association.

It's very important to have copies of the governing documents because you'll be expected to know and comply with all rules and regulations of the community. You'll also want to stay informed by reading all materials provided by the association.

It's our responsibility to make these documents—the bylaws and the covenants, conditions, and restrictions—as understandable as possible, so if there's anything you don't understand, please let us know. We'll be glad to clarify any confusing language or give you other materials that answer your questions.

Source: Community Associations Institute

MARCH EXPENSES

<u>Expenses</u>	<u>Amount</u>
Attorney	\$ 3,085.68
Elec.	\$ 1,384.86
Gas	\$ 32,336.49
Insurance	\$ 18,175.40
Landscaping	\$ 4,689.99
Office Expense	\$ 1,020.40
Payroll	\$ 7,852.60
Payroll Taxes	\$ 2,480.49
Pest Control	\$ 600.00
Prop.Maint.Othr.	\$ 1,859.16
Trash Removal	\$ 2,132.50
Water	\$ 20,463.17

Total \$ 96,080.74

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NEXT MONTHLY MEETING MONDAY, MAY 24, 2010 ~ 7:00 PM

Monthly Association Fees ~ \$295.00 is due the 1st 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.

ANNUAL HOMEOWNERS MEETING ~
The annual meeting this year will be on **Sunday, June 6 @ 3p.m.**

The Board of Directors will be going over the budget for next year and sharing other important information. You should receive your copy of the proposed budget a little later this month.

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. We have 36% of them returned. We need 66%.

POOL ~ The projected date for the pool to be open is May 28th. If we are able to open it early, we will. Pool keys can be purchased in the office or at the pool for \$5.00. If the account for your unit is more than 60 days past due you are not permitted to use the pool until your fees are caught up. This applies to renters also. If you rent, check with your unit owner to make sure your fees are paid.

CAR WASHING ~ Please DON'T. We realize that there isn't a restriction in place that prevents car washing but we would prefer that you not use the outside water to wash your car. There are

plenty of places nearby just for car washing. It is really difficult to stay within our budget for water without the extra water it takes for outside car washing.

DOGS ~ If you have a dog in Ashborough...please clean up after it, only have it outside if it is within your enclosed patio area or on a leash and PLEASE make sure it doesn't bark and disturb your neighbors. The Association doesn't permit dogs to be on back patios for more than 2 hours in a 24 hour period. Animal control considers barking dogs a nuisance if they bark more than 20 minutes.

RUNNING FOR THE BOARD ~ If you're considering running for the board, we ask that you take a few moments to ask yourself the following three questions:

Do I have the time?: As a board member, you will need to devote at least several hours of your time each month to association business. In addition to regular monthly board meetings, you will need to be active in email discussions and occasional special meetings. During special projects, you may need to spend a little extra time on association business. Some board members may also spend a little more time than others if they work with a committee

Can I make tough decisions when it's required?: The primary role of the board is to conduct the business of the association. This doesn't just mean approving the budget, but also developing and enforcing policies. Board members are required to step outside their immediate circle of

family and neighbors and make decisions based on the greater good of the community.

This doesn't sound like much fun!: It isn't all about policies and tough decisions. Our community is only as good as we make it, and establishing and maintaining a sense of community is a part of a board member's responsibility. Planning and attending functions such as our picnics and being a presence in the community are as important as any policy decisions you may make.

Being a board member can be frustrating at times, but it may also be one of the most rewarding ways you'll find to volunteer your time. If you're interested in running for the board or would like more details about boards responsibilities, please contact the manager or a current board member. Source CAI

APRIL OPERATING EXPENSES

Expenses	Amount
Accounting	\$ 350.00
Alarm	\$ 314.51
Attorney	\$ 2,292.46
Elec.	\$ 1,202.73
Gas	\$ 25,640.71
Insurance	\$ 9,194.78
Landscaping	\$ 4,360.00
Office Expense	\$ 838.53
Payroll*	\$ 11,406.97
Payroll Taxes*	\$ 3,422.67
Pest Control	\$ 600.00
Plumbing	\$ 2,855.00
Pool	\$ 27.54
Prop.Maint.Othr.	\$ 1,177.50
Trash Removal	\$ 1,890.72
Water	\$ 21,656.55

Total \$ 87,230.67

*3 paycheck month

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NEXT MONTHLY MEETING MONDAY, JULY 26, 2010 ~ 7:00 PM

Monthly Association Fees ~ \$295.00 remains the amount of the monthly fee that is due the 1st 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. There is a special assessment that will be due by Nov. 1, 2010.

