

Welcome 2022-2023 Homeowner Annual Meeting

Volunteer Board of Directors

President – Cassi Cea

Vice President – Jack Schmidt

Treasurer – Brian Sheres

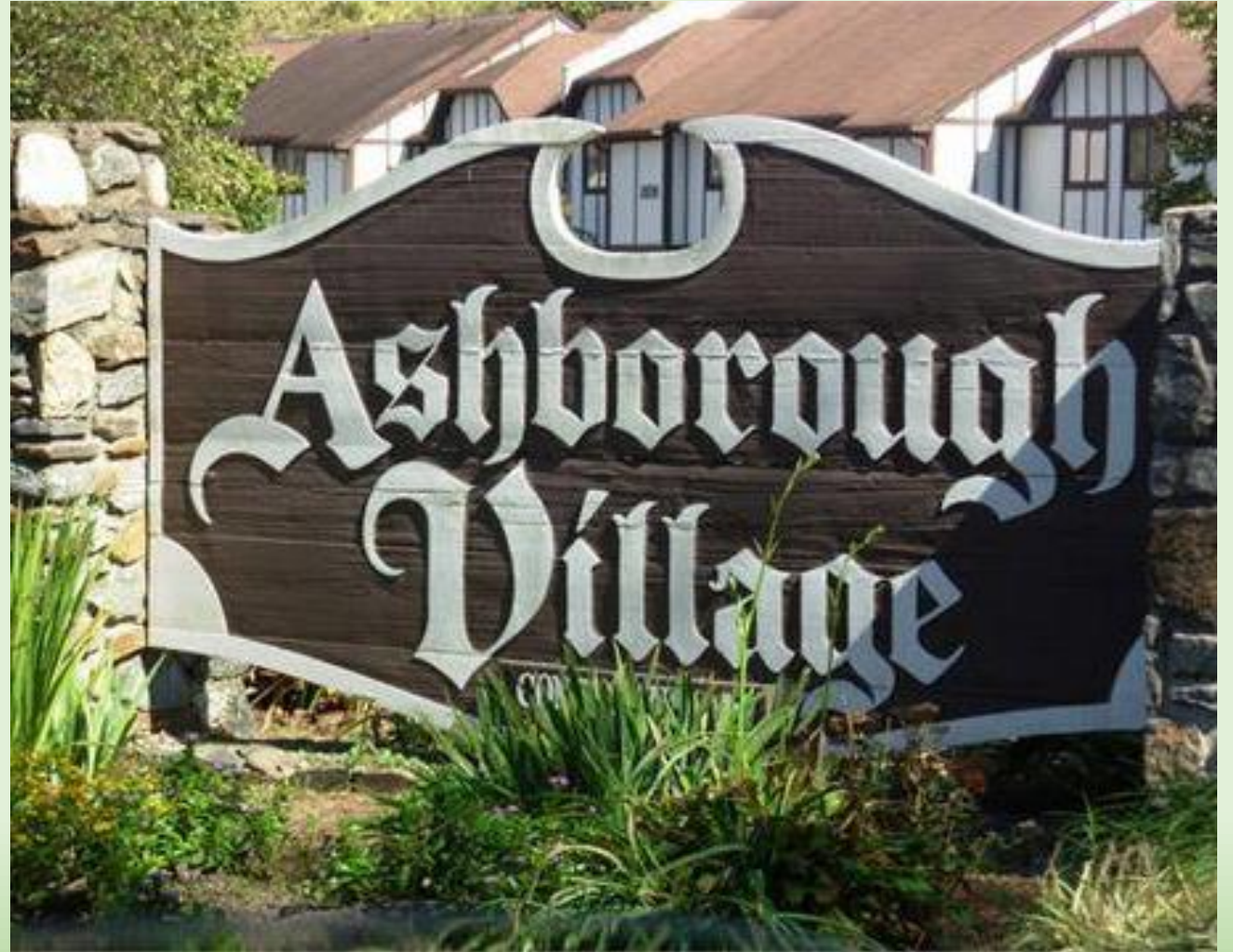
Secretary – Barbara Warner

Director – Amadu Wiltshire

Director – Della Costley

Director – Shica Bowen

Director – Hussein Elsangak



Ashborough Annual Meeting Overview

- Community Improvements Over the Last Year
- Community Improvements & Ongoing Maintenance for the Next 5 Years
- Rottenwood Creek Bank Remediation Project Overview
- Member Dues and How They Are Used
- Presentation of expected Fiscal Year 2022 – 2023 Budget
- Community Member Questions and Comment Period
 - **PLEASE NOTE: All comments by members will be limited to 3 minutes. Discussion on any topic will be limited to 10 minutes.**
 - **Please make notes of your questions and hold them until the end of the presentation.**

