

# Village News

Issue 1

January 2007

**MONTHLY ASSOCIATION FEE** ~ The association fee is \$260 per month. A late fee of \$15 will be applied to payments received after the 15<sup>th</sup> of each month. Accounts that are delinquent \$1000 or more will be turned over for collections.

**BOARD MEETINGS** ~ The next board meeting is scheduled for January 22, 2007 at 7:15 p.m. All are welcome to listen in on the Board meeting but if you wish to be heard about an issue you must submit your request (and what you want to be heard about) in writing at least 3 weeks in advance to get on the agenda.

**MONTHLY STATEMENTS** ~ The Association does not mail out monthly statements. If you receive a statement from us it means that your payment was not received by the 15<sup>th</sup>.

**TRASH** ~ As many of you know we have a huge problem with residents dumping furniture and other items too big for the dumpster in and around the dumpster. The dumpsters are designed for 'household' waste and the collection company checks to make sure that only 'household' waste is inside. If there are items that shouldn't be there they charge us extra because the dump charges them extra. All of this extra adds to our yearly budget. If you see anyone placing incorrect things in the dumpster or leaving things beside the dumpster we would appreciate it if you would provide the office with the unit number of that person.

**COLD WEATHER** ~ Please make sure that your outside water faucets are cut off. If you are unsure as to how to do this please contact the office. Also, please make sure to leave the cabinets under your sink open and your water dripping (slightly) if your kitchen is on an outside wall and the weather report is calling for below freezing temperatures.

**FIRE BUILDING UPDATE** ~ The inspector has issued the 'certificate of occupancy' for all units. Unit B has been sold and unit D has a contract on it. Units A, C and E are also for sale.

**ASSOCIATION RESPONSIBILITY** ~ This is just a reminder that the 'Association' has no responsibility to you for upkeep or maintenance *inside* your home. As a courtesy, our maintenance company has done side work for many of you but currently restraints on his time are preventing him from doing that. Many have confused his doing side work with the 'Association' being responsible. This is not the case. Please contact plumbers or HVAC companies or whomever necessary to provide you with the service you need. These expenses are, *unfortunately*, part of home ownership. I will continue to provide phone numbers, in the newsletters, when I hear of someone who has proven to be trustworthy.

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

December Expenses	Amount
Attorney	\$ 3,437.42
C. Officer/Alarm	\$ 1,046.33
Contract Services	\$ 17,489.24
Electricity	\$ 832.35
Gas	\$ 25,760.42
Insurance	\$ 7,964.21
Office Supplies	\$ 1,303.12
Pool Operations	\$ 200.00
Prop. Maint. Other	\$ 2,636.65
Trash	\$ 1,551.50
Water/Sewage	<u>\$ 13,943.63</u>
	\$ 76,164.87

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

# Village News

Issue 2

February 2007

**MONTHLY ASSOCIATION FEE** ~ The association fee is \$260 per month. A late fee of \$15 will be applied to payments received after the 15<sup>th</sup> of each month.

**BOARD MEETINGS** ~ The next board meeting is scheduled for February 26, 2007 at 7:15 p.m.

**FENCE PAINTING** ~ There are quite a few fences around the property that are in need of painting. It is important that they be painted and be painted the correct color. Below is the paint formula for the fences. This is for 1 gallon of Behr Premium Plus Ext Semi Gloss from Home Depot on Dallas Highway.

I	Brown oxide	4	12	1
KX	White	2	20	0
B	Lamp Black	4	36	1
V	Magenta	0	27	1

**PETS** ~ Please make sure you are cleaning up after your pets and that they are on leashes. The number for Animal Control is 770.499.4136.

**RULES & REGS** ~ If you have not received (or cannot find) your copy of the Ashborough Rules & Regs please feel free to stop by the office to pick up a set (or email me & I'll drop one off at your unit). Thank you to Charity (& friend) in the 1194 building for copying and donating about 200 copies to the Association.

**1194 FIRE** ~ On January 22 there was a kitchen fire in one of the units of this building. The fire department faulted a defective kitchen appliance. Please take a minute to make sure all your electrical appliances are working properly, that you have working smoke detectors on both floors, that you have adequate insurance for the inside of your unit and that the office has your most up to date contact information.

THANK YOU to all of you who responded so quickly to keep this fire from getting out of control until the fire department could get here. (No one was injured in this fire.)

**GET TO KNOW YOUR NEIGHBORS 'POTLUCK'** ~ In an effort to build our community, the Association will sponsor periodic 'Get To Know Your Neighbor' events. The first one will be Sunday, February 25 (in the clubhouse) from 2 - 6. The Association will provide the paper products.

Please bring the food as follows...

Circle – Side Dishes

Court, Terrace & Way – Desserts

Drive – Meats

Road – Drinks

Please note that you will need to be responsible for your own children (and children must be accompanied by their parents). We will need help with the set up and clean up afterwards.

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

January Expenses	Amount
Alarm Sys/C. Officer	\$ 961.57
Attorney	\$ 2,214.80
Contract Services	\$ 17,489.24
Electricity	\$ 849.63
Gas	\$ 33,747.01
Insurance	\$ 7,999.21
Office	\$ 192.40
Pest Control	\$ 600.00
Prop. Maint. Other	\$ 704.64
Taxes	\$ 254.00
Trash	\$ 1,551.50
Water	<u>\$ 14,690.45</u>
	\$ 81,254.45

**Ashborough Office Hours**  
8 a.m. to 12 noon (Monday - Friday).

# Village News

Issue 3

March 2007

**MONTHLY ASSOCIATION FEE** ~ The association fee is \$260 per month. A late fee of \$15 will be applied to payments received after the 15<sup>th</sup> of each month.

**BOARD MEETINGS** ~ The next board meeting is scheduled for March 26, 2007 at 7:15 p.m.

**DOOR PAINTING** ~ After putting out the paint formula for the fences we noticed many doors that are in need of paint. Contact the office for the formula for your door color. The amount of paint required is very little so teaming up with neighbors with like colored doors may cut the cost of the paint!

