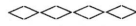


Village News

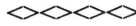
Issue 1

January 2008

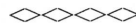
MONTHLY ASSOCIATION FEE ~ The association fee is \$275 per month. A late fee of \$15 should be included with payments received after the 15th of each month.



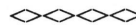
BOARD MEETING ~ The next scheduled Board Meeting will be Monday, January 28, 2008 @ 7:15pm.



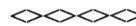
INSIDE MAINTENANCE ~ Please remember to make sure that anyone who does work inside of your unit has insurance to cover the work that they do should any problems arise. Just this week we had a homeowner who had work done that wasn't done properly. The end result was her unit being flooded and her hardwood floors being ruined. The plumber that did the work was not insured so she had to pay for the damage he caused.



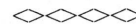
INSURANCE ~ Don't forget that the Associations insurance covers only the common areas and exteriors of the building. It is important that you review your condo or renters insurance each year to make sure you are adequately covered. Your agent may want to compare your policy to the master policy to insure there are no gaps. Your agent can contact Miriam @ 770.754.4001 to obtain that information. You want to make sure you have insurance that will cover you incase of a water leak in your unit (or your neighbors incase they are not insured). Additional insurance that is good to keep in mind is 'loss of use' and 'loss assessment' coverage. If you don't have an insurance agent Miriam @ M.L. Jenkins can also help you get your own coverage.



NEW OWNERS & RESIDENTS ~ If you have recently moved in and haven't received a welcome pack please contact the office. This packet contains important information you will need to know about living in a condominium complex.

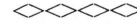


CHRISTMAS TREES ~ The Christmas tree dumpster is here. It will be here through January 15.. Please use this to discard of your Christmas tree and NOTHING else.

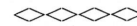


WATER CONSERVATION ~ www.e-musa.com has a 'water saving tank dam' for \$3.68 each. The description says that it cuts water consumption by 20% without decreasing pressure. If you want information and don't

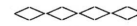
have computer access please feel free to stop by the office to look at the sale flyer.



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.



CHARITABLE DONATIONS ~ Thank you for all the donations. Must Ministries was very appreciative.



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

<u>December Expenses</u>	<u>Amount</u>
Alarm	\$ 83.94
Attorney Fees	\$ 2,080.02
Contract Services	\$ 14,920.00
Electricity	\$ 276.51
Gas	\$ 18,970.33
Insurance	\$ 9,975.75
Office Expenses	\$ 1,260.12
Payroll & Taxes	\$ 2,557.48
Pest Control	\$ 600.00
Prop. Maint. Othr.	\$ 8,946.31
Taxes	\$ 451.46
Trash Disposal	\$ 1,551.50
Water	\$ 17,811.36
	\$ 79,484.78

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

*Happy
New Year!*

Village News

Issue 2

February 2008

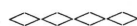
MONTHLY ASSOCIATION FEE ~ The association fee is \$275 per month. A late fee of \$15 should be included with payments received after the 15th of each month.



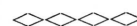
BOARD MEETING ~ The next scheduled Board Meeting will be Monday, February 25, 2008 @ 7:15pm.



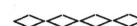
'GAS LETTER' ~ The letter about Atlanta Gas Light taking over the gas lines between the master meter and the regulator on each building is **NOT** the same as individual meters. Going to individual meters is an issue that requires a vote of the membership and 100% compliance as well as a large expense per unit for running new gas lines and installing a meter at each unit.



SPEEDY DRIVERS ~ Please be aware of your speed when you are driving through the community. We had a call from a lady that got passed on Ashborough Road by someone that was driving way too fast. We want all residents to be safe while walking our streets. There are stop signs and speed breakers throughout to discourage fast driving as well as posted speed limits. If you witness someone speeding please feel free to report their unit number or tag number with a car description to the office.



PARKING ~ Please be courteous to your neighbors by not parking in their spaces...even when you think they won't be home for a while. It is very frustrating to come home and not be able to park in your spot. There are visitor spots for visitors...



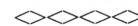
OUTSIDE WATER ~ Currently no one should be using outside water and all outside water should be cut off from the inside. If you don't know how to do this please contact the office.