Buildium – Resident Center

- Through the Resident Center, homeowners can:
 - Access their account
 - View your charges, payment history, and account balances.
 - *Making payments through the Resident Center is **not available** at this time.*
 - Submit office and maintenance requests.
 - Communicate with other residents and the Board of Directors
 - View Community Documents.

If you are a homeowner and would like access to the 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.

Community Improvements Over the Last Year

- Trash Problems

- The 20 Yard dumpster was relocated and secured, reducing illegal dumping by outside people.
 - Approximate annual savings of **\$20,000**
- Trash pickup schedule changed to maximize dumpster availability and reduce trash on ground around dumpster.
- Dumpster sizes were increased where needed.
- A dumpster pad was widened, and a new dumpster was added near 1194 Drive
 - Approximate one-time cost **\$14,000.00**

Community Improvements Over the Last Year

- Improved Property Lighting
 - Replaced and Upgraded lighting in the RV Lot and Basketball Court areas.
 - Replaced burned out street lights with ultra bright white energy efficient LED lights.
 - As streetlights fail, replacement to the new lights will continue.
 - Currently adding LED flood lights in the dog park and playground area.
 - New lighting is expected to be installed by the end of August 2022.

Community Improvements Over the Last Year

- Completed Cedar Siding Replacement Project.
 - All Cedar siding was replaced with long lasting, low maintenance, composite panels.
 - Approximate cost to complete the last two buildings of the siding project (1813 & 1818 Circle) **\$ 66,500**



Community Improvements Over the Last Year

- Replaced failing RV and Maintenance Lot fencing and repaired playground fencing .
 - Approximate cost of fence repair/replacement **\$10,00.00**
- Remodeled Clubhouse and Bathrooms.
 - Replaced failing vinyl plank flooring in Clubhouse
 - Repainted Clubhouse
 - Repainted and sealed Bathroom Tile.
 - Clubhouse renovation costs were approximately **\$23,000**

Community Improvements Over the Last Year

- Repaired a large sink hole under Ashborough Circle
 - Sink hole and street repair approximate costs were **\$26,500**
- Repair is in progress of a second large sink hole between 1811 and 1192
 - Expected Costs are **\$15,000**
- Repaired multiple property plumbing leaks. Approximately **\$7,000**
- Repaired property roofs. Approximately **\$44,000**
- Contracted with a new Landscaping Company for weekly upkeep and routine landscape maintenance.
 - Approximate annual cost of **\$85,000**
- Completed needed property tree trimming and removal **\$11,000**

Community Improvements Over the Last Year

- The BOD increased and improved past due collection action this past year and will continue aggressive collection over the next year.
 - Currently foreclosing on two properties. All other collection actions taken were unsuccessful in getting these accounts current with their dues.
 - All delinquent accounts more than 60 days past due are now sent to collection service ADAC and reported on the homeowner's credit reports.
 - Liens are now being granted and placed against homeowners who refuse to make and abide by payment arrangements with the community's collection representatives.
- Members who do not timely pay their fair share of the community expenses cost every other member more money in the form of increased dues and possible special assessments that must be levied.

Community Improvements Over the Last Year

- The BOD added new members over the last year which brought new skills to the board and community.
 - The best way for any community member to have their voice heard and to support the community is to attend monthly meetings or to consider volunteering for a position on the Board of Directors.
 - A strong community is one with a strong and diverse Board of Directors.