**PETS** ~ Please make sure you are cleaning up after your pets and that they are on leashes. The number for Animal Control is 770.499.4136.

**GET TO KNOW YOUR NEIGHBORS** ~ Thanks to everyone who came to the 'potluck'. We had about 30 people show up. The food was fabulous! The fellowship was even better!!

The next get together will be a 'board game' event. This will be April 29<sup>th</sup> 2-5 in the clubhouse. We will set up tables and provide the space. Bring your neighbors and some board games, cards, chess sets, dominos, etc.. and we'll see how many of you are competitive game players! As before, children are only allowed to attend with their parents. If anyone is interested in helping to organize this event or any other in the future, please contact the office.

**CREEK COMMITTEE** ~ If you are interested in serving with your board members in finding ways to shore up and stabilize the damage caused by the creek, please let the office know. We need at least 2 people who can back up what they say with action! You should be professional in mannerism; have time to make phone calls and possess organizational skills.

**FIRE EXTINGUISHERS** ~ The Cobb County Fire Department recommends that each unit have at least two fire extinguishers; one upstairs and one down.

Moore Ace Hardware located at 1496 Roswell Road (Marietta), has them for \$15.99, Phone # 770.973.8633.

**COBB COUNTY BUILDING CODE** ~ Please remember that it is 'code' to have louvered doors for the 'closets' that house your furnace, hot water heater and dryer (unless you have a laundry 'room'). Solid doors do not provide the proper ventilation for these gas appliances.

**SUMMER FIRE SAFETY TIPS** ~ (From Cobb County Fire Department Website) USFA's National Fire Data Center estimates that yearly outside cooking grills cause more than 6,000 fires, over 5 fatalities, more than 170 injuries, and \$35 million in property loss. Gas grills alone cause over 2,700 fires, 80 injuries, and \$11 million dollars damage. Most of the gas grill fires and explosions were caused by gas leaks, blocked tubes, and overfilled propane tanks.

\*\*Please make sure that fire pits and grills have plenty of clearance from the building as well as patio fence.\*\*

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

February Expenses	Amount
Alarm/Courtesy	
Officer	\$ 1,132.89
Attorney	\$ 1,820.84
Contract Services	\$ 17,489.24
Electricity	\$ 974.27
Gas	\$ 25,246.37
Insurance	\$ 7,964.21
Office Expense	\$ 980.06
Pest Control	\$ 600.00
Prop. Maint. Othr.	\$ 3,215.24
Taxes	\$ 30.00
Trash	\$ 1,551.50
Water	<u>\$ 15,133.66</u>
	\$ 76,138.28

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

# Village News

Issue 4

April 2007

**MONTHLY ASSOCIATION FEE** ~ The association fee is \$260 per month. A late fee of \$15 will be applied to payments received after the 15<sup>th</sup> of each month.

**BOARD MEETINGS** ~ The next board meeting is scheduled for April 23, 2007 at 7:15 p.m.

If you have an issue that you would like to bring before the board, please notify the office (in writing) at least two weeks in advance to get on the agenda. Your request should include the topic you are wishing to speak about.

**MANAGEMENT COMPANY** ~ As some of you already know, Jerry Luke has retired. Jerry was the owner of the property management company that managed Ashborough for 17 years. Jerry will be GREATLY missed! The board has opted to 'self manage' for the time being. There will be no changes to the day to day processes that you are use to. The office will continue to be open and Ginny will be there to answer your questions and take care of Ashborough business. R.S. Maintenance will still have the maintenance contract. Rick and Ginny will work closely with the Ashborough Board of Directors on a day to day basis. At the end of 6 months the board will re-evaluate and make changes if necessary.

**PART TIME HELP NEEDED** ~ We will be accepting resumes for a clerical position in the Ashborough office. This position will be 10 – 15 hours per week at \$9.00 per hour. The duties will be light office work including but not limited to answering phones, handling office traffic, opening mail, filing, mailings, etc... The cut off for this job posting is April 18, 2007.

**PETS** ~ We have had many complaints about dogs. Please be aware that it is not permissible to leave your pet on your patio for more than 2 hours. Each unit is only allowed two animals. You must clean up after your pet; even if it is on your own patio, the smell doesn't stay contained to your area. Pets are to be walked away from the front yards and patio areas. Cobb County law does not allow for you to 'tie' out your dog, it has to be in a fence, in your home or on a leash with you at the other end. And lastly, if your pet is inside barking for more than 15 minutes it is considered a 'nuisance' animal and is subject to be reported to Cobb County Animal Control. You can report animal complaints

to Cobb County Animal Control by calling 770.499.4136 or online at <http://animalcontrol.cobbcountyga.gov>.

**GET TO KNOW YOUR NEIGHBORS** ~ Sunday, April 29<sup>th</sup> from 2-5 we will open up the clubhouse for the next 'Get to Know Your Neighbor' event. We will set up tables and provide the space. Bring your neighbors and some board games, cards, chess sets, dominos, etc... And we'll see how many of you are competitive game players! As before, children are only allowed to attend with their parents. If anyone is interested in helping to organize this event or any other in the future, please contact the office.

**LANDSCAPING DEBRIS DISPOSAL** ~ Please discontinue disposing of landscaping debris on the creek bank. In the past we have ask you to do this to 'build up the creek bank' but we have been told that this is a restriction to the 'water way' and we can be fined if anything else is placed there. For the time being you can place any landscaping debris that needs to be disposed of on the other side of the concrete pad to the left of the RV Lot. Additionally, there is mulch there, if you would like to take it and use it in your yard or patio you are more than welcome to.