ANNUAL MEETING ~ Thank you to those of you who attended the Annual Homeowners Meeting. It wasn't many of you but some very important issues were brought up.

Our Board Members this year are...

President ~ Ray Corey

Vice President ~ Ed Poe

Treasurer ~ Brian Sheres

Secretary ~ Kathleen Rommel

Vice Secretary ~ Jeanette Gravino

Director ~ Hussein Elsangak

Director ~ Della Nelson

Della will chair the Architectural Standards committee. If you are interested in working with her please drop a note off at the office and we'll pass it along.

Topics of concern were lack of participation in meetings by younger homeowners, water costs, individual gas meters, painting and roofing schedules for the buildings, new tax assessments, etc... Unapproved minutes from the meeting will be posted on the website as soon as available.

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. We have 39% of them returned. We need 66%.

POOL ~ Pool keys can be purchased in the office or at the pool for \$5.00. If the account for your unit is more than 60 days past due you are not permitted to use the pool until your fees are caught up. This applies to renters also. If you rent, check with your unit owner to make sure your fees are paid. PLEASE—NO GLASS AT THE POOL. One little shard of broken glass in our filtration system could cause a lot of damage....not to mention the damage to little bare feet!

PARENTS ~ Please make sure that you know where your children are playing. There are a lot of really small children that seem to be playing all over the community without parental supervision. We've had many complaints about climbing in trees, playing around the cars, breaking the dumpster fences, playing on others front and back patios. I almost hit a little girl (that probably wasn't more than 8) going really fast on her bike around the pool (without a helmet). She lives by the tennis courts. That is too far for a child her age to be playing unsupervised.

WATER RESTRICTIONS ~ Please remember that Cobb County has water restrictions in place for outside watering. If you live in an 'odd' numbered building you can water on Tues, Thurs and Sun. 'Even' numbered buildings can water on Mon, Wed and Sat. The Association would prefer for you to not use any outside water at all to help save on our water bill.

CAR WASHING ~ AGAIN, Please DON'T. We realize that there isn't a restriction in place that prevents car washing but we would prefer that you not use the outside water to wash your car. There are plenty of places nearby just for car washing. It is really difficult to stay within our budget for water without the extra water it takes for outside car washing.

HOMEOWNER 101 ~ One very important maintenance item for you to do in your home is to have your dryer vent cleaned out. There are several reputable companies around that provide duct cleaning services. Uncleaned dryer vents are a potential fire hazard. The dryer lint collects to the inside of the vent and builds up over time. Some of ours have been in place since 1973. That's a LOT of lint!

MAY OPERATING EXPENSES

Expenses	Amount
Attorney	\$ 1,912.18
Elec.	\$ 757.83
Gas	\$ 14,511.51
Insurance	\$ 9,093.25
Landscaping	\$ 4,100.00
Office Expense	\$ 1,164.81
Payroll	\$ 8,364.04
Payroll Taxes	\$ 2,428.19
Pest Control	\$ 600.00
Plumbing	\$ 12,701.00
Pool	\$ 853.82
Prop.Maint.Othr.	\$ 410.79
Trash Removal	\$ 1,844.32
Water	\$ 20,230.74

Total \$ 78,972.48

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Monthly Association Fees ~ \$295.00 is due the 1st 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. A special assessment of \$200 is due Nov. 1, 2010.