5 Year Improvements & Maintenance Planned

- The BOD is developing and implementing a 5-year capital improvement and ongoing maintenance plan.
- 5 Year Plan Items Currently Identified
 - Street Repaving and Restriping
 - Rebuilding and repairing of retaining walls in the front of multiple buildings.
 - Rebuilding, repairing, and painting of fencing behind and between units.
 - Improving the playground, tennis, basketball court, and dog park areas of the community.
 - Resurfacing of the pool deck.

5 Year Improvements & Maintenance Planned

- 5 Year Plan Items Currently Identified
 - Repairing and repainting of building exteriors.
 - Roof replacements according to roofing plan schedule.
 - Planting new trees and community landscaping.
 - Improving Community Drainage
 - Completion of Rottenwood Creek bank restoration.
- **Capital improvements and large-scale maintenance projects are expenses above and beyond normal operational expenses and require consistent payment of dues by members and sometimes require increases in the monthly dues paid by the community.**

Rottenwood Creek Bank Remediation Project



Aerial Photo

Scale: 1" = 200'

CONSTRUCTION PLANS FOR: Ashborough Village Rottenwood Creek Restoration

The proposed disturbed area is 3.50± acres. There is no proposed impervious for this project. All materials will be as per Natural Channel Design principles.

There are two project benchmarks set for this project. The TBM 1 = 945.93 mean sea level datum, and TBM 2 = 945.57 mean sea level datum.

Designer GSWCC LEVEL II
I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION.
Brian J. King NO. 13084
BRIAN J. KING, PE Certified Design Professional EXPIRES 0-20-2024

E & S Weather Monitoring

Since this project involves in-stream construction work, it is not possible to provide a temporary sediment basin. The contractor shall install the long range weather forecast and will schedule all work to minimize the exposure of any disturbed area.

When Possible, the Contractor shall pump the base flows around the work area during construction of the in-stream structures. The intake will be placed upstream of the work area using natural pools or sand traps to avoid the stream for pumping. The discharge pipe shall be placed down stream of the work area using the Temporary Rock Filter to control the discharge velocity and prevent any silt. If contractor discharges into the Temporary Rock Filter, contractor shall install a 12 inch perforated pipe lateral of the rock filter and the discharge pipe shall be inserted into the 12 inch perforated pipe.

If discharge is not clean, the Cobb County Inspector may require the use of filter bags with the bypass pumping.

The Rock Filters will be approved with the Nationwide Permit 27 as a temporary measure necessary to facilitate the construction of the in-stream work. Once all in-stream work is complete the Temporary Rock Filters shall be removed.

Project Description:

The goal of this project is to stabilize the streambank erosion along Rottenwood Creek, adjacent to the condos. The design uses Natural Channel Design Principles to create a more stable stream with an active flood prone area. The design also includes realignment of the stream and installation of multiple in-stream structures.

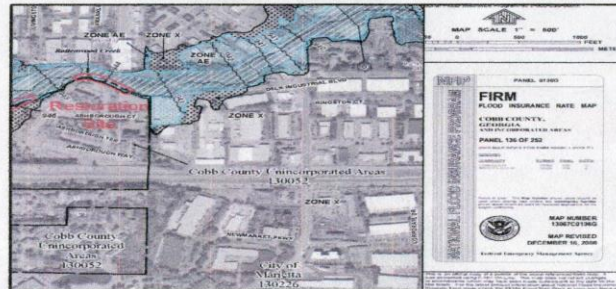
See the individual repair plans for the relevant project benefit marks for each separate work area.

See the Erosion and Sediment control plans for the disturbed areas.

Due to the nature of this project, it is ESO's opinion that no sediment storage should be required for the in-stream work. Contractor to coordinate with the Condo Association for all staging of equipment and materials.

Tree Protection Note:

Tree protection fencing must be installed and approved by the County Arborist prior to issuance of the Land Disturbance Permit (LDP).