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

<u>March Expense</u>	<u>Amount</u>
Alarm/Courtesy Officer	\$ 1,123.21
Attorney	\$ 2,226.13
Contract Service	\$ 24,233.86
Electricity	\$ 838.12
Gas	\$ 45,667.92
Insurance	\$ 14,778.21
Office Expense	\$ 907.44
Pest Control	\$ 600.00
Prop. Maint. Othr.	\$ 2,945.54
Taxes	\$ 300.00
Trash Removal	\$ 1,551.50
Water/Sewer	<u>\$ 14,581.75</u>
	\$ 109,753.68

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

# Village News

Issue 5

May 2007

**MONTHLY ASSOCIATION FEE** ~ The association fee is \$260 per month. A late fee of \$15 will be applied to payments received after the 15<sup>th</sup> of each month. If you are more than 60 days behind in your fees you are not permitted to use the swimming pool.

**BOARD MEETINGS** ~ The next board meeting is scheduled for May 14, 2007 at 7:15 p.m. The Annual Homeowners meeting is scheduled for June 10<sup>th</sup> at 3pm.

**POOL** ~ The county inspector is scheduled to be here on May 16<sup>th</sup>. If all goes well the pool will open after that. Please remember the rules: no glass containers, no intoxicated people, no children under 14 allowed without their legal guardian, babies must be in swim pants made for pools and not in diapers and so on. Last year we were sighted by the Health Department for propping the gate open and having a gate that doesn't close automatically. We have corrected the closing problem and request that each person at the pool be responsible to make sure that no one props the gate open this year. Refer to your rules and regulations for a complete listing of pool rules. You are responsible to know and keep the pool rules or you will be asked to leave. Repeated violations will result in suspension of your pool privileges and/or fines. Pool keys are available at the office between 8am & noon or at the pool after 4pm.

**PARKING REMINDER**~ Vehicles can be towed for the following reasons: 1) Parking in an unauthorized marked space. 2) Improper parking in the street, on a curb, on the lawn or in a visitor space for more than 24 hours. 3) A wrecked, unlicensed or inoperable vehicle not moved within five (5) days. 4) A boat, trailer, camper or truck over ¾ ton parked in an area other than the provided fenced lot. If you are missing a vehicle call Howard's Wrecker Service at 770.432.2613. There is a minimum fee of \$125 (plus \$15 a day storage) to get your vehicle back.

**GET TO KNOW YOUR NEIGHBORS** ~ Well, the board game day was a bust! So we won't try that again but we will host a cook out at the pool/clubhouse June 24<sup>th</sup>. More details to follow.

**LOCK OUTS** ~ Please make sure that you have an extra key 'somewhere' in case you lock yourself out. As awful as it is, the answering service has instructions not to call the on call person for lock outs. However, you can call Jeff Salyers with Hi-Tech Lock & Safe Company at 770.919.0687. His minimum charge is \$35.

**BUILDING INSPECTIONS** ~ The Building Inspection Committee has inspected all the buildings and we've sent letters to those who need to make some changes. We will be back around in about a month to check for compliance. One BIG thing that was noticed (besides fences that need to be painted) is people dumping debris outside of their back fence instead of disposing of it properly. Please be responsible for your own trash.

**SPEAKING OF TRASH** ~ Please DO NOT leave things you don't want next to the dumpster (even if it's good and you think someone else may want it). It looks trashy and lends to increases in your monthly assessment because we have to pay dumping fees. **IF YOU SEE SOMEONE DOING THIS PLEASE REPORT THEM** (with unit #) **TO THE OFFICE**. Additionally, only household garbage in closed garbage bags should be placed inside the dumpster. We get charged extra when you put other things in there.

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

<u>April Expense</u>	<u>Amount</u>
Alarm/Courtesy Officer	\$ 1,445.69
Attorney	\$ 1,579.41
Contract Service	\$ 16,476.48
Electricity	\$ 275.50
Gas	\$ 23,933.60
Insurance	\$ 7,964.21
Office Expense	\$ 363.77
Pest Control	\$ 600.00
Prop. Maint. Othr.	\$ 6,776.96
Taxes	\$ 198.47
Trash Removal	\$ 1,551.50
Water/Sewer	\$ 15,534.09
	\$ 76,699.68

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

# Village News

Issue 6

June 2007

**MONTHLY ASSOCIATION FEE** ~ The association fee is \$260 per month. A late fee of \$15 will be applied to payments received after the 15<sup>th</sup> of each month. If you are more than 60 days behind in your fees you are not permitted to use the swimming pool.

**ANNUAL HOMEOWNERS MEETING** ~ Don't forget...the annual homeowners meeting is SUNDAY, JUNE 10, 2007 AT 3:00 IN THE CLUBHOUSE.

**POOL** ~ Pool hours are 10am to 9pm each day. You must have a key to enter (please don't disturb others to let you in and out). You can purchase a key for \$2 at the office (8am – noon) or at the pool from the pool monitor (4pm-9pm). Your association fees must be current in order for you to use the pool. Children under 14 years of age must be accompanied by an adult in order to be in the pool area.

**PARKING REMINDER**~ Vehicles can be towed for the following reasons: 1) Parking in an unauthorized marked space. 2) Improper parking in the street, on a curb, on the lawn or in a visitor space for more than 24 hours. 3) A wrecked, unlicensed or inoperable vehicle not moved within five (5) days. 4) A boat, trailer, camper or truck over ¾ ton parked in an area other than the provided fenced lot. If you are missing a vehicle call Howard's Wrecker Service at 770.432.2613. There is a minimum fee of \$125 (plus \$15 a day storage) to get your vehicle back.

**GET TO KNOW YOUR NEIGHBORS** ~ Join us at the pool & clubhouse on Sunday, June 24, 2007 3pm – 5pm. We will be cooking out together. Grills can be set up in front of the clubhouse in parking spaces that will be marked off for that purpose. The association will provide the paper goods and you should bring a side to share and whatever you want to grill. As always, children will need to be accompanied by their parents.

**LANDSCAPING DEBRIS** ~ Thanks to all of you who have disposed of your landscaping debris on the other side of the basketball court instead of the creek bank; HOWEVER, we would like to ask that you avoid putting debris on top of a drain that is to the right of the court and next to the RV Lot.