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

COLLECTIONS ~ Last month we started using a collection company to collect past due fees. They will bill the delinquent homeowner directly. In the past we have used an attorney that we paid up front for their services. They then attempted to collect their fees along with the past due association fees. There is no charge to the association for using Association Dues Assurance Corporation. Their guidelines advise us to turn over past due accounts as soon as they are 32 days past due. You can watch a video about their processes at www.associationdues.net. Any payment plans in place will be honored unless you fail to make those payments as agreed upon. IF you receive a letter from ADAC you must contact them directly until your account is current and turned back over to the Association. They will receive your payments, set up payment plans and can take credit cards. Again, please contact them directly if you receive a letter from them.

POOL ~ Pool keys can be purchased in the office or at the pool for \$5.00. If the account for your unit is more than 60 days past due you are not permitted to use the pool until your fees are caught up. This applies to renters also. If you rent, check with your unit owner to make sure your fees are paid.

CAR WASHING ~ AGAIN, Please DON'T.

PLEASE—NO GLASS AT THE POOL. One little shard of broken glass in our filtration system could cause a lot of damage....not to mention the damage to little bare feet!

BY-LAWS CONSENT FORMS ~ Please return yours if you have not. We have 40% of them returned. We need 66%

PETS ~ Please make sure to clean up after your pets, to keep your pets on leashes and to not leave your pet on your back patio for more than 2 hours.

INSURANCE ~ Please remember that the Association Master Policy will not cover your personal property if there is some type of catastrophic event. EVERY homeowner should have a Condominium policy of their own. These policies are not very much per month and could really save you a bunch of grief. You can contact the Association agent, Dwayne Clark, at 770-754-4001 or if you have your own agent they can contact Dwayne to make sure there are no gaps in the policies.

PEST CONTROL ~ Please make sure to take advantage of the pest control service that is included in your monthly association fee. Routine treatment can keep out spiders, ants, roaches and those nasty little earwigs that seem to show up in the bathtub every so often.

DOOR PAINT ~ If your door is in need of painting please take care of that ASAP. You can get the appropriate paint formula from the office. If you live in one of the contemporary buildings (not brick) ask about the new beige color that the Board approved. We are hoping that everyone will love it as much as we do and we can kiss rose and green good-bye!

ENERGY SAVING IDEAS ~ Did you know that by caulking around your windows, putting insulating strips around your doors and putting up insulating window treatments (white backs please!) you can greatly reduce your electricity bill. Check www.mariettaga.gov/departments/utilities for other energy saving ideas.

JUNE OPERATING EXPENSES

Expenses	Amount
Attorney	\$ 2,034.69
Elec.	\$ 1,131.08
Gas	\$ 11,649.27
Insurance	\$ 1,463.30
Landscaping	\$ 4,100.00
Landscaping Othr.	\$ 450.00
Cap.Res.Transfer	\$ 10,000.00
Office Expense	\$ 1,533.67
Payroll	\$ 8,714.90
Payroll Taxes	\$ 2,497.79
Pest Control	\$ 600.00
Plumbing	\$ 4,680.00
Pool	\$ 2,819.08
Prop.Maint.Othr.	\$ 71.49
Spec.Asses.Transfer	\$ 1,360.00
Trash Removal	\$ 1,699.45
Water	\$ 25,400.11
Total \$ 80,204.83	

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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

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7 7 0 . 4 2 2 . 8 1 9 2

A S H B O R O U G H @ B E L L S O U T H . N E T

N E X T M O N T H L Y M E E T I N G
M O N D A Y , S E P T E M B E R 2 7 , 2 0 1 0 ~ 7 : 0 0 P M

Monthly Association Fees ~ \$295.00 is due the 1st 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. A special assessment of \$200 is due Nov. 1, 2010.

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

POST OFFICE ~ We have continued to battle with the post office over the delivery of our mail. We saved up the office 'messed up mail' for a month and took it to the Gresham station where we have the post office box (they are nice there!). I showed them each piece of mail and asked what was wrong that caused it to be returned or delivered incorrectly. MOST of the problem seemed to be because we write our addresses in the 'old' format instead of the 'new' one. They want us to use the format of...

1823 Ashborough Lane Unit N

instead of

1823-N Ashborough Lane

We thought that we would try it and see if we had better luck on mail we send out from the office to the community. It's actually helped and we haven't had mail returned. If you are having problems receiving your mail you might try changing the format with those that send you mail.