Flood Map

APPROVALS:

| | |
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| | |



Know what's below.
Call before you dig.

| Sheet | Description |
|-----------------|--------------------------------------|
| Cover | Cover Sheet |
| Ex-Topo 1A | Topographic Survey for Phase A |
| Ex-Topo 3B & 4B | Topographic Survey for Phase B |
| Ex-Profile | Existing Stream Longitudinal Profile |
| Eros 1A | Erosion & Sediment Control Plans |
| Eros 3B & 4B | Erosion & Sediment Control Plans |
| N-1 | NPDES Notes |
| N-2 | NPDES Notes |
| ED-1 | Erosion & Sediment Control Details |
| ED-2 | Erosion & Sediment Control Details |
| ED-3 | Erosion & Sediment Control Details |
| Grading A | Grading & Drainage Plan |
| Grading B | Grading & Drainage Plan |
| Profile A | Design Profile and Cross Sections |
| Profile B | Design Profile and Cross Sections |
| SD-1 thru 4 | Stream Restoration Details |
| PH-1 thru 6 | Photo Journal |

General Notes

- All construction taking place on this site shall be performed under the direct supervision of a geologic registered land surveyor.
- General contractor shall verify and coordinate all utility service line and/or meter locations with architectural drawings and specifications prior to installation of same.
- Prior to the start of any construction activity take note, the contractor shall be responsible for establishing and maintaining accurate field locations of all utilities within the work area this site through a qualified utility location contractor. The existence of utilities shown herein per field surface inspection only. Any and all utility relocation and reconstruction resulting from the proposed construction shall be the responsibility of the contractor whether shown or not shown herein.
- Soil Compaction Note: All areas to receive structural fill to be cleared, stripped and free from topsoil, roots, stumps and all other deleterious material. Structural fill to be clean from organic and all other deleterious material. Fill to be placed in maximum 9" lifts and compacted to at least 90% of the standard proctor maximum density and to other 90% of the maximum moisture content. All fill work to be placed under the observation of the project soils engineer or his representative.
- Contractor shall verify all conditions and dimensions before beginning construction. Any discrepancies shall be reported to the project engineer for justification and/or correction before proceeding with the work. Contractor to assume responsibility for discrepancies which are not reported. All dimensions shall be calculated or read.
- It is understood by the engineer that the contractor shall have sufficient expertise to construct this project based on what has become an acceptable level of detail for construction drawings. Prior to entering into a contract with the owner, the contractor shall be obligated to notify the engineer of any items in the plans or specifications that may not contain enough detail to complete the project. By entering into a binding contract with the owner to construct this project, the contractor indicates that these plans contain an acceptable level of detail.

Proposed Disturbed Area
25' Stream Buffer 2.06± Ac.
Upland Area 1.44± Ac.
Total Disturbed Area 3.50± Ac.

Engineer
Engineering303, LLC
108 Allen Street
Cumming, GA 30040
Project Engineer: Brian King, PE
brian@engineering303.com

Owner/Developer
Ashborough Village Condo Association
1812 Ashborough Circle, Unit B
Marietta, Georgia 30067
Contact: Jack Schmidt II
Email: jackschmidt2@gmail.com

24-Hour Contact
Jack Schmidt II
Phone (Cell): 678-662-1753
Email: jackschmidt2@gmail.com



LOCATION MAP
Scale: 1" = 100'

CONTACT INSPECTOR 24 HOURS PRIOR TO CONSTRUCTION
ALL EROSION AND SEDIMENT CONTROL DEVICES & TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING

Engineering E303
Civil Engineering, Land Surveying, Stream and Wetland Restoration
108 Allen Street, Cumming, GA 30040
Phone: 770-462-5500 www.engineering303.com

Ashborough Village
Restoration
Site Director: Bill Green
Site Engineer: Bill Green
Site Engineer: Bill Green

Drawn: BJK
Date: May, 2022
Sheet:
Cover
Project Number:
16-4103

Rottenwood Creek Project History

- 1994-1999 = Erosion behind 1811 was first noted.
 - BOD members attempted to contact various govt. entities to help the community with a solution.
 - No assistance was provided by govt. entities or found to be available.
 - No further action of consequence was taken by BOD or community.
- 2009-2013 = Erosion behind 1811 was again identified as a potential problem and the BOD started working on a plan to address the problem.
 - BOD contracted multiple engineering firms to evaluate and provide quotations and estimates for remediation solutions.