**FENCES** ~ When building, replacing or repairing your fence please keep in mind that you cannot go out any further than 12 feet without written permission from the board, your fence must be the same type/style/height as the rest and it must be painted the correct color. Also, please make sure to have the phone, cable & electrical lines marked before you dig and keep in mind that gas lines are not marked by the same companies. If you cut or break a line you are liable for all expenses associated with repairing or replacing it.

**WHAT DOES OUR MONTHLY FEE PAY FOR?** ~ We have received this question quite a few times over the last month. Last year's budget shows, of the \$260 per month that we each pay, \$139 of it goes to utilities like water, gas, garbage, electricity; \$15 goes towards the long term capital reserve account which pays for roofing, paving, termite bond and playground improvements that we are saving for; \$69 goes towards maintaining the physical aspect of the property like monthly pest control, cutting the grass, painting buildings, repairing broken items, the pool, and security; \$20 is for our master policy insurance and other insurance we are required to carry and \$17 a month goes to running the business side of Ashborough.

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

May Expenses	Amount
Alarm/C. Officer	\$ 1,298.83
Attorney	\$ 5,083.84
Contract Services	\$ 15,483.29
Electricity	\$ 837.71
Gas	\$ 31,597.08
Insurance	\$ 8,428.21
Office Expense	\$ 1,092.48
Pest Control	\$ 600.00
Pool	\$ 1,719.78
Prop. Maint. Othr.	\$ 2,848.25
Prop. Management	\$ 1,699.00
Taxes	\$ 2,727.00
Trash Removal	\$ 1,551.50
Water	\$ 14,256.97
	<hr/>
	\$ 89,223.94

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

# Village News

Issue 7

July 2007

**MONTHLY ASSOCIATION FEE** ~ The association fee is \$275 per month. A late fee of \$15 will be applied to payments received after the 15<sup>th</sup> of each month. If you are more than 60 days behind in your fees you are not permitted to use the swimming pool.

**POOL** ~ Pool hours are 10am to 9pm each day. You must have a key to enter (please don't disturb others to let you in and out). You can purchase a key for \$2 at the office (8am – noon) or at the pool from the pool monitor (4pm-9pm). Children under 14 years of age must be accompanied by an adult in order to be in the pool area.

**CHILDREN** ~ Please make sure that you know where your children are and that they are behaving appropriately. Just last week we had the sauna door in the men's room broken in to, children picking pears off a tree and throwing them at cars, children going out a hole that has been cut in the fence beside the 1808/Way building and going over to Franklin Road, children picking up bricks & flower bed borders and throwing them at animals, children coming in the clubhouse setting off a fire extinguisher and children under 14 years of age being in the pool area without being supervised by an adult. Whether you rent here or own a unit you are expected to follow the Association's rules as well as follow general rules of being courteous to your neighbors.

**PETS** ~ Please make sure you are cleaning up after your pets and that you are walking them in the fields around the property and not through other homeowner's front yards. Also, please remember that you cannot tie your pet out on trees, shrubs, fences, etc... that are in the common areas.

**PEST CONTROL** ~ We seem to have a few homeowners feeding birds and cats on their front and back patios. The pest control company has advised us to ask you to stop doing this. It attracts rodents to the buildings. If you are unsure of when your pest control day is or if we have a key to allow pest control in to your unit, please contact the office for information.

**PETS FOR SALE** ~ A few residents have puppies or kittens for sale. If you would like information please contact the office and we will put you in touch.

**MAIL** ~ We have had a few complaints about missing mail. If you have a problem with this please let the office

know. If you see anyone who seems suspicious around the mailboxes

(including the one at the office) please call the police and let the office know.

**MAINTENANCE** ~ We are in the process of painting the 1199 building. There was a lot of wood and siding damage that had to be replaced. The next step is to pressure wash the building to get the loose dirt and debris removed. After the repair is done and the pressure washing is finished, they will start on the painting. Please make sure you move all your personal items out of the way as requested in the letter passed out a few months ago. Once all the painting is finished they will go back to clean up and pressure wash the sidewalks. It'll take a while longer but it will look GREAT when they are finished!

**JUNE COLLECTIONS** ~ In June we had 14% of homeowners that are behind 60 days or more. Of that 14%; 13 are paying their current fees plus paying a portion of their back fees on a payment plan, 5 have existing judgments that we are proceeding to collect on OR the process of getting a judgment has started, 4 units have been foreclosed on by the bank and are in the process of being sold, 14 letters were sent out from the office demanding contact to work out payment and the rest received notes on their statements.

**JUNE EXPENSES** ~ Please remember that the below are the bills 'paid' in June. This does not reflect budget items that we are saving for or capital reserve expenditures. The category 'Payroll & Taxes' includes all Ashborough employees (office, pool monitors & courtesy officer).

<u>June Expenses</u>	<u>\$\$\$</u>
Alarm	\$ 80.70
Attorney	\$ 1,666.30
Contract Services	\$ 16,360.20
Electricity	\$ 1,306.82
Insurance	\$ 7,964.21
Office Expense	\$ 1,210.82
Payroll & Taxes	\$ 4,867.08
Pest Control	\$ 675.00
Pool	\$ 514.84
Property Maint. Othr.	\$ 2,796.63
Taxes	\$ 2,438.00
Trash	\$ 1,551.50
Water/Sewer	<u>\$ 17,593.88</u>
	\$ 59,025.98

**Ashborough Office Hours**  
8 a.m. to 12 noon (Monday - Friday).

# Village News

Issue 8

August 2007

**MONTHLY ASSOCIATION FEE** ~ The association fee is \$275 per month. A late fee of \$15 will be applied to payments received after the 15<sup>th</sup> of each month.

**WATER BAN** ~ Don't forget we are still under an outdoor watering ban. Outside water can be used as follows...

'odd' numbered buildings ~ Tues., Thurs. and Sun.  
'even' numbered building ~ Mon., Wed. and Sat.  
midnight to 10am

**POOL** ~ Pool hours are 10am to 9pm each day. You must have a key to enter (please don't disturb others to let you in and out). You can purchase a key for \$2 at the office (8am - noon) or at the pool from the pool monitor (4pm-9pm). Children under 14 years of age must be accompanied by an adult in order to be in the pool area.