CAR WASHING ~ AGAIN, Please DON'T.

POOL ~ The pool will close after Monday, September 6, 2010. We will try to keep it open as long as the weather is appropriate, it's being used and we have chemicals to treat. After we close it we will start demolition to replace the coping (white edge around the top).

SAFE DRIVING ~ Please SLOW down and STOP at stop signs. We have a lot of walkers and hear stories every week about near misses because of speeding and not stopping at stop signs. Remember, there is a speed limit of 10 MPH throughout the village.

BY-LAWS CONSENT FORMS ~ Please return yours if you have not. We have 41% of them returned. We need 66% in order to implement the updated by-laws.

INSURANCE ~ Please remember that the Association Master Policy will not cover your personal property if there is some type of catastrophic event. EVERY homeowner should have a Condominium policy of their own. These policies are not very much per month and could really save you a bunch of grief. You can contact the Association agent, Dwayne Clark, at 770-754-4001 or if you have your own agent they can contact Dwayne to make sure there are no gaps in the policies.

SAD NEWS ~ Mr. Daniel who was injured in a fire in his unit back in February finally succumbed to his injuries and passed in his sleep on August 8.

ARCHITECTURAL STANDARDS ~

Please...

1. Nothing stored on front porches.
2. Unit letters are to be on all front doors and/or mailboxes.
3. Have white blinds or white backed curtains on all windows.
4. Have the correct front door color for your unit. If you have a question on what color your front door should be, inquire at the office and remember brown, black or bronze storm doors go with brown front doors and brown, white or beige storm doors go with beige, green or rose front doors.
5. When replacing mailboxes or outside lights, make sure they are black and close to the same style as the original ones.
6. Back fences are to be in good repair and painted.
7. Units without back patio fences are to be neat in appearance.
8. Trim your yards if your unit has a fence. Don't let weeds become trees that will cost you a lot to remove later. Tall weeds invite snakes, rats and other rodents.
9. Please don't feed birds or squirrels with feeders or by throwing food on the ground. The pest control company says that this draws rodents to our homes. Yikes!

JULY OPERATING EXPENSES

<u>Expenses</u>	<u>Amount</u>
Accountant	\$ 3,450.00
Alarm	\$ 89.66
Assoc. Taxes	\$ 665.00
Attorney	\$ 3,367.95
Cap. Reserv. Transfer	\$ 9,801.22
Elec.	\$ 1,408.27
Gas	\$ 11,469.23
Insurance	\$ 11,764.18
Landscaping	\$ 4,100.00
Office Expense	\$ 2,285.59
Payroll	\$ 9,423.85
Payroll Taxes	\$ 2,642.73
Pest Control	\$ 600.00
Plumbing	\$ 2,650.00
Pool	\$ 994.69
Prop.Maint.Othr.	\$ 2,614.90
Spec.Asses.Transfer	\$ 1,543.00
Termite Bond	\$ 3,450.00
Trash Removal	\$ 1,900.60
Water	\$ 19,209.02

Total \$ 93,429.89

Community information....

Dear Fellow Alumni and Community Members,

I am writing today to update you on our local high school football team, the Wheeler Wildcats and to blatantly and unapologetically ask for your support. Wheeler, as we all know, has a rich history of success on the gridiron and it's something that brings back wonderful memories for me and, I bet, for a lot of you also. When I went to Wheeler, we certainly won more than we lost and there was so much pride in our football team and, as a result, our school.

Well, as some of you may know, Wildcat football has had a rough few years. How rough? Well, I hate to tell you this but we have not had a win in two seasons... that's rough...

As much as we all love a winning team, it occurs to me that I want WHAA to continue to support this team even now... especially now. The Wildcats need our support now more than ever.