Rottenwood Creek Bank Project History

- 2009-2013 = Continued
 - Full Survey Work and Plan preparation was completed and pre-construction approval from required govt. entities was sought.
 - Work ceased on project. because access for work to be performed could not be gotten by adjacent property owners.
 - No stream access meant no remediation work could be done.
 - Expenses for work completed at that time were approximately 20-30K.
 - Some small-scale remediation in the form of crushed rock reenforcing of the bank and upper shelf took place as the only option since more extensive remediation could not be done at that time.

Rottenwood Creek Bank Project History

- 2016-2017 = Project was again taken up by BOD again.
 - It was believed access to complete work would be granted by new adjacent property owners
 - BOD Contacted a new engineering firm on the recommendation of the past firm.
 - Engineering 303. E303 provided an estimate of new survey work and what planning costs would be.
 - Old plans from 2012-13 were now out of date due to increased erosion activity and time.
 - Easement access was again unable to be attained so further work on the project was tabled.
- 2020-Present = Project is again in progress due to possible easements being granted as a result of Rottenwood creek trail project.
 - BOD has again contracted with Engineering303 to conduct surveys, assessments and develop a remediation plan.
 - Plan has been completed and prepared. It is viewable to all residents on Buildium or by scheduled meeting with BOD Director Jack Schmidt who is project manager for Ashborough.
 - Costs paid so far for current Creek Bank Project Process **\$26,000**