**THANK YOU** ~ Thanks to Ms. Garver and Ms. Wise who routinely pick up trash around our community while they are walking their dogs. Several people have noticed that certain areas are looking better without cigarette butts and candy wrappers lying around. **THANK YOU LADIES!**

**PETS** ~ Several people have ask why we don't include pets on our Resident Information Sheet so that we'll know where pets are in case of emergencies or if they get out and we need to know where to return them to. **SO**, please take the time to complete the form on the opposite side of this page, return it to the office and the Animal Control Committee will start a 'Pet Registry'.

**PEST CONTROL** ~ Please contact the office for information on pest control if you are unsure when your day is or if you want to change your status.

**HOME MAINTENANCE 101** ~ Contact the office if you are interested in attending a class on general home maintenance. The topics would include changing faucet washers, clean hair out of your drains, water & gas cut off, changing your a/c filter and some others. We will look to have this class at the clubhouse in September.

**CAR REPAIR** ~ Please remember that extended car repair is not permitted to be done in parking spaces.

**GRILLS** ~ Please note that open flames should not be within 10 feet of combustible material per the Office of Insurance and Fire Safety Commissioner. *What does that*

*mean?* It means that fire pits and grills should be 10 feet from the building, fences and trees when lit.

**COMMITTEES** ~ The next committee meetings are as follows...

Animal Control ~ August 16, 2007 7:00pm

Beautification ~ not until September

By-laws ~ August 22, 2007 7:00 pm

Neighborhood Watch ~ August 23, 2007 7:00pm

All meetings are at the Clubhouse unless otherwise noted.

**MATH TUTOR NEEDED** ~ Upper level math including Algebra. If you are interested please call 404-650-0119.

**JULY COLLECTIONS** ~ In July we had 12% of homeowners that are behind 60 days or more. Of that 12%, 12 are paying their current fees plus paying a portion of their back fees on a payment plan, 6 are being handled by the attorney, 4 units have been foreclosed on by the bank and are in the process of being sold, 13 letters were sent out from the office requesting contact to work out payment arrangements.

**JULY EXPENSES** ~ Please remember that the below are the bills 'paid' in July. This does not reflect budget items that we are saving for or capital reserve expenditures. The category 'Payroll & Taxes' includes all Ashborough employees (office, pool monitors & courtesy officer).

<u>July Expenses</u>	<u>\$\$\$</u>
Alarm Sys. & Equip.	\$ 430.95
Attorney	\$ 5,214.60
Contract Services	\$ 14,920.00
Electricity	\$ 1,342.96
Gas	\$ 12,257.58
Insurance	\$ 15,110.00
Office Expense	\$ 467.88
Payroll & Taxes	\$ 4,876.45
Pest Control	\$ 600.00
Pool	\$ 468.81
Property Maint. Othr.	\$ 2,475.52
Termite Bond	\$ 3,200.00
Trash	\$ 1,551.50
Water/Sewer	<u>\$ 13,802.93</u>
	\$ 76,719.18

**Ashborough Office Hours**  
8 a.m. to 12 noon (Monday - Friday).

# Village News

Issue 9

September 2007

**MONTHLY ASSOCIATION FEE** ~ The association fee is \$275 per month. A late fee of \$15 will be applied to payments received after the 15<sup>th</sup> of each month.

**SPECIAL ASSESSMENT** ~ The special assessment of \$147 is due by September 30, 2007. Thank you to all of you who have already made that payment.

**POOL** ~ We will attempt to keep the pool open throughout the month of September. If we run out of chemicals OR the weather gets too cool OR it's just not being used then we will go ahead and shut it down.

**PETS** ~ PLEASE PLEASE PLEASE pick up after your pets.

**PEST CONTROL** ~ Service is given the 1st, 2<sup>nd</sup> & 3<sup>rd</sup> Thursday and 4<sup>th</sup> Saturday of each month. If you don't know which week you are scheduled for please call Ann in the office.

**HOME MAINTENANCE 101** ~ Anyone else interested in this? We only had 4 responses. We will shoot for having the class in October if there are a minimum of 20 people interested.

**GRILLS** ~ On my rounds I've seen a LOT of grills up against wooden structures like the building or fence or underneath tarps and wooden overhangs. Please make sure that when you are using your grill that you move it away from these structures.

**INSURANCE** ~ Beginning September 1, 2007 we have a new 'Master Policy' with Nationwide Insurance. Your mortgage company may request a copy of the new certificate of insurance. You can contact Miriam or Dwayne at M.L. Jenkins to have them take care of sending this. 770.754.4001

**INSURANCE PART 2** ~ We have ask the agent who secured our new policy to come up with a profile of what our individual homeowners policies should look like. We will distribute that as soon as we have it. We will also be holding informational meetings with our agent so that he can answer homeowner questions or help with homeowners insurance if you would like. I will let you know of the upcoming dates for those meetings.

**FREE MULCH** ~ We once again have mulch in the back field to the left of the RV Lot that you can take and use in your yard.

**TRASH** ~ Please DO NOT dump unwanted items next to the dumpsters. It is NOT part of our budget to haul away items to the dump. If you have no other way to get rid of your stuff and Salvation Army or another charity won't take it...we can...as a LAST RESORT...pick it up from your unit and take it to the dump for you BUT there is a minimum fee of \$25 to do that.

**DRAPERY SERVICE** ~ If you (or someone you know) is interested in custom made draperies you can receive a 'resident discount' of 20% by calling Drapery Express at 678.290.6309 or [bmroyalcollections@yahoo.com](mailto:bmroyalcollections@yahoo.com).

**AUGUST COLLECTIONS** ~ In August we had 14% of homeowners that are behind 60 days or more. Of that 14%, 20 are paying their current fees plus paying a portion of their back fees on a payment plan, 3 are being handled by the attorney, 5 units have been foreclosed on by the bank and are in the process of being sold and letters were sent from the office to the rest.

