

# Ashborough News



Monthly Board of Directors Meeting January 24, 2022 @ 7:00pm

## EMERGENCY KEY/SITUATION –

Please be sure the office has a key to your unit. In an emergency, if Ashborough must call a locksmith to gain access to your unit, a **\$150.00 fee will be charged to your account.**

**R.V. LOT: The R.V. Lot will require a new key beginning February 1, 2022.** If you are currently renting a space in the Lot, please stop by the office during business hours to exchange your current key for a new key. A letter was sent to all R.V. Lot renters 12/29/21.

**R.V. LOT: ALL UNAUTHORIZED vehicles parked in the R.V. Lot will be towed January 17, 2022.**

**ALL HOMEOWNERS & RENTERS:** Please update your contact information with the office in case of an emergency.

**EXTERIOR CHANGES** – No owner, occupant, lessee or lessor, or any other person may make any exterior changes, alterations, or construction, nor erect, place, or post any sign, object, light, or thing on the exterior of the building or any other common element **without first obtaining the written approval of the Board or its delegate.**

**HOW TO WINTERIZE YOUR WATER HOSE SPIGET:** The shut off valve will be under your kitchen sink or on top of your water heater, depending on if your water hose is in front of your unit or the back.

**COYOTES** – please be aware that there has been several coyote siting's recently in our area. Making loud noises by yelling should scare them off.

**SINKHOLE:** Has been repaired and the road will be open as soon as the asphalt work is completed.

## GR&R: LEASING OR RENTING

**OF UNIT:** The owner of the unit shall provide the Board of Directors with a copy of lease 7 days prior to entering the lease of a unit. The owner is responsible for providing the renter a copy of the Ashborough Village General Information Rules and Regulations and the Architectural Rules and Regulations.

**PEST CONTROL:** Orkin will be servicing our association weekly (Wednesday). If you would like pest control for your unit, please **either** call the office at 770-422-8192 or sign on to: **SIGNUPGENIUS.COM** to schedule. It's very simple!

### **Steps for Signup genius:**

1. Go to website: [signupgenius.com](http://signupgenius.com)
2. Enter: [ashborough@bellsouth.net](mailto:ashborough@bellsouth.net) email address.
3. Click "I'm not a robot"
4. Click "search"
5. Click "Orkin Signup"
6. Find your building and choose your date!

**\*\*\*Please be sure to add your full address AND unit number\*\*\***

## **BUILDIIUM RESIDENT CENTER ACCESS TO HOMEOWNERS:**

Buildium is the property management software used by Ashborough. Through the Resident Center, homeowners can access their account, submit maintenance requests, chat with other residents and view documents.

If you are a homeowner and would like access to Buildium Resident Center, please provide the office with a valid email address and request access to Buildium. Buildium will send you an email with the link to log in.

*Making payments through the Resident Center is **not available** at this time.*

*The Newsletters can now be viewed from the Resident Center in Buildium.*

## December 2021

<u>Expenses</u>	<u>Amount</u>
Gas South	\$ 12,785
Insurance	\$ 10,571
Landscaping	\$ 6,225
Legal Fees	\$ 2,750
Office Expense	\$ 400
Payroll	\$ 9,627
Pest Control	\$ 650
Marietta Power	\$ 26,216
Security Service	\$ 182.00
Trash	\$ 3,400
Tree Service	\$ 7,500

## HOW TO MAKE YOUR HOA

### DUES PAYMENT:

1. Place check in the door slot at the office (**before 15<sup>th</sup> of the month**), or
2. Mail it to our P.O. Box address (below), or
3. Set up bill pay through your financial institution. Use your address, *building number and Unit as your Ashborough account number* and send payments to the following address:  
Ashborough Condo Assoc Inc.,  
P. O. Box 6465,  
Marietta, GA 30065

## **ASHBOROUGH'S BOARD OF DIRECTORS**

*Cassie Cea – President*  
*Della Nelson – Vice President*  
*Brian Sheres – Treasurer*  
*Barbara Warner – Secretary*  
*Hussein Eisangak – Director*  
*Rudy Wenzel – Director*  
*Shica Bowen – Director*  
*Amadu Wiltshire – Director*  
*John Schmidt – Director*

# Ashborough News

**\*Next Board of Directors Meeting  
February 28, 2022 · 7PM**

## **Ashborough Clubhouse**

The club house is undergoing a much needed make over! There will be fresh paint, new flooring and even updated lighting. There have been updates made in the kitchen. It will soon be available to rent to homeowners. The income Ashborough receives from club house rentals helps towards the cost of much needed and necessary projects like fence repair and replacements.