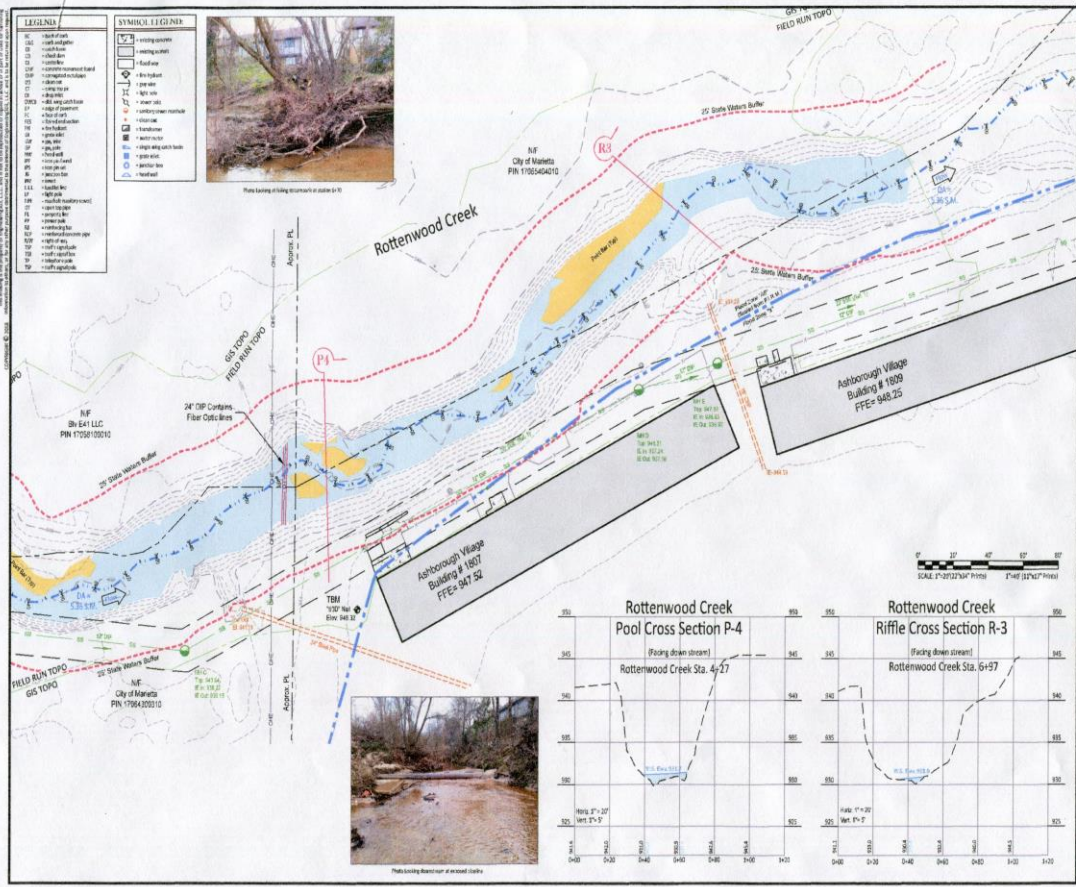
Rottenwood Creek Bank Project Currently

- 2020-Present = Project is again in progress.
- It is expected that access easements may now be granted as needed as a result of Marietta City's new Rottenwood creek trail project.
 - BOD again contracted with Engineering303 to conduct surveys, assessments and develop a remediation plan.
 - The remediation plan has been completed and prepared. It is viewable to all residents on Buildium or by scheduled meeting with BOD Director Jack Schmidt who is project manager for Ashborough Village Community.
 - Costs paid so far for current Creek Bank Project progress,
 - Approximately **\$26,000**

Rottenwood Creek Bank Project Future Action

- Steps to be taken through the completion of Creek Bank Project
 - Submit the E303 prepared plan to at least three construction companies that specialize in environmental restoration and remediation for project construction bids.
 - Estimated timeline = 9-12 months (can be completed while requesting permits and variances.)
 - Select a construction company to perform restoration work and their bid.
 - Seek required governmental approvals and permits for proposed work.
 - Estimated timeline = 9-12 months (expected cost \$15,000 - \$30,000)
 - Must be done by firm who will be doing work and E303 (plan developer)
 - Begin multiphase remediation work
 - Estimated timeline 1-2 months.
 - Minimum Timeline for project construction = 9-16 months.