I met recently with a gentleman from the WHS Football Booster Club named Roy Westover (great guy... grandkids have gone and still attend Wheeler and he loves the school and community) and wanted to pass on and share with you some good news concerning our Wildcats... First of all, we have a new coach. His name is Mike Collins and from everything I've been hearing, he's just what this team and our alma mater needs. His first and foremost goal is to do right by these young men which means he wants to teach them honor, integrity, hard work, how to be a good team member and how to be good men generally, along with being a great football team that wins games and performs well in the classroom (he's made it clear you can't be on the team otherwise). He's a good guy and I feel so grateful that Wheeler got him.

What I would ask of you is to lend your support to this team. Of course they need money- they are woefully short of everything and with the latest budget cuts by the school board, they are even more so because they will have to pay for things they haven't had to pay for in the past. One example of this is they (the football team) will now have to pay for their transportation which includes several school buses at \$30 an hour plus mileage (the Wildcat Pride Band will have to do this now also... probably means they will not be able to go to all the away games). This is just one example and one need that needs to be funded somehow, someway.

Mr. Westover has been tirelessly riding all over Wheeler Country trying to solicit corporate donations for our Wildcats. In this economy, it has not been an easy task to say the least. What really impressed me about Roy Westover was he was not just trying to raise money for this team but also, and more importantly, just regular old support in the form of getting the community engaged again in Wildcat football. What this team needs more than money, is fans in the stands, cheering them on, win or lose. But, make no mistake, they do need money. So, that brings me to the crux of this letter and that is to ask for your support.

They have many sponsorship levels and options to choose from if you have a business (their football program goes to press in a week so if you are interested in advertising or just paying for an ad to say "go Wildcats!" you would need to get that order in immediately. Other than that, just a plain donation, in any amount (and I do mean any amount - no amount too small) would help out. Their address is: WHSFBC (Wheeler High School Football Booster Club), 2100 Roswell Road, Suite 200C, Box 504, Marietta, GA 30068. If you are interested in making a corporate donation and need further details please email me at whaapresident@wheeleralumni.com or Roy Westover at leviwestover@aol.com. You may also visit <http://www.wheelerathletics.com>.

As I stated earlier, they definitely need our financial support but what this team really needs is our support as fans. If you can, make it out to a game... still nothing quite like Friday night high school football! WHAA is going to host a tailgate party at the homecoming game which is scheduled for October 1 (against Woodstock). I would love to see you there and I KNOW our Wildcats would appreciate it, especially if those stands were packed with alumni that could show these kids how the fight song is supposed to be sung... loud and proud! But, don't feel like you have to wait until homecoming... if you're in Mayretta on any Friday night, c'mon out and let's cheer!

Thank you for your time and I hope this finds you all doing well.

Sincerely, Rita Loosier

President, Wheeler High Alumni Association

Village News

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

NEXT MONTHLY MEETING MONDAY, SEPTEMBER 27, 2010 ~ 7:00 PM

Monthly Association Fees ~ \$295.00 is due the 1st 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.

REMINDER ~ A special assessment of \$200 is due Nov. 1, 2010.

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

DID YOU KNOW?! ~ You can check your account information online. If you have not received your 'welcome email' and you want to be able to view your account on line please call the office to make sure we have your correct email. You cannot make payments thru this website but you can view account information, have access to important documents and report things to the office.

CAR WASHING ~ AGAIN, Please DON'T.

DOGS ~ Please clean up after them.

POOL ~ It was a GREAT summer but the pool is now closed. Repair work on the coping will begin soon.

RESIDENT INFORMATION SHEETS ~ Please make sure that the office has your most up to date contact information in case of an emergency.

LEASE ~ If you rent your unit please make sure that the office has a copy of your lease. (Ann has been pulling her hair out trying to get the ones we are missing...she doesn't have much hair left so please help us out!)

SAFE DRIVING ~ Please SLOW down and STOP at stop signs. We understand that sometimes we feel like we have to rush. Case in point...there is a letter in my (Ginny) file from before I was in the office from when I almost hit a past Board President (Sorry Cathy!) while she was out walking her dog and I was trying to race my son to the bus stop. HOWEVER...it IS in all of our best interest to slow down. No amount of rushing is worth someone getting hurt.

BY-LAWS CONSENT FORMS ~ Please return yours if you have not. We have 41% of them returned. We need 66% in order to implement the updated by-laws.