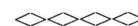
THANK YOU... ~ Thank you to everyone who returned their gas survey and used the Christmas tree dumpster for disposing of their Christmas tree.

GAS REGULATORS ~ At each building end is a gas regulator. Over the past month we have inspected each regulator, made repairs and repainted them. It is very important that these pipes NEVER be tampered with or disguised with flowers, rocks or shrubs. If we have dug up something you've planted around a regulator or disrupted

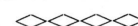
something you have put to cover it up we apologize and then ask that you not cover it up again. These have to be accessible by us, Atlanta Gas Light and the Fire Department.



HOLIDAY DECORATIONS ~ All decorations should be taken down by now. If not, please take them down as soon as possible.



CHARITABLE DONATIONS ~ Thank you for all the donations. Must Ministries was very appreciative.



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

The 'property maintenance other' category amount is higher than normal this month because we repaired a gas line leak in the foundation of the 1198/Terrace building as well as a gas line at the end of the 1819/Circle building and gutter guards were put on some of the buildings with big trees around them. 'Contract services' includes 3 pay days instead of 2 and we have two bills included in the 'gas' category. They break down as December was \$26,258.67 and January \$36,056.65.

<u>January Expenses</u>	<u>Amount</u>
Attorney Fees	\$ 1,383.79
Contract Services	\$ 20,280.00
Electricity	\$ 915.39
Gas	\$ 62,315.32
Insurance	\$ 10,238.25
Office Expenses	\$ 872.11
Payroll & Taxes	\$ 2,599.04
Pest Control	\$ 600.00
Prop. Maint. Othr.	\$ 11,296.78
Trash Disposal	\$ 1,551.50
Water	<u>\$ 16,657.78</u>
	\$ 128,709.96

Ashborough Office Hours
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Email: ashborough@bellsouth.net

Village News

Issue 3

March 2008

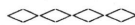
MONTHLY ASSOCIATION FEE ~ The association fee is \$275 per month. A late fee of \$15 should be included with payments received after the 15th of each month.



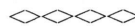
BOARD MEETING ~ The next scheduled Board Meeting will be Monday, March 24, 2008 @ 7:15pm. We encourage you to attend the meetings each month so that you know what is going on in your community. If you wish to be heard on a subject please put your request in writing to the office at least two weeks prior and make sure to state the subject on which you wish to be heard.



'RESPONSIBILITY' ~ Please know that it is not the Association's responsibility to get involved in the personal disputes between neighbors. If you are aware of situations that need to be addressed according to the by-laws, declarations and/or Rules & Regulations please put the information in writing to the office. In severe cases the Board may choose to set up a meeting with you and your neighbor to help mediate a situation but we won't address situations where you 'just don't like' your neighbor.

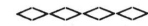


TANKLESS WATER HEATERS ~ It has come to the attention of the Association that there are code upgrades that **MUST** be done if you are switching to a tankless water heater. Apparently the heat that is vented out thru the ceiling and roof is 3 times hotter than a conventional water heater. If you have one of these systems installed you must replace your current venting system so that you have a double or triple walled stainless steel vent pipe. This is a situation where you should have a permitted/licensed/certified professional who is bonded and has insurance do the job.

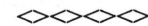


FLOWERS ~ We thought it would be a good idea to plant flowering bulbs around the community instead of doing the same old seasonal flowers that get thrown away. We've purchased some bulbs and some bulbs have been donated. If you would like to donate bulbs (make sure they are labeled please) that you would like to see planted around the community there will be a garbage can on the patio of the clubhouse where you can place them. Let us know if you'd like to donate time to planting them or have suggestions on areas that should be considered.

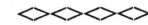
SERVICE DIRECTORY ~ If you provide a service that other homeowners could benefit from please drop your business card off in the office and we will create a community service directory.



TRASH ~ We have taken 15 ½ tons of 'stuff' to the dump. Of this only 3 ½ tons were from repairs made in the community. The rest was 'stuff' that people have dumped either by the dumpsters or by the maintenance lot. **PLEASE PLEASE** report unit numbers of those you see 'dumping' so that I can bill them for the dump fees. You can do it anonymously. I just need to know who, what, where and when. The cost thru the end of December has been only \$500 plus the cost of time, equipment and gas but I sure could use that money elsewhere in the budget!