Watch out for news concerning the upcoming Grand Re-opening event where you will be able to see the improvements for yourself!

## **Creek Bank Restoration**

The creek bank restoration project is moving forward. 303 Engineering is working to complete the topographic survey. The survey was performed on two areas of the creek, 1189 & 1807.

## **Buildium Access**

If you are a homeowner and would like access to Buildium Resident Center, please provide the office with a valid email address and request access to Buildium. Buildium will send you an email with the link to log in.

Making payments through the Resident Center is not available at this time.

## **Welcome packets:**

If you are a new homeowner or existing homeowner who would like a welcome packet, please send a request to the office. The welcome packet contains Ashborough By-laws, rules and regulations, architectural standards and outlines your responsibilities as a homeowner here at Ashborough.

If you are currently leasing your unit, please provide your tenants with a copy of the Ashborough rules.

**As homeowners, you are responsible for the maintenance and upkeep of your unit.**

## **Homeowners and Renters:**

Please update your emergency contact information with the office and make sure the office has a key to your unit. If there is an emergency and Ashborough is unable to contact you or gain entry into your unit a locksmith will be called and a \$150 fee will be charged to your account.

## **Condo Insurance:**

Homeowners should have Condo Insurance for their unit(s).

## **Board of Directors**

Cassie Cea - President

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Barbara Warner - Secretary

Hussein Elsangak – Director

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Shica Bowen – Director

Rudy Wenzel – Director

Amadu Wiltshire – Director

# Budget Information

<u>Expenses</u>	<u>Total Amount</u>	<u>Cost Per Home (299 units)</u>
Water & Sewer	\$27,228.16	\$91.06
Gas	\$18,081.03	\$60.47
Insurance (Master policy)	\$21,142.00	\$70.71
Landscaping	\$12,040.00	\$40.27
Legal Fees	\$3,759.59	\$12.57
Office Expense	\$149.30	\$0.50
Payroll	\$7,227.23	\$24.17
Payroll Taxes	\$2,339.77	\$7.83
Pest Control	\$1,075.00	\$3.60
Prop. Maint. Other	\$2,928.00	\$9.79
Trash	\$2,597.16	\$8.69
Gutter cleaning	\$3,590.00	\$12.01
Sink hole repair	\$11,295.00	\$37.78

\*This does not include ALL expenditures, simply provided to give a monthly snapshot of neighborhood expenses.

**Please watch out for cars speeding through the neighborhood.**

## Ashborough Village

Ashborough Condo Assoc Inc.  
1810 Ashborough Circle  
Marietta, GA 30067  
P. O. Box 6465, Marietta, GA  
30065  
O-770.422.8192  
F-678.829.0720  
ashborough@bellsouth.net  
kimh.ashborough@gmail.com

### Free On-line HOA dues Payments:

Set up bill pay through your financial institution. Use your address, building number and Unit as your Ashborough account number and send payments to the following address:

Ashborough Condo Association, Inc.  
P. O. Box 6465  
Marietta, GA 30065

Office hours:

Temporary office hours are 8 AM—12 PM

**Masks are REQUIRED when entering the Ashborough office.**

### Litterbugs: Who is responsible for picking up litter? ALL of US!

Picking up litter AND placing the trash from your home INSIDE of the dumpsters (NOT outside) is part of being a good citizen. If your dumpster is full, please place the bag inside of another one on the property that has capacity. If you have a large item, please contact the office to cover disposal in the bulk trash. If you see someone who does not live in the neighborhood using our dumpsters—SPEAK UP! Do NOT dispose of outside trash in the neighborhood dumpsters. Please do YOUR part to reduce costs.



Monthly Newsletter

March 8, 2022  
Year 2022, Issue 3

# Ashborough News

\*Next Board of Directors Meeting  
March 28, 2022 • 7PM

## Ashborough Clubhouse

The clubhouse is READY! Please join us on Saturday, March 12 from 4-6PM for a preview. We will be ready to schedule dates. Light refreshments will be served!