Rottenwood Creek Bank Project Overview



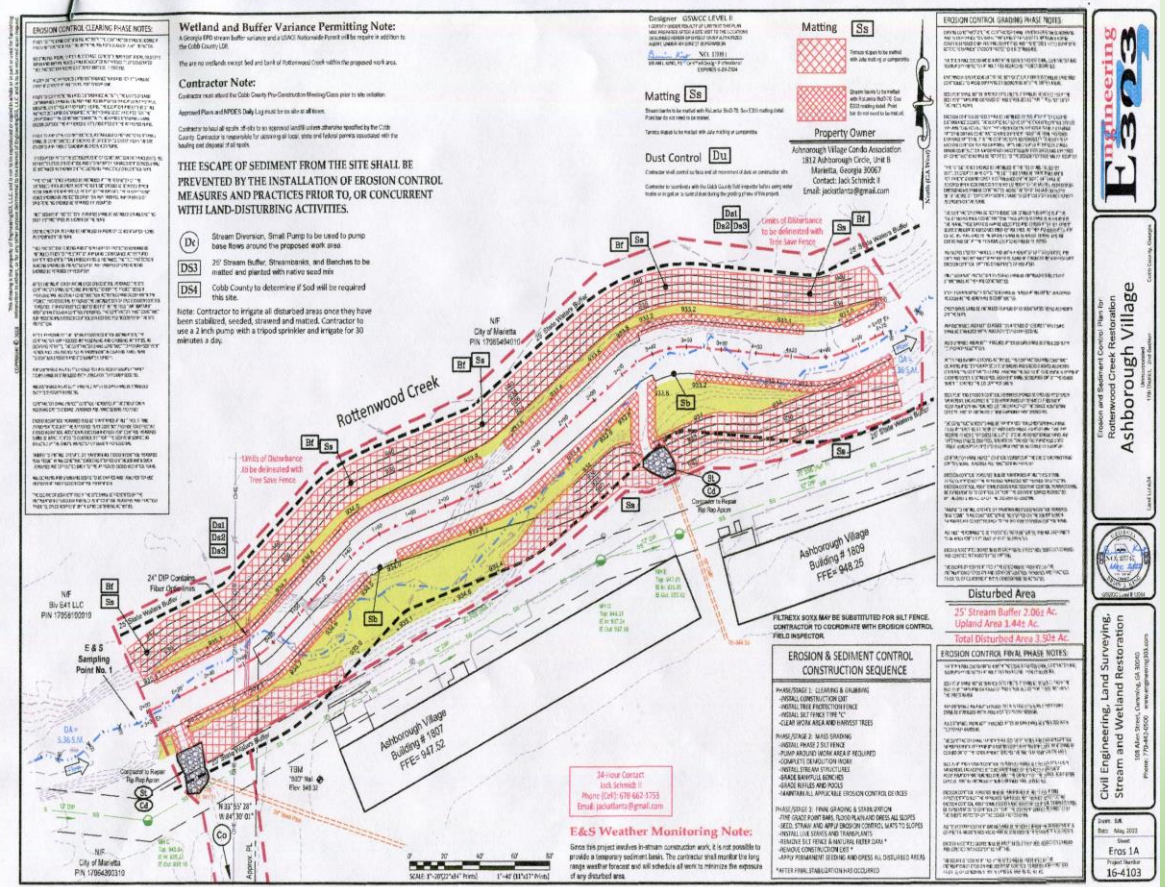
Engineering E303

Rottenwood Creek Restoration
Ashborough Village

Civil Engineering, Land Surveying,
Stream and Wetland Restoration

158 Adams Street, Cumming, GA 30009
Phone: 770-411-6103
Email: info@e303.com

Ex Topo 1A
16-4103



Engineering E303

Rottenwood Creek Restoration
Ashborough Village

Civil Engineering, Land Surveying,
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Ex Topo 1A
16-4103

Rottenwood Creek Bank Project Summary

- The scope of work is now much greater than the previous times the project was undertaken.
- Expected costs over the 9-16 month timeline will exceed current reserves held for this project.
 - The BOD hopes the majority of expenses can be met by current reserves and new dues collections.
- There are several governmental permits and permissions that are required to complete this project.
 - The BOD is committed to taking any action necessary, including legal challenges, in order to complete the project.
- The community's patience, understanding, and support is needed.

Ashborough Village Finances

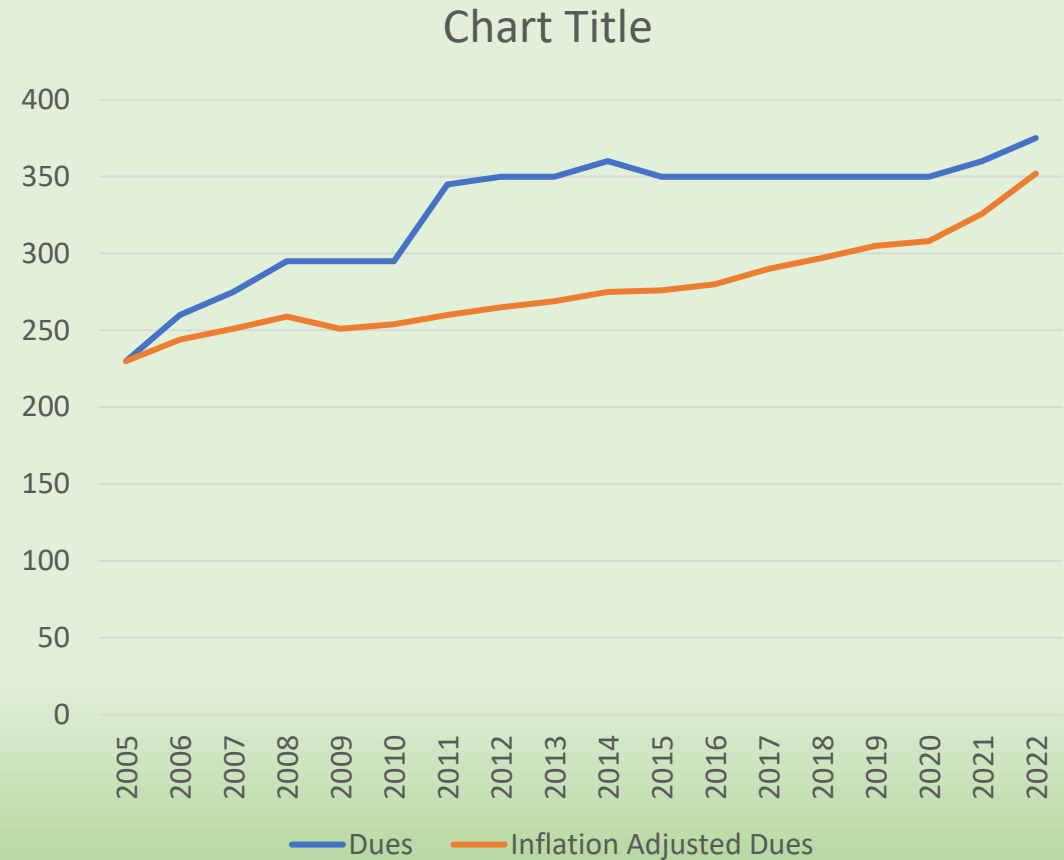
Your monthly dues as well as your neighbors pay for the shared expenses of the community.