TRASH ON FRONT PORCH ~ Recently the number of trash bags left sitting on front porches has increased. Please go ahead and take the few extra steps to the dumpster to dispose of your garbage. It's not just for appearance sake...but it also cuts down on dogs, cats, raccoons & opossums tearing up trash bags resulting in a **BIG** mess!



RENTAL UNITS ~ We must have on file in the office a copy of all current leases. We will be mailing out information to all homeowners who rent out their units requesting this information and updating you on information concerning renters.

MAINTENANCE ~ In the last few months two buildings have been re-roofed with one more scheduled in the near future, there was a fire in the clubhouse, a gas leak, several water leaks and we started working on the 1804/Way building.

The fire was not a big fire but some of the electrical system was damaged and the pump room for the pool has to be rebuilt. The fire inspector said that the cause was an electrical short. The clubhouse is currently operating with only ½ the building having electricity and is unavailable to be rented in the near future.

The work on the 1804/Way building is to replace/repair any damaged wood on the exterior before painting the building.

SWIMMING POOL ~ The last update from Marietta Power/Water is that we will be allowed to open the pool this year.



BUDGET ~ Below is an update thru 01/31/08 (7 out of 12 months) with where we are in line with this years budget by 'major' category.

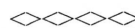
Administration ~ We have spent \$ 49,605.00 of \$82,960. This includes office salaries, legal expenses, office supplies, phones, taxes & fees, accounting services.

Insurance ~ We have spent \$80,129.00 of \$105,000.00. We are projected to go over in this category because we did not have the exact amount of our master policy before the new budget was approved. This is an ongoing problem because of the term that our policy runs and the inability of the insurance companies to give quotes more than 30 days in advance.

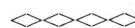
Operating Expense ~ We have spent \$171,705.00 of \$272,760.00. This category includes maintenance & landscaping contracts, property maintenance other, pest control, termite bond update, pool operations, the alarm system and the courtesy officer.

Utilities ~ We have spent \$278,990.00 of \$467,600.00. This category includes our gas, electricity, trash and water bills. We should just have one or two more high gas bills before warm weather.

Capital Reserve ~ We have transferred \$35,000.00 of \$60,000.00 into this fund that pays for roofing, street paving, tennis court painting and other items that we are saving for.

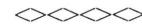


LIBRARY ~ The library in the office is overflowing with books in need of being read. If you are looking for something to read try stopping by the office first. They are FREE!

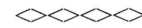


COUPONS ~ We need a 'coupon person' to work with Ann to set up a 'coupon' library in the lobby outside of the office in the clubhouse. If you aren't a 'coupon person' and would like to become one let us know that also and maybe we could set you up with a seasoned professional. One resident bought 10 boxes of Pop Tarts the other week for \$1.50...not bad if you know how (and like Pop Tarts)!

PETS ~ If you moved in unaware that we have a two pet limit and a weight limit per pet of 35 pounds please take that in to consideration before getting another pet. All units purchased after January 2000 are prohibited from having more than two pets and are restricted to a weight limit. If you lease out your unit or sell your unit please make sure to pass that information along or direct them to the office so that they can get a copy of the Rules & Regulations so they can be informed before purchasing or renting.



WATER ~ A few residents have been spotted washing cars. Please DON'T. We are still under a level 4 drought and the water restrictions are still in place. There are several car washes that are permitted to use water near by. If you spot someone using water inappropriately please report them to the Water Patrol by calling **770.419.6296**.



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

<u>Account</u>	<u>\$\$\$</u>
Attorney	\$ 2,065.24
Contract Services	\$ 15,343.37
Electricity	\$ 951.69
Insurance	\$ 10,082.25
Landscap. Othr.	\$ 916.25
Office Expense	\$ 1,109.99
Payroll & Taxes	\$ 3,258.15
Pest Control	\$ 600.00
Prop. Maint. Othr.	\$ 2,890.56
Trash	\$ 1,876.50
Water/Sewer	\$ 19,801.06
	<u>\$ 58,895.06</u>

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Village News

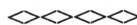
Issue 4

April 2008

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



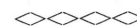
BOARD MEETING ~ The next scheduled Board Meeting will be Monday, April 28, 2008 @ 7:15pm. We encourage you to attend the meetings each month so that you know what is going on in your community. If you wish to be heard on a subject please put your request in writing to the office at least two weeks prior and make sure to state the subject on which you wish to be heard.