RODENTS ~ The maintenance staff has asked that we remind you again to trim your yards if your unit has a fence. This is a HUGE problem. Tall weeds invite snakes, rats and other rodents. AND please don't feed birds or squirrels with feeders or by throwing food on the ground. This draws rodents to our homes. We have repaired many holes lately where rats and squirrels have chewed through wood to make a nest.

MUST Ministries ~ MUST is requesting donations of peanut butter, canned or dry beans, diapers, formula, jelly, pasta, spaghetti sauce, rice, beans, canned protein (tuna, ham, and chicken),, toiletry items, baby food, etc...

If you would like to donate items to MUST please drop them off at the office before September 30th. We will make a delivery to them on that day.



AUGUST OPERATING EXPENSES

<u>Expenses</u>	<u>Amount</u>
Attorney	\$ 1,278.68
Cap. Reserv. Transfer	\$ 9,801.22
Elec.	\$ 1,379.04
Flood Ins.	\$ 7,126.00
Gas	\$ 11,018.42
Insurance	\$ 21,536.63
Landscaping	\$ 4,100.00
Office Expense	\$ 1,379.71
Painting	\$ 5,164.81
Payroll	\$ 10,081.64
Payroll Taxes	\$ 2,793.03
Pest Control	\$ 600.00
Plumbing	\$ 1,010.00
Pool	\$ 413.30
Prop.Maint.Othr.	\$ 248.52
Trash Removal	\$ 1,868.40
Water	\$ 19,768.16
Total \$ 99,567.56	

Village News

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 ashborough@bellsouth.net
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NEXT MONTHLY BOARD MEETING MONDAY, OCTOBER 25, 2010 ~ 7:00 PM

Monthly Association Fees ~ \$295.00 is due the 1st 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.

REMINDER ~ A special assessment of \$200 is due Nov. 1, 2010.

UPCOMING MONTHLY BOARD MEETINGS ~

Monday, October 25, 2010 @ 7pm

Monday, December 13, 2010 @ 7pm

Homeowners are welcome at the monthly board meetings. If you wish to attend and have an item that you would like to bring to the attention of the board please submit your request to the office at least two weeks prior to the meeting. Your request should state the specific topic(s) you wish to speak on.

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

BUS STOP ~ Parents please supervise your elementary aged children at the bus stop. There have been several noise complaints, some trash complaints and even complaints about children running in and out of the cars causing a safety issue for those driving by.

HOLIDAY DECORATIONS ~ Please remember that holiday decorations should be removed within two weeks of the holiday.

HALLOWEEN ~ If you would like Trick or treaters to visit you please turn on your outside light. If an outside light is not on please skip that house while trick or treating. Have fun and be safe!

DUMPSTERS ~ When you place your garbage in the dumpster please make sure it is secured in a garbage bag. Not securing bags for your trash creates several problems. Wild animals are more likely to find their way in to the dumpsters when loose food is lying in them. Also if the garbage is in bags and it rains there isn't as much 'dumpster juice' created that gets deposited on to our streets when the dumpster truck departs. The 'dumpster juice' has been particularly nasty lately and there is no provision in our village for this problem to be rectified. Please do your part in helping with a solution, by bagging and/or double bagging your garbage when necessary and do not leave anything around the dumpsters.

If you see anyone dumping non-household trash please let us know. We have to remove these items before the trash can be eliminated. This is a waste of our maintenance personnel's time.

BOARD MEMBERS ~ If you are interested in serving your community by being on the Board of Directors, please submit a letter of interest telling us your area of expertise and why you would make a GREAT Board Member.

VANDALISM ~ There has been a lot of vandalism lately. One of the tennis court nets has been completely destroyed, the playground fence and dumpster fences have been broken, trash is thrown about, etc... Things are being torn up faster than maintenance can repair. Again, this is a waste of maintenance personnel time. If you see any of this happening, please let the office know. If you have children, please talk to them about our responsibilities in taking care of our community.