All of us owners and owner residents share the burden and responsibility of keeping our costs as manageable as possible.

Ashborough Village Finances Cont.

- History of Community Dues

- 2005 = \$230.00
- 2006 = \$260.00 (+13%)
 - +\$1000 Special Assessment Fire
- 2007 = \$275.00 (+5.8%)
- 2008 = \$295.00 (+7.2%)
- 2009 = \$295.00 (No Chg)
- 2010 = \$295.00 (No Chg)
- 2011 = \$345.00 (+17 %)
- 2012 = \$350.00 (+1.4%)
- 2013-20 = \$350.00 (No Chg 8 yrs)
- 2021 = \$360.00 (+2.8%)



Ashborough Village Finances Cont.

- Inflation = A general increase in prices and fall in the purchasing value of money over time.
 - Things cost more than they did in the past
 - Dues that covered costs in the past no longer are enough to cover them now.
- What do your monthly dues pay for.
 - Fixed Monthly Operating Costs
 - Variable Monthly Operating Costs
 - Capital Improvement Project Costs
 - Large-term large-scale ongoing Maintenance Costs

Ashborough Village Finances Cont.

- Examples of Ashborough's Fixed and Variable Monthly Operating Costs
 - Community Utilities GAS, WATER, ELECTRICITY **(35-45%)**
 - Association Members Gas, Water, and Sewer are included in your monthly dues.) Every house pays the same share of these expenses regardless of their usage.
 - Controlling your usage of these services helps keep our costs for these services as low as possible.
 - Trash Collection Service (3-4%)
 - Landscaping Service Contracts (6-7%)
 - Pest Control Services (2%)

Ashborough Village Finances Cont.

- Employee Payroll and Payroll Expenses (9-10%)
 - (BOD MEMBERS ARE VOLUNTEERS AND NOT PAID IN ANY WAY)
- Accounting Costs (Monthly and Annual Tax Filing and Audits)
- Insurance (10-15%)
 - Community Maintenance Auto Policy
 - Property Master Casualty and Liability Policies
 - FEMA Flood Insurance
 - Claims made against the policy cause premium increases

Ashborough Village Finances

- Examples of Ashborough's Variable Capital Expenditures and Ongoing Maintenance Costs.
 - Painting, Replacing, Residing Buildings
 - Replacing and Repairing Roofs
 - Replacing and Repairing Fencing
 - Trimming and Removing Trees
 - Other Landscaping
 - Repaving Roads and Sidewalks
 - Repairing or Upgrading Amenities such as the Pool and Playground
 - Legal Fees
 - Too Many More To List.
- These expenditures are often tens of thousands of dollars at a time and are often ongoing.

Ashborough Village Finances Cont.

- Monthly Dues Income – Monthly Fixed and Variable Operating Expenses (70-85% of Income) = Reserve to spend on Capital Improvement and Maintenance Projects. (15-30% Max)
- Financial Management Over the Last 10 Years.
 - Dues have remained essentially fixed for the last 10 years.
 - Variable and Fixed Costs have risen.
 - To keep the dues fixed the community has drawn down its capital reserves and had to limit long term reserve contributions.

Our Budgets Have Been Balanced, But We Have Been Spending What We Have Been Collecting!

Ashborough Village Fiscal Year 2022-2023

Budget Review

Treasurer

Brian Sheres

Community Questions & Discussion

Each question will be limited to 3 minutes and discussions will be limited to 10 minutes.

For further comment or discussion please request it be added to the August monthly meeting agenda.

Thank You For Your
Attendance