ANNUAL HOMEOWNERS MEETING ~ This year's Annual Homeowners Meeting will be **Sunday, June 8, 2008 @ 3pm**. The purpose of this meeting to present the proposed budget for next year. If there is a quorum we will vote on the budget. If there is not the budget will go forward as presented. You should receive an information packet about the annual meeting approximately 2 weeks before the meeting date. This packet will include the proposed budget, a proxy to complete and turn in to the office ahead of time if you cannot attend the meeting and other important information.



NEIGHBORHOOD WATCH!!! ~ There have been two cars broken in to in the last two weeks. The driver's side windows were smashed in. There were items stolen. Please keep an eye out and call 911 should you see suspicious activity. If you know anything about this please report that information to the police or at least to this office. Your report can be anonymous.

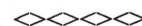


YARD SALE ~ One homeowner is advertising for a yard sale on May 3rd @ 9a.m. . She wanted to invite everyone interested to join in so we can have a community wide yard sale. You won't need to do anything other than set up your items in your front yard area.

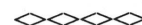


FLOWERS ~ Thank you for the bulb and plant donations. We have planted around 500 bulbs and 20 plants around the property. One homeowner suggested that we take monetary donations because she doesn't have time to shop for bulbs or flowers. If you would like to contribute in that manner please feel free. Thanks to Shalair, Kitty, Nyah, Jalen, Jonathan and Faye who helped with the planting!

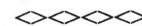
OUTDOOR WATER USE ~ Please remember that outdoor water use is prohibited. If you choose to ignore this fact then you are subject to fines from the county as well as the Association.



BOARD POSITIONS ~ If you are interested in serving on the Board of Directors please drop off a resume at the office. When there are opportunities to serve we will contact you.



ATLANTA GAS LIGHT ~ AGL will be on the property frequently over the next few months making repairs and upgrades to the portions of the gas lines that belong to them. This includes underground piping and up to the regulator on the ends of each building.



SWIMMING POOL ~ Barring any unforeseen situations that pool should be open on May 23, 2008.



MAINTENANCE ~ In the last month we have...cleaned up debris in the back field from landscaping and trees that have fallen down, cleaned up the fence around the R.V. Lot, done a lot of roof work, replaced damaged cedar shakes on 1804, continued to make repairs from the Clubhouse fire and started working on getting the pool ready.



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

March Expenses	Amount
Alarm	\$ 239.84
Attorney	\$ 1,635.90
Contract Services	\$ 14,920.00
Electricity	\$ 874.20
Gas	\$ 32,000.60
Insurance	\$ 17,480.25
Landscaping Other	\$ 99.56
Office Expence	\$ 579.79
Payroll & Taxes	\$ 3,762.32
Pest Control	\$ 600.00
Pool Operations	\$ 200.00
Prop. Maint. Othr.	\$ 1,354.29
Trash	\$ 1,551.50
Water	\$ 16,477.91
	\$ 91,776.16

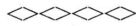
Ashborough Office Hours
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Village News

Issue 5

May 2008

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



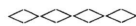
BOARD MEETING ~ The next scheduled Board Meeting will be Monday, May 19, 2008 @ 7:15pm. This is a week early due to the Memorial Day holiday. We encourage you to attend the meetings each month so that you know what is going on in your community. If you wish to be heard on a subject please put your request in writing to the office at least two weeks prior and make sure to state the subject on which you wish to be heard.