## Pool Monitors Needed

Summer is coming! We will be hiring monitors for the pool to work Monday –Friday from 4-9PM, Saturday & Sunday from 9AM-9PM. Please come to the office to apply.

## Clean Behind Units

Please remove all debris from the community property behind your unit by March 31, 2022. If debris is not removed by April 1, 2022, your unit will be charged. If you have any questions, please email the office for clarification. Your property ends at your fence or where the natural break of where your fence WOULD be.

## Dog Waste Pickup

Animal ownership is a very personal decision. Please keep in mind when walking your pets that your neighbors did not agree to picking up behind YOUR pets. Please pick up after your pet in community areas AND your neighbors yards.

*The Newsletters can now be viewed from the Resident Center in*

*Buildium.*

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# Budget Information

<u>Expenses</u>	<u>Total Amount</u>	<u>Cost Per Home (299 units)</u>
*Water, Sewer & Electricity	\$27,740.31	\$92.77
*Gas	\$20,749.39	\$69.39
*Insurance (Master policy & flood)	\$28,279	\$94.57
*Landscaping	\$6,225	\$20.81
Legal Fees	\$1,995	\$6.67
*Office Expense	\$2,224.09	\$7.44
*Payroll & Payroll Taxes	\$9,086.93	\$30.39
Property Maintenance HO Building Repair	\$32,500	\$108.67
*Pest Control	\$812.50	\$2.72
Prop. Maint. Roof Repairs & Plumbing	\$10,685	\$35.74
*Trash	\$3,448.32	\$11.53
Creek Repair	\$2,000	\$6.68
*Termite Bond	\$12,325	\$41.22



**Please watch out for cars speeding through the neighborhood.**



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# Ashborough News

MONTHLY HOMEOWNER'S MEETING  
MONDAY AUGUST 25TH 2022 ~ 7:00-9:00 PM

## MONTHLY ASSESSMENT FEE

**\$360.00** is due the 1st of each mo.

Please include a late fee of **\$35** if paid after the 15th. Remember to include your street number and unit letter on your check/money order.

## OUR ANNUAL MEETING IS POSTPONED to July 17, 2022: The meeting will be held in the Clubhouse at 3:00PM.

The Annual Meeting Packages will be mailed Friday 6/17/2022 to meet the 30 day in advance requirement.

The package contains:

- 1) The Cover Letter
- 2) The Agenda
- 3) Proxy
- 4) Ballot
- 5) 2022-23 proposed Budget

## BIGGEST PROBLEMS:

**1) DOG POOP** Please Please clean up after your pets. The children step in this and track it everywhere including the pool.

**2) DUMPSTERS** Please Please bag and seal your trash, break down boxes. IF your dumpster is full we have 12 more, use them!

**SWIMMING POOL:** Every thing is going good at the pool this year. We have two (2) qualified pool monitors at this time. We could use more for "back-Up" if needed. If interested, stop by the management office and pick up an application.

## ATTENDING THE MONTHLY MEETINGS:

Please remember ALL board members are Volunteers. They are homeowners and provide the board with a skill that is of value to the community.

All homeowners are encouraged to attend monthly meeting to stay informed on what is going on and how your money is spent.

The monthly meetings are always the 4th Monday of the month at the clubhouse from 7:00 to 9:00 PM

The Board does not meet in the months of July and December each year

**IF:** you would like to speak at a meeting, the following is required / requested:

- 1) Contact the management office at least two (2) weeks in advance in order to be placed on the agenda
- 2) You will be allotted five (5) minutes for your discussion or presentation.
- 3) Provide the office with the subject to be discussed
- 4) Provide the office with your printed materials for the issue
- 5) Provide the office with a solution to the issue or request.
- 6) There will be no resolution at the time of the presentation. The info will be recorded and the Board will get back to the homeowner at a later date.

**The Board and/or Management Office need time to research the most expedient and cost effective way to resolve the problem.** Remember: NO answer will be provided at the meeting.

**Permanent Reminder:** There are specific standards for ANY changes to the exterior of your unit OR visible on the outside of your unit. Ex.: New Doors, New Windows, Curtains, Mailbox, door mat, anything on the building and in the yard, Ex. Pots, Plants borders, etc. Call the office on 770-422-8192 if you need a copy of the standards.