**AUGUST EXPENSES** ~ Please remember that the below are bills 'paid' in August. This does not reflect budget items that we are saving for or capital reserve expenditures. The category 'Payroll & Taxes' includes all Ashborough employees (office, pool monitors & courtesy officer).

<u>August Expenses</u>	<u>\$\$\$</u>
Attorney	\$ 2,531.64
Contract Services	\$ 20,280.00
Electricity	\$ 1,415.12
Gas	\$ 11,651.79
Insurance	\$ 25,937.16
Office Expense	\$ 956.13
Payroll & Taxes	\$ 6,800.86
Pest Control	\$ 600.00
Pool	\$ 235.56
Property Maint. Othr.	\$ 9,570.41
Taxes	\$ 1,496.96
Trash	\$ 1,551.50
Water/Sewer	\$ 16,102.84
	\$ 99,129.97

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

# Village News

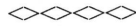
Issue 10

October 2007

**MONTHLY ASSOCIATION FEE** ~ The association fee is \$275 per month. A late fee of \$15 should be included with payments received after the 15<sup>th</sup> of each month.



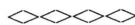
**BOARD MEETING** ~ The next scheduled Board Meeting will be Monday, October 22 @ 7:15pm.



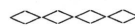
**BOARD OF DIRECTORS** ~ At a regularly scheduled Board of Directors meeting our Board President, Hussein Elsangak, shared that he would like to step down as President but wanted to remain a member. With many obstacles including fires, reconstruction of the 1830 building and insurance woes Dr. Elsangak was a great leader. Thank you for your service.

As required, the Board of Directors called a special meeting to vote on new positions September 10, 2007. The Board of Directors positions are as follows:

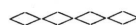
President ~ Jack Kennedy  
Vice President ~ Ed Poe  
Treasurer ~ Gail Liebman  
Secretary ~ Kathleen Rommel  
Director ~ Dr. Hussein Elsangak  
Director ~ Ray Corey  
Director ~ Dr. Brian Sheres  
Jeanette Gravino will serve as Asst. Secretary which is a non-voting member but will vote by proxy for an absent member if necessary.



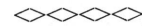
**REAL ESTATE OPEN HOUSE** ~ We will be hosting a community wide 'open house' on Sunday, October 14, 2007, 2 - 5 p.m. If you have your home listed with a real estate agent/broker or you are trying your hand at 'for sale by owner' contact Ann in the office to find out how to make sure your unit is included.



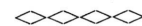
**WATER BAN** ~ Please remember that Cobb County has issued a COMPLETE water ban. We are not allowed to use outdoor water at all. (One homeowner shared that she gathered water from her shower to water her flowers as a way to comply without breaking the law and having dead flowers. (Pretty creative!))



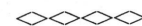
**BUILDING PAINTING** ~ There is only clean up work remaining to be done until the 1199/Drive building will be finished! We will catch up on the 'to do' list, close the pool down and then get started on the 1804/Way building.



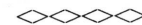
**PEST CONTROL** ~ Service is given the 1st, 2<sup>nd</sup> & 3<sup>rd</sup> Thursday and 4<sup>th</sup> Saturday of each month. If you don't know which week you are scheduled for please call Ann in the office.



**PETS** ~ Thank you to one of our homeowners who spent her Saturday morning picking up 'dog poop' left by those who do not clean up after their pet. Please clean up after your own pets. This is a health hazard to other animals, ourselves and our children.



**NOTARY** ~ We now have a notary in the office.



**TRASH** ~ Please DO NOT dump unwanted items next to the dumpsters. It is NOT part of our budget to haul away items to the dump. If you have no other way to get rid of your stuff and Salvation Army or another charity won't take it...we can...as a LAST RESORT...pick it up from your unit and take it to the dump for you BUT there is a minimum fee of \$25 to do that.



**COURTESY OFFICER** ~ The Courtesy Officer is on duty between 11p.m. & 4a.m. each night. To reach him call the office number and the answering service will contact him for you. Of course, call 911 first in the event of an emergency.



**CLUBHOUSE RENTAL** ~ If you would like information about renting the clubhouse contact Ann in the office. (Those with fees past due cannot rent the clubhouse.)



**HALLOWEEN** ~ Halloween falls on a Wednesday this year. If you welcome Trick or Treaters to come to your door please leave your porch light on. Trick or Treaters please take note of the porch lights and do not disturb those with lights off.



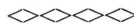
**FALL PRUNING** ~ It's the time of year where all the shrubs need to be pruned back for the winter. This makes the shrubs healthier and more manageable the following spring

and summer. Precision Landscaping will start this process very soon. Don't be alarmed! They will grow back!

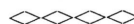
**ENERGY EFFICIENT HOMES** ~ The units that were rebuilt after the fire in January 2006 were built to the current building code which made them more efficient. We were curious to see what a difference more insulation, better insulated windows and energy efficient appliances would make to a summer time electricity bill. My (Ginny) electricity bill for August was almost \$300. One of the new units was \$130. (I think I'll work towards getting my unit more efficient!)



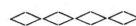
**HONOR SYSTEM LIBRARY** ~ One of our homeowners was kind enough to donate a few books to get an honor system library going in the lobby outside of the office. If you are a reader and would like to 'give one/take one' please feel free to come by and participate.



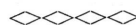
**DOG RUN** ~ The board is considering plans to put a 'dog run' in the field next to the maintenance yard. The chain link fence would extend out from the maintenance yard fence about 75 feet. This would be an area where you could enter, close the gate and let your dog off of the leash for some supervised play time. You will need to clean up after your pet inside the fenced area and the dog owners using the space are responsible for keeping the area neat. We are hoping that this will allow a place for pet owners to let their pets off of their leashes. Cobb County Animal Control Regulations state that your pet must be on a leash that is connected to a human arm unless it is in your home or in a fenced area. Feedback on this plan is welcome. Please email or write your comments and drop them off at the office.



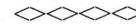
**COUNTY WORK IN OUR NEIGHBORHOOD** ~ In the coming months Cobb County will be rerouting a sewer line that currently runs behind the 1189/Drive building. This will most likely cause inconveniences for those of you who live on Ashborough Drive. Please bear with them through this process. It is very necessary that this work be done.