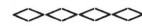
ANNUAL HOMEOWNERS MEETING ~ This year's Annual Homeowners Meeting will be **Sunday, June 8, 2008 @ 3pm**. The purpose of this meeting is to present the proposed budget for next year. If there is a quorum we will vote on the budget. A quorum is made up of eligible voters present or their proxy. An eligible voter is a homeowner who is current on the fees due to the association. Current means no fees more than 60 days past due. If there is not a quorum of eligible voters the budget will go forward as presented. You should receive an information packet about the annual meeting approximately 2 weeks before the meeting date. This packet will include the proposed budget, a proxy to complete and turn in to the office ahead of time if you cannot attend the meeting and other important information.



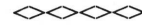
YARD SALE ~ Community wide...Saturday, May 3rd @ 9a.m. There will be signs out advertising and some balloons...maybe even a posting on craigslist.com. So put your stuff out and let's make some money!



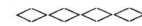
OUTDOOR WATER USE ~ There are still water restrictions in place. As of the typing of this letter there are odd/even time restrictions on outdoor watering of landscaping. They also limit the time to 25 minutes of hand watering. Car washing is still prohibited. BUT...as far as the budget goes with increased rates for water consumption the Association would like you to find creative ways to water and not water using a hose. There are so many ways to recycle water. Cutting consumption really helps us all in the long run. Water is not free...we pay a LOT for it each month.



BOARD POSITIONS ~ If you have a desire to serve and time to work to improve our community please drop off a resume at the office for future Board of Director position openings.



CELL PHONES FOR SOLDIERS ~ If you have an old cell phone that you would like to donate to be sent to a soldier so that they can call home, please bring the phone with charger and battery to the office. Ann will be collecting them and sending them to 'Cell Phones for Soldiers'. You can check them out at www.cellphonesforsoldiers.com.



SWIMMING POOL ~ Barring any unforeseen situations the pool should be open on May 23, 2008. We filed for an exemption on the water restriction of draining and re-filling pools because we had a grate at the bottom of the 8 feet that had to be repaired before opening. As you might have noticed we are painting the pool white this year. That is so that we don't have to drain and re-paint the pool each year as has been done in the past. The white paint shouldn't fade as the blue did and allow us to just clean and treat the water for next year.



MAINTENANCE ~ In the last month we have continued to work on the fire damage in the clubhouse as well as painting and repairing the pool. We have done many items on the 'maintenance list' which comes from reported 'to-do' items. The 1196 building got a new roof and we worked with Atlanta Gas Light and Pipeline Servicing to repair gas leaks. In May we plan on doing concrete work repairing sidewalks and rebuilding storm drains. We will also be focused on fence repair as well as final touches on the pool before the county inspection that is required before opening.



BABY SITTERS NEEDED ~ If you are interested in earning some extra money by providing baby sitting services please drop a note by the office. Let us know your contact information, experience, rate charged and age group preferred. We will match you up with those looking for sitters.



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

The amount listed under 'alarm' includes smoke and heat detectors that were installed in the clubhouse as part of our alarm system.

The 'attorney' fees were a little higher this month because of work that the attorney is doing on the by-laws and declaration. The attorney fee line always includes amounts that can be billed back to the homeowner responsible for the charges (delinquent accounts or violation situations). Please know that we DO bill the homeowner for these amounts as provided for in our governing documents. Some times it's a while before we collect them but in most cases we do eventually collect.

<u>April Expenses</u>	<u>Amount</u>
Alarm	\$ 1,476.75
Attorney	\$ 3,419.16
Contract Services	\$ 15,020.00
Electricity	\$ 791.85
Gas	\$ 29,976.61
Insurance	\$ 9,975.75
Office Expense	\$ 803.53
Payroll & Taxes	\$ 3,876.00
Pest Control	\$ 600.00
Pool Operations	\$ 1,015.00
Prop. Maint. Othr.	\$ 4,096.24
Trash	\$ 1,551.50
Water	\$ 16,563.56
	<hr/>
	\$ 86,165.95

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

Village News

Issue 6

June 2008

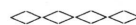
MONTHLY ASSOCIATION FEE ~ The association fee is \$275 per month. A late fee of \$15 should be included with payments received after the 15th of each month.