## COMMON GROUND

Do you know where the "Common Ground" of Ashborough is located? This is the area of our property that is owned by the Homeowner Association, not by any individual homeowner.

This includes but not limited to:

Front Porches  
Front Yards (*you may garden the First four (4) feet only*)  
Steps  
Stone walls  
Sidewalks  
Asphalt  
All Parking Spaces  
(*The parking spaces are assigned to your unit but not owned by you*)  
All Yard Area on the property

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# Ashborough News

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MONDAY AUGUST 22ND 2022 ~ 7:00 - 9:00 PM

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## 2022-23 Board of Directors

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Brian Sheres	Vice Pres
Jack Schmidt	Treasurer
Barbara Warner	Secretary
Amadu Wiltshire	Director
Hussein Elsangak	Director
Shica Bowen	Director
Della Costly	Director

## SWIMMING POOL:

### WE NEED ANOTHER POOL MONITOR A.S.A.P.

Every thing is going good at the pool this year. We had two (2) qualified pool monitors and one of them has resigned. Also, we could use more for "back-Up" if needed. If interested, stop by the management office and pick up an application.

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## Highlights from the 2022-23 Annual Homeowners Meeting held in the Clubhouse on Sunday 7/17/2022.

We had an attendance of only 42 homeowners. Reminder: we must have a Quorum (50% or 150 homeowners) in order to take votes that would make any significant changes to the policies of Ashborough.

Our President Cassioppia Cea began the meeting reminding all to hold their questions until the end of the presentation.

The Vice President Jack Schmidt gave an impressive power point presentation of the past expenses and future projections of expenditures. He further announced

### the dues will increase to \$375.00 as of 9/1/2022

Jack Schmidt also gave an extensive presentation about the Rottenwood Creek Bank repairs

IF, you would like a copy of these presentations, they can be viewed on your Buildium Account. If you have any problems accessing these, phone the office at the number and work hours listed below and they will add you to Buildium or walk you through the process.

The meeting ended at 4:30pm

**Please PLEASE Please** Clean up behind your pets. IF a neighbor films you not cleaning up and brings it to the office, the offender will be charged a fine of \$25.00.

## Regular Monthly Meetings:

All homeowners are encouraged to attend monthly meeting to stay informed on what is going on and how your money is spent.

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# Ashborough News

MONTHLY HOMEOWNER'S MEETING  
MONDAY AUGUST 22ND 2022 ~ 7:00-9:00 PM

**MONTHLY ASSESSMENT FEE \$375.00** is due the 1st of each mo. Please include a late fee of \$35.00 if paid after the 15th. Remember to include your street number and unit letter on your check/money order.

## 2022-23 Board of Directors

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## SPEED LIMIT

**Is 10 MPH**

*This is not a suggestion,  
this is the limit!*

## SLOW DOWN The children are back in school Please watch out

### Swimming Pool:

The swimming pool will stay open as long as we have hot weather. Previously we closed the pool the Tuesday after the Labor Day Holliday.

### Playground:

We just refurbished the equipment and put in fresh mulch. Last week vandals damaged the equipment. Please watch out and report any suspicious activity to the office as soon as possible. Incidents like this cost us all more money in our homeowner's assessment fees.

### Mosquitos:

Unfortunately 'tis the season for mosquitos. Remember, any standing water is a breeding ground for them. Please empty any containers or items that can hold water on or around your area.

### Dumpsters:

Reminder all trash and garbage (containing food scraps) are to be bagged and tied before putting it the dumpster. Also, any boxes should be broken down before they go in the dumpster, to make more room for garbage.

**Fences:** The Board OF Directors (BOD) are aware the fences are a major problem at this time. We are working on getting bids for the work. We should have some figures within the next two (2) weeks. Currently the price of wood has tripled and we are looking for the very best deal to save your money.

### Retaining Walls:

Right behind the fences are the stone retaining walls at many of our buildings. These walls are holding up the yards. Several are cracked, broken and falling apart. We have begun the process of working with vendors for bids.

**Trash:** Please don't throw trash on the ground. We have to pay someone to pick this up. Lets be courteous and save some money.

### Visitor Parking:

Is just that—for Visitors. These spaces are NOT for your 3rd or 4th car, (you have only 2 spaces) usiness vehicles or trucks. Please be considerate of your neighbors and do not park in the Visitors Spaces. A vehicle can only be parked in the Visitor's space for 24 hours unless approved by the office. We will approve you having a guest stay for a week if needed.