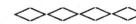
**TENNIS COURTS** ~ Please remember that the tennis courts are for tennis only and children are not permitted on the courts unless accompanied by an adult.



**AFTER HOURS CALLS** ~ When you call the office and there is no one available to answer your call it is forwarded to the answering service. Answer First handles calls for many businesses so please be courteous to them. They are instructed to take messages which are recorded for us to hear. They have been provided with procedures concerning contacting the on-call person for urgent matters. Messages are retrieved and handled the next business day.



**NEW MASTER POLICY INFO** ~ If your mortgage company contacts you requesting an updated master policy because the old one has expired. Please have them contact Dwayne or Miriam with M.L. Jenkins at 770.754.4001 to obtain a copy. Their fax number is 770.754.4010.



**COMMUNITY EMERGENCY RESPONSE TEAM** ~ Cobb County offers (free of charge) a certification program that teaches private citizens the basic skill they could need during an emergency. If you are interested in attending please call 770.499.4567 for information.



**SEPTEMBER COLLECTIONS** ~ In September we had 16% of homeowners that are behind 60 days or more. Accounts with a balance of \$800 or more will be turned over to the attorney for collections. Contact Ginny in the office to make arrangements to catch your account up to avoid additional costs. Costs billed to us by the attorney for attempts to collect past due fees are billed back to the responsible unit owner.

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

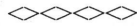
<u>September Expenses</u>	<u>Amount</u>
Alarm	\$ 80.70
Attorney Fees	\$ 1,766.62
Contract Services	\$ 15,359.70
Electricity	\$ 1,288.61
Gas	\$ 11,482.29
Office Expenses	\$ 894.31
Payroll & Taxes	\$ 4,163.20
Pest Control	\$ 600.00
Pool Operations	\$ 389.25
Prop. Maint. Othr.	\$ 4,345.02
Taxes	\$ 1,500.00
Trash Disposal	\$ 1,551.50
Water	<u>\$ 20,259.28</u>
	\$ 63,680.48

# Village News

Issue 11

November 2007

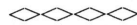
**MONTHLY ASSOCIATION FEE** ~ The association fee is \$275 per month. A late fee of \$15 should be included with payments received after the 15<sup>th</sup> of each month.



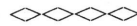
**HOLIDAY OFFICE HOURS** ~ Please note that the office will be closed on Thursday & Friday, November 22 & 23, 2007 for Thanksgiving.



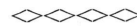
**BOARD MEETING** ~ The next scheduled Board Meeting will be Monday, November 26 @ 7:15pm.



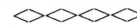
**WATER BAN** ~ Remember - Cobb County has issued a COMPLETE water ban. There is NO outdoor watering permitted.



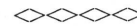
**PEST CONTROL** ~ Service is given the 1st, 2<sup>nd</sup> & 3<sup>rd</sup> Thursday and 4<sup>th</sup> Saturday of each month. If you don't know which week you are scheduled for please call Ann in the office.



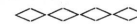
**PETS** ~ Pets must be in a fenced area or on a leash attached to a person at all times per Cobb County Animal Control. If you spot a dog out running loose please feel free to call Animal Control at 770.499.4136.



**NOTARY** ~ We now have a notary in the office.



**TRASH** ~ Please DO NOT dump unwanted items next to the dumpsters. It is NOT part of our budget to haul away items to the dump.



**COURTESY OFFICER** ~ We are accepting applications for this position. Please submit a letter of interest stating your relevant qualifications to the office. Applicants for this position will be required to undergo a background check.

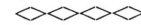


**HALLOWEEN** ~ All decorations should be down by now.

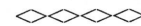


**FALL PRUNING** ~ It's the time of year where all the shrubs need to be pruned back for the winter. This makes the shrubs healthier and more manageable the following spring and summer. Precision Landscaping will start this process very soon. Don't be alarmed! They will grow back!

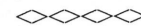
**WINDOW COVERINGS** ~ Please remember that whatever shows through your window should be white in color whether it is curtains or blinds.



**HONOR SYSTEM LIBRARY** ~ We have quite a few books in the library. Feel free to stop by and borrow one...or two...



**TENNIS COURTS** ~ Please remember that the tennis courts are for tennis only and children are not permitted on the courts unless accompanied by an adult.



**AFTER HOURS CALLS** ~ When you call the office and there is no one available to answer your call it is forwarded to the answering service. *Answer First* handles calls for many businesses so please be courteous to them. They are instructed to take messages which are recorded for us to hear. They have been provided with procedures concerning contacting the on-call person for urgent matters. Messages are retrieved and handled the next business day.



**COMMUNITY EMERGENCY RESPONSE TEAM** ~ Cobb County offers (free of charge) a certification program that teaches private citizens the basic skill they could need during an emergency. If you are interested in attending please call 770.499.4567 for information.



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

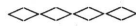
<u>October Expenses</u>	<u>Amount</u>
Attorney Fees	\$ 2,927.98
Contract Services	\$ 14,720.00
Electricity	\$ 1,255.02
Gas	\$ 11,331.89
Insurance	\$10,751.80
Office Expenses	\$ 1,368.63
Payroll & Taxes	\$ 3,718.62
Pest Control	\$ 600.00
Pool Operations	\$ 113.71
Prop. Maint. Othr.	\$ 1,058.65
Taxes	\$ 1,523.87
Trash Disposal	\$ 1,551.50
Water	<u>\$18,141.96</u>
	\$69,063.63

# Village News

Issue 12

December 2007

**MONTHLY ASSOCIATION FEE** ~ The association fee is \$275 per month. A late fee of \$15 should be included with payments received after the 15<sup>th</sup> of each month.



**SPECIAL ASSESSMENT** ~ A few of you haven't paid your special assessment. Many of you have forgotten why we were assessed.

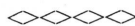
The short answer is that there was a difference in the amount the insurance company paid us to repair/rebuild the 1830 building.