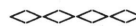
DELINQUENT ACCOUNTS ~ Please remember that if you have fees that are past due 60 days or more you cannot use the swimming pool, rent the clubhouse, use the tennis courts, or vote at the homeowners meeting. When you have a situation that causes you to become delinquent please make sure to communicate with the office. Lack of communication looks like lack of concern and will result in your account being turned over to collections.



ANNUAL HOMEOWNERS MEETING ~ This year's Annual Homeowners Meeting will be **Sunday, June 8, 2008 @ 3pm**. The purpose of this meeting is to present the proposed budget for next year. If there is a quorum we will vote on the budget. A quorum is 51% of eligible voters. An eligible voter is a homeowner who is current on the fees due to the association. Current means no fees more than 60 days past due. If there is not a quorum present (or by proxy) the budget will go forward as presented.

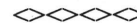


BOARD POSITIONS ~ If you have a desire to serve and time to work to improve our community please drop off a resume at the office for future Board of Director position openings.



NEIGHBORHOOD WATCH ~ We have not actually been able to get a group together that is willing to be a neighborhood watch. A few individuals here and there do their part but we are calling for SOMEONE (anyone) in each area of the community to keep an eye out and report (even anonymously) what you see. Since April we have had at least two cars broken in to, mail stolen, bikes taken off of front porches and patio furniture taken off of a back patio. This week someone used a crow bar to gain access thru a front door between 6am and 11am and walked out

with a 42 inch TV and NO ONE SAW ANYTHING. We have to do better at looking out for each other. The police patrol and the courtesy officer patrols but the real information comes from homeowners being observant. Please let us or Cobb County Police know if you have seen or know anything.



KIDS FROM OTHER NEIGHBORHOODS ~ It has come to our attention that there are children from neighboring communities walking here to hang out with our children during the day. They are kids that our children know from school. This normally happens during the summer when kids get bored but some of the conversations that I have overheard are not the types of conversations that I hear children from this community normally having. Please check with your children and be sure of whom they are spending their time with.



SWIMMING POOL ~ The pool opening went off (almost) without a hitch. Please instruct your children on where the bathrooms are and that they CANNOT go to the bathroom in the pool. The pool wasn't open 2 days when we had our first 'BM' accident in the pool. When this happens we have to hose the deck down, vacuum the pool, backwash the filters, clean the skimmers and use a LOT of chlorine to kill any possible bacteria. We cannot open the pool again until the chemical levels return to normal. This is a serious matter and not just an 'oops, there was an accident.'



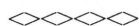
SENIOR SWIM ~ The pool will be opened from 9am - 10am for those older adults who wish to exercise first thing in the morning. As with the normal pool hours you will need a pool key to gain access. These keys are available for \$2 in the office or from the pool monitors between 4pm & 9pm.



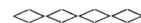
MAINTENANCE ~ The month of May was spent largely getting the pool ready and the fire restoration in the clubhouse and pump room finished. We also spent time working with Marietta Power on different issues around the community and 1199 received a new roof. In June we will do concrete work around the property, make some fence repairs, resume painting 1804 and get caught up on other items on the 'to-do' list, 1198 will get a new roof and we will continue working with Marietta Power as they upgrade lines to all buildings.



HOMEOWNER 101 ~ Something NEW! We will give monthly tips for routine maintenance and other things that should be done for proper maintenance of your home. This month...did you know that periodically you can take apart the traps under your sink and the drain in your bathtub and clean out all the 'ick'. This is the stuff that will build up over time and cause blockages or slow draining. You can also use different kinds of drain cleaners or bleach to pour down your drains periodically to keep things clean.



COMPUTER PROBLEMS ~ The hard drive on one of the computers in the office died a slow and painful death. We were able to recover most items but the internet address book was lost. If you normally receive this newsletter by email (or don't but want to) please email Ashborough@bellsouth.net so that we can begin to rebuild the address book.



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

<u>May Expenses</u>	<u>Amount</u>
Attorney	\$ 2,407.56
Contract Services	\$ 14,720.00
Electricity	\$ 795.26
Gas	\$ 16,492.33
Insurance	\$ 10,188.75
Landscape Othr.	\$ 916.25
Office Expense	\$ 1,989.41
Payroll & Taxes	\$ 5,559