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# Ashborough News

**MONTHLY HOMEOWNER'S MEETING  
MONDAY SEPTEMBER 19TH 2022 ~ 7:00-9:00 PM**

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**SPEED LIMIT  
Is 10 MPH**

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this is the limit!  
The children are back in  
school please watch out*

**Please PLEASE Please Clean up behind your pets.** IF a neighbor films you not cleaning up and brings it to the office, the offender will be charged a fine of \$25.00.

**Note: Next BOD Meeting**  
The next Board meeting is Monday 9/19, 2022. This is a one time change from the 4th Monday to the 3rd Monday.

**WELCOME NEW RESIDENTS!**

Please stop by our office (in front of the swimming pool) any Monday thru Friday 8AM till Noon and pick up a "Welcome Package". Lots of information for you

**From Our President:**

- Best Pizza Delivery: Liberty Pizza
- Best Chinese/Thai: Thai Great Wall China—Thai and sushi
- Best Tacos: Bodega tacos made from scratch on Wiley Rd.

**NEW FINES:**

**\$25.00 - ANIMALS:** not cleaning up behind your pet and/or no leash and/or the animal in your back yard for more than two (2) hours will be applied to your account

**\$25.00 TRASH:** Any trash that is not bagged and in the dumpster AND any large boxes not broken down will be charged to your account

**\$25.00 PLUS for VANDALISM**  
Any vandalism found will be added to your account PLUS the cost of the repairs.

**\$150.00 Furniture / Appliances:**  
Any items (couches, dressers, etc., hot water heaters, washers/dryers, toilets, counter tops, building materials, etc., left at a dumpster or placed by the maintenance shop will be added to your account .

**\$50.00 PLUS Automobiles:** Any vehicle that is parked in violation on the grass, in Visitors more than 24 hours, missing or expired tag, flat tires, will be added to your account. PLUS any towing fees incurred. Commercial Box Trucks are not permitted in the parking areas. This will also be added to your account.

**NOTE: If a renter incurs the fines, the homeowner's account will be charged.**

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*Please turn over to page 2  
for some very important  
information ►*

\*\*\*\*\*

**9/2022 OPERATING EXPENSES**

<u>Expenses</u>	<u>Amount</u>
Attorney	\$ 6,725
Gas	\$ 13,171
Insurance	\$ 16,253
Landscape Maint.	\$ 9,150
Office Expense	\$ 538
Payroll(3 pay periods)	\$ 15,249
Pest Control	\$ 812
Prop. Maint. Other	\$ 2,992
Stone walls	\$ 1,488
Trees	\$ 5,500
Pool	\$ 1,032
Plumbing	\$ 6,000
Roof Repair	\$ 1,650
Sewer/Water/Elect	\$ 28,486
Trash	\$ 2,997
<b>TOTAL</b>	<b>\$ 112,043</b>

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MONDAY OCTOBER 24TH 2022 ~ 7:00 - 9:00 PM

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**SIDEWALKS:** There are five areas of our sidewalks that need repair. We are working with vendors for bids at this time. If you should have trouble with your sidewalk or steps, please call the office at the number in the bottom right corner. This work should begin mid-month

**KNOW YOUR EIGHBORS:** Please meet your neighbor and get their phone number for emergencies. We've had two (2) water leaks in September where the water was coming from a unit next door and no one was home to identify or stop the problem. Reminder, we are on central water and there is only one water cut off that stops the water to everyone in your building.

**Clean up after your dogs**

**GET DOGS ON A LEASH:** Last week a homeowner was charged by a Doberman. She had to take refuge in her cars trunk! This is unacceptable! Leashes are a requirement of Cobb County Animal Control and written into our GR&R. Please call Animal Control at (770) 499-4136 if you have this kind of problem. They will keep a record on the animal, then take action if needed. There is a \$25.00 fine if your pet is not on a leash.

**FALL FESTIVAL**  
Watch for a flier soon with the details of the Fall Festival,

**TRICK 'R TREAT:** Halloween falls on a Monday night. Our courtesy officer will begin his shift and come on duty at 5:00PM for the safety of our children and parents.