RODENTS ~ The maintenance staff has asked that we remind you again to trim your yards if your unit has a fence. This is a HUGE problem. Tall weeds invite snakes, rats and other rodents. AND please don't feed birds or squirrels with feeders or by throwing food on the ground. This draws rodents to our homes.

SEPTEMBER OPERATING EXPENSES

<u>Expenses</u>	<u>Amount</u>
Attorney	\$ 1,946.50
Cap. Reserv. Transfer	\$ 9,801.22
Elec.	\$ 1,466.05
Gas	\$ 10,453.92
Insurance	\$ 1,082.43
Landscaping	\$ 4,100.00
Landscap Othr	\$ 60.00
Office Expense	\$ 1,237.62
Painting	\$ 2,358.53
Payroll	\$ 15,526.38
Payroll Taxes	\$ 3,192.06
Pest Control	\$ 600.00
Pool	\$ 2,108.23
Prop.Maint.Othr.	\$ 3,096.79
Spec Asses Trnsfr	\$ 2,505.00
Trash Removal	\$ 1,985.50
Water	\$ 23,289.57

Total \$ 84,809.80

Village News

NEXT MONTHLY BOARD MEETING MONDAY, DECEMBER 13, 2010 ~ 7:00 PM

Monthly Association Fees ~ \$295.00 is due the 1st 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.

REMINDER ~ A special assessment of \$200 is now due. Refer to the budget letter mailed out last May for explanation.

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

TIMELY PAYMENTS ~ We would really like to stress the importance of making timely payments each month. The fees are due on the 1st and counted late after the 15th. If your payment is not received by the 1st of the next month it counts as being more than 30 days delinquent and hurts us with FHA and other mortgage lenders. In December we have to refile for our FHA certification and if we have more than 15% of homeowners more than 30 days delinquent (we do) we can either be denied certification or will be assigned a rating that will make future homeowners have to pay a higher percentage rate or they may have to pay a higher down payment. This is really serious. As much as we all have stories as to why we need to pay next month or pay late....things have changed and it affects more than whether the buildings get painted or not. All that to say PLEASE make your payment each month and if you are behind PLEASE catch up as quickly as possible.

BOARD MEMBERS ~ If you are interested in serving your community by being on the Board of Directors, please submit a letter of interest telling us your area of expertise and why you would make a GREAT Board Member.

CONSENT FORMS ~ Board members will be making visits to homeowners who have not given consent for the new governing documents during the months of November and December.

DOG PARK ~ Make sure to clean up after your dog in the dog park. In addition to the 'normal' cleaning up there are a lot of toys left also. These create a problem for the mowers.

WINTERIZING ~ Now is the time to take measures to better insulate your home for the winter. It's a good idea to caulk your windows, put weather stripping around your doors, put up some insulated curtains and change the filter on your HVAC unit. You can also get pre-cut insulated pipe covers to put around your water pipes that are on the outside walls. **Speaking of water and outside....**don't forget to cut your outside water off. Every year we have at least one line freeze and break...and then flood when the line thaws. Don't let the one this year be you! If you don't know how to cut off your outside water ask the office or maintenance personnel.

HOMEOWNER 101 ~ If you have never had your dryer vent cleaned it is something that should be done. To learn more visit www.dryerventwizard.com or call 1.866.498.SAFE. They cleaned a vent in here last month and did a very good job.

SATELITE DISHES ~ With AT&T and Comcast both offering service in our community we would like for more residents to choose one of those options instead of get-

ting a satellite dish. The dishes cause multiple problems when they are attached to the buildings, roofs and firewalls; and, are rarely removed when service is discontinued. There is one unit in here that has 4 dishes and none of them are from current service!

HOLIDAY DECORATIONS ~ Please remember that holiday decorations should be removed within two weeks of the holiday.