Our current by-laws/declarations state that this shortage must be divided equally among all the unit owners. There is a provision that we are attempting to adopt in an upcoming re-write of the by-laws/declarations that will allow us to assess only those homeowners involved. It wasn't an option with the last shortage so we weren't able to do that.

Please pay this as soon as you can. There won't be late fees assessed on this amount but according to the by-laws/declarations if you have a past due amount of 60 days or more you aren't allowed to use the clubhouse or pool nor will you be eligible to vote at the annual homeowners meeting.



**HOLIDAY OFFICE HOURS** ~ Please note that the office will be closed on Monday & Tuesday, December 24, 25, 31, 2007 & January 1, 2008 for Christmas & New Years.



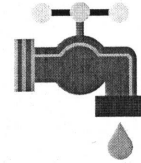
**BOARD MEETING** ~ The next scheduled Board Meeting will be Monday, January 28, 2008 @ 7:15pm.



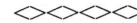
**THE COST OF POURING GREASE DOWN THE SINK** ~ In November we experienced a sewer line back up...the culprit was grease packed up so thick that the jet used to clean it out got stuck in it and broke. ICK! This problem cost us \$4,735.00.

**PLEASE...PLEASE...PLEASE**

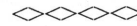
Do not pour any type of grease down the sink or toilet or place it in the garbage disposal. Some suggestions on what to do with the grease are to place it in a glass jar (maybe save a spaghetti sauce jar or something) and when it is full, place the lid on it and throw it in to the garbage can.



**WATER FREEZING** ~ Please remember that if your water pipes freeze it is your responsibility. We should all have insurance in case this sort of thing does happen BUT we should all take the necessary precautions to prevent it if possible; such as, winterizing the outside faucets. To do this cut the outside faucet on (water running) and cut the water off from the inside. As mentioned in the mailer, if the water continues to run outside you will need to have a plumber repair the inside shut off. Also leave your kitchen cabinets open to get heat to the pipes on the really cold nights.



**OPEN WINDOWS** ~ Please work with us to keep the gas bill down this winter. Remember gas for heating is included in your monthly assessment. Some like to think that means that gas is 'free' but the truth is that it is not. Gas alone represents 26% of the monthly fee. You can do your part in keeping the gas bill down by not having windows open with the heat running, by caulking your windows, by using insulated drapes to keep the cold out and by electrical space heaters in areas that are hard to keep warm...like the living rooms. We all have the same heating issues and we are all in this together...so let's work together.

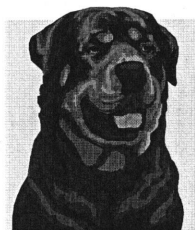


**CLUTTER IN FRONT OF YOUR UNIT** ~ It's not spring cleaning time but that doesn't mean that we shouldn't be concerned with how our units look from the street. We have a lot of units for sale and with the real estate issues we need to do everything we can as a community to encourage buyers to purchase here instead of some place else. Please remember that there should be no items stored in front of your unit such as grills, bikes, toys, garbage, coolers, car parts, etc... the list goes on forever. Any chairs or tables in front of your unit should match the surrounding area. We will be making weekly rounds looking for things out of order. (Over)

If something comes up missing from in front of your unit you can come by the office (during office hours) to claim it. It's much simpler for us to just pick it up than to send letters and make threats of fines, etc... We appreciate you working with us on this.



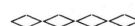
**CHRISTMAS TREES** ~ Each year we have Christmas trees 'dumped' all over the property that we must pick up and dispose of. That is a cost to the association that we would like to minimize. This year we will have a dumpster JUST FOR CHRISTMAS TREES that will be placed near the entrance of the property for approximately two weeks. Please use this dumpster to dispose of your tree...do not dump it in or next to the normal dumpsters...do not dump them behind your fence or in the creek...do not dump them near the maintenance lot.



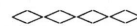
**DOGS** ~ This is a reminder that dogs over 35 pounds are not permitted to live on the property. If you owned your unit prior to January 1, 2000 and you had a dog that weighed over 35 pounds you are permitted to have THAT pet but if it dies or you get rid of it you are not permitted to have another pet that weighs over 35 pounds. We have started monitoring this and will be enforcing these regulations.



**AFTER HOURS CALLS** ~ When you call the office and there is no one available to answer your call it is forwarded to the answering service. *Answer First* handles calls for many businesses so please be courteous to them. They are instructed to take messages which are recorded for us to hear. They have been provided with procedures concerning contacting the on-call person for urgent matters. Messages are retrieved and handled the next business day.

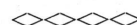


**LOST & FOUND** ~ We have a set of keys and a Georgia I.D. Card in the office. ALSO, someone has lost a set of keys around Ashborough Terrace. If you have found them please drop them in the door slot at the office so we can get them back to their owner.

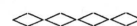


**CHARITABLE DONATIONS** ~ Must Ministry's Food Pantry is short on a few items. If you would like to donate any of the following items you can drop them off at the office BEFORE Dec. 15<sup>th</sup> and we will take them over for you.

Items in need: Spaghetti/sauce, canned fruit, flour & baking mixes, canned pasta, soup, cereal, boxed mac & cheese, jelly, peanut butter, dry beans, rice, canned beans, canned vegetable (except green beans) & canned meat.



**COMMUNITY EMERGENCY RESPONSE TEAM** ~ Cobb County offers (free of charge) a certification program that teaches private citizens the basic skills they could need during an emergency. If you are interested in attending please call 770.499.4567 for information.



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

<u>November Expenses</u>	<u>Amount</u>
Attorney Fees	\$ 1,575.40
Contract Services	\$ 15,270.00
Electricity	\$ 1,029.18
Gas	\$ 11,768.98
Insurance	\$10,411.00
Office Expenses	\$ 1,035.01
Payroll & Taxes	\$ 6,188.42
Pest Control	\$ 600.00
Prop. Maint. Othr.	\$ 1,233.83
Taxes	\$ 1,794.78
Trash Disposal	\$ 1,551.50
Water	<u>\$ 18,051.53</u>
	\$ 70,509.63

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

*Happy  
Holidays*