**FENCES:** We have been working to get economic and quality work bids for the fence repair and rebuild. We are working with three (3) different companies to get the best work done. We should begin fence building no later than November 2022.

**STONE WALLS:** Anybody know a stone mason? We are looking for one to repair our stone walls located all around the property. Please call the office with any referrals.

**STREET and TRAFFIC SIGNS:** Our street signs and traffic signs are old and in bad shape. We are working on their replacement.

**Speed Limit 10 MPH**

**AR&R Phase I update:** A very **BIG THANK YOU** to the residents that have complied with the request to remove items from behind their fences. There are several more to go. We hope we can count on you going forward.

**AR&R Phase II begins 10/1/22:** Please see a copy of the notification we will send on the back. ► This phase is for Windows and Doors. The windows and doors are the homeowner's property and responsibility to maintain and or replace. (before you can replace these you must first talk to the office). The categories are explained in full on the notification form.

## 9/2022 OPERATING EXPENSES

<u>Expenses</u>	<u>Amount</u>
Attorney	\$ 4,800
Gas	\$ 21,463
Insurance	\$ 21,782
Landscape Maint.	\$ 7,088
Office Expense	\$ 259
Payroll(3 pay periods)	\$ 9,091
Pest Control	\$ 2,050
Prop. Maint. Other	\$ 1,000
Siding	\$ 5,000
Pool	\$ 570
Plumbing	\$ 2,200
Roof Repair	\$ 2,400
Sewer/Water/Elect	\$ 33,320
Trash	\$ 3,346
<b>TOTAL</b>	<b>\$ 115,369</b>

**Ashborough Condo Assoc Inc.**  
1810 Ashborough Cir Marietta, GA 30067  
P. O. Box 6465, Marietta, GA 30065  
O-770.422.8192 F-678.829.0720  
ashborough@bellsouth.net

# Ashborough News

MONTHLY HOMEOWNER'S MEETING  
 MONDAY NOVEMBER 28TH 2022 ~ 7:00-9:00 PM

**MONTHLY ASSESSMENT FEE**  
**\$375.00** is due the 1st of each mo.  
 Please include a **late fee of \$35.00** if  
 paid after the 15th. Remember to  
 include your street number and unit  
 letter on your check/money order.

**Please PLEASE Please**  
Clean up behind your pets. IF a  
 neighbor films you not cleaning up  
 and brings it to the office, the of-  
 fender will be charged a fine of  
 \$25.00.

**Permanent Reminder:** There are  
 specific standards for ANY changes  
 to the exterior of your unit OR visi-  
 ble on the outside of your unit. Ex.:  
 New Doors, New Windows, Cur-  
 tains, Mailbox, door mat, anything  
 on the building and in the yard, Ex.  
 Pots, Plants borders, etc. Call the  
 office on 770-422-8192 if you need  
 a copy of the standards.

**SIDEWALKS:** There are five are-  
 as of our sidewalks that need repair.  
 We are working with vendors for  
 bids at this time. If you should  
 have trouble with your sidewalk or  
 steps, please call the office at the  
 number in the bottom right corner.  
 This work should begin mid-month

**KNOW YOUR EIGHBORS:**  
 Please meet your neighbor and get  
 their phone number for emergen-  
cies. We've had two (2) water leaks  
 in September where the water was  
 coming from a unit next door and  
 no one was home to identify or stop  
 the problem. Reminder, we are on  
 central water and there is only one  
 water cut off that stops the water to  
 everyone in your building.

**Clean up after your dogs**

**EXTERMINATOR SERVICE**

We are starting from scratch to  
 repair our bug spray services. A  
 form ► is on the back of this  
 newsletter for you to sign up or  
 decline the "new" monthly service.  
 Anyone can sign up but, only a  
 homeowner (not the renter) can  
 decline. With 299 residences,  
 1/3rd of the property is sprayed  
 each week.