OCTOBER OPERATING EXPENSES

Expenses	Amount
Accountant	\$ 500.00
Alarm	\$ 167.61
Attorney	\$ 1,005.99
Cap. Reserv. Transfer	\$ 9,801.22
Elec.	\$ 959.04
Assoc. Fees	\$ 90.30
Gas	\$ 10,519.93
Insurance	\$ 14,808.21
Landscaping	\$ 4,100.00
Office Expense	\$ 1,240.55
Painting	\$ 1,191.50
Payroll	\$ 9,649.24
Payroll Taxes	\$ 3,824.60
Pest Control	\$ 600.00
Pool	\$ 86.83
Prop.Maint.Othr.	\$ 3,755.29
Prop.Maint.Vehicles	\$ 394.76
Spec Asses Trnsfr	\$ 5,665.00
Trash Removal	\$ 1,824.65
Water	\$ 18,698.84
Total \$ 88,883.56	

Ashborough Condominium Association, Inc.
P.O. Box 7268
Marietta, GA 30065
0-770.422.8192
f-770.422.0691
ashborough@bellsouth.net
www.managebuilding.ashborough.com

Village News

NEXT MONTHLY BOARD MEETING MONDAY, JANUARY 24, 2011 ~ 7:00 PM

Monthly Association Fees ~ \$295.00 is due the 1st 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.

SEWER PROBLEMS ~ Nothing should be flushed down the toilet except toilet paper. The 1805 building has backed up twice over the last few months. It has cost about \$4,000 to unclog the sewer line. Both times the clogs consisted of feminine hygiene products, prophylactics and grease clogs from grease dumped down the sink.

WINDOW COVERINGS ~ If your window coverings are torn up please work it in to your budget to replace them. And remember...the outside of your window coverings should be white so that the outside appearance is uniform.

OUTSIDE WATER ~ Please remember to cut your outside water off. If you don't know how to cut off your outside water ask the office or maintenance personnel. If you live next door to an empty unit let us know so that we can make sure that all is well in that unit.

HOLIDAY DECORATIONS ~ Please remember that holiday decorations should be removed within two weeks of the holiday.

CELL PHONES FOR SOLDIERS ~ Drop off any old cell phones at the office. Ann boxes them up and sends them to Cell Phones For Soldiers. They fix them up and give them to soldiers so that they can call home.

LIBRARY ~ If you are in need of a good book during these cold days stop by the office and check out our 'Bring One Take One Library'. Feel free to ask Ann if you are unsure about what to pick. She reads a LOT and is always willing to 'talk books'!

WI-FI ~ In your list of available wireless internet connections look for 'Community Center'. The password is the office phone number. Also feel free to come to the clubhouse with your laptop during office hours to use the connection. AT&T is offering this service free to us.

OPEN WINDOWS ~ Please remember not to open your windows if the temperature is below 40. We realize that a lot of you are from the north and don't consider it as cold as us 'southerners' do but the gas bill is paid as a community expense so in this case what you do 'in your own home' does affect the rest of us.

UPCOMING ITEMS ON THE MAINTENANCE 'TO DO' LIST ~ Finish wood repair and paint the 1819 Circle building, finish various siding repair issues around the community, parking lot striping, finish pool repairs, gutter cleaning and annual tree trimming.

CHRISTMAS TREES ~ We will have a dumpster at the front of the property for Christmas trees from December 27—January 14. Please put ONLY Christmas trees in this dumpster.

TRASH DUMPSTERS ~ Please make sure that you put your trash IN the dumpster and not beside it. If you have your children take out the garbage PLEASE make sure they are big enough to open and close the door so that they are able to put the trash in.

NOVEMBER OPERATING EXPENSES

<u>Expenses</u>	<u>Amount</u>
Attorney	\$ 409.33
Cap. Reserv. Transfer	\$ 9,801.22
Elec.	\$ 771.23
Gas	\$ 11,124.73
Insurance	\$ 7,866.23
Landscaping	\$ 4,100.00
Office Expense	\$ 1,013.19
Payroll	\$ 10,484.36
Payroll Taxes	\$ 2,842.04
Pest Control	\$ 600.00
Prop.Maint.Othr.	\$ 2,338.72
Spec Asses Trnsfr	\$ 14,355.00
Trash Removal	\$ 1,857.97
Water	\$ 18,309.61
	Total \$ 85,873.63

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P.O. Box 7268

Marietta, GA 30065

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