**The 1st Wednesday: Road:** 1810,  
 1812, 1814, 1816, 1818, 1820 &  
**Circle** 1805, 1806, 1907, 1809,  
 1811, 1813

**The 2nd Wednesday: Circle:**  
 1812, 1814, 1815, 1817, 1818,  
 1819, 1821 & **Terrace:** 1198,  
 1200, 1202, 1204 & **Drive:** 1196

**The 3rd Wednesday: Drive:**  
 1189, 1190, 1192, 1193, 1194,  
 1197, 1199, & **Court:** 1830, 1831  
 & **Way** 1803, 1804, 1808

**The 4th Saturday is reserved** for  
 residents that work from home and/  
 or have large dogs.

Our current exterminator is Orkin.  
 They come to the Office at 8:00am  
 on Wednesdays to pick up the keys  
 and list for the week. They spray  
 the exterior base of each building.  
 Then they enter each residence  
 where they have a key and knock  
only on the other doors if listed by  
 the office.

**PLEASE** fill out the form on the  
 back & drop it in the slot in the  
 office door, or scan & email it in.  
 We're looking for 299 responses!

► ► TURN OVER ► ►

**Speed Limit 10 MPH**

**AR&R Phase I update:** A very  
**BIG THANK YOU** to the resi-  
 dents that have complied with the  
 request to remove items from be-  
 hind their fences. There are sever-  
 al more to go. We hope we can  
 count on you going forward.

**AR&R Phase II begins 10/1/22:**  
 Phase II is going well and contin-  
 ues. Before we start Phase III we  
 want all hold-overs from Phase I &  
 II to be finished. Please remember  
 residents are given an appropriate  
 amount of time to fix their infrac-  
 tion. A second notice sent and a  
 fine charged if they do not comply.

**10/2022 OPERATING EXPENSES**

<u>Expenses</u>	<u>Amount</u>
Attorney	\$ 1,800
Collections	\$ 2,000
Gas	\$ 11,589
Insurance	\$ 10,897
Landscape Maint.	\$ 13,449
Office Expense	\$ 230
Payroll(3 pay periods)	\$ 13,735
Pest Control	\$ 975
Prop. Maint. Other	\$ 1,000
Trash	\$ 3,550
Pool	\$ 1,317
Plumbing	\$ 2,000
Roof Repair	\$ 6,000
Sewer/Water/Elect	\$ 29,305
<b>TOTAL</b>	<b>\$ 97,847</b>

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## VISITOR PARKING

**Is just that!** It is for Visitors, not your third (3rd) vehicle or work vehicle. The parking lots are common ground, owned by Ashborough. You have been assigned, you do not own, only 2 spaces. Our parking lot is under the jurisdiction of the Cobb County Code Enforcement Division. Our parking lot area has 732 spaces for individual residential cars and pick-up trucks ONLY. There are also 68 Visitor spaces. These spaces are not for Box Trucks, work vehicles, boats, jet ski's or trailers of any sort. We have a fenced in lot for work vehicles called the R. V. Lot. It was first designed for boats and work Pick-Up trucks of owner-occupied unit's needs. Now we RENT spaces in the RV Lot for Box Trucks, business vans, trailers and boats that are NOT permitted in the residential parking lot. 1st we rent to: owner occupied unit's people. If there are any spaces left, we rent to renters. IF a new owner-occupied person moves in to Ashborough & needs a space in the RV Lot the renter must leave the lot.

There are also plenty of off-site rental storage parking spaces. Several located less than a mile away. If we do not have room in the R. V. Lot, you must move your business vehicle, boat or trailer to one of these. The rent is the same as our R. V. Lot. If Ashborough gets citations from Cobb County, the assessment fee will increase.

### *AR&R - .Phase 1, "Behind your fence"*

The AR&R is the "Architectural Rules and Regulations, six (6) pages, that govern how the Limited Common and Commons Areas look. The AR&R is in place to protect our property values. The Limited Common area is your back yard and the first 4 (four) feet of the **front IF** you choose to garden that area. The Common area is the exterior of your building, brick, siding, wood and trim, front yard, porch, steps, sidewalk, the two (2) assigned parking spaces, asphalt & back yard behind your fence. No items may be on the Common Areas of Ashborough.

#### **Behind Your Fence—Clean-Out**

Beginning 9/1/2022 the office will send notices to residents with items in the yard behind their fences. The notice will specify a time to have the items removed. If the items are not removed by that date, your account will be charged a \$25.00 fine, as you are in violation and Ashborough will remove the items. An additional charge will be added for the removal of the objects.

- The Cobb County Dump is located at 1775 Cobb Services Parkway SW, Marietta, GA. 30008. The phone number 770-528-2500.

*AR&R – Phase 2. "Common Areas" will begin in October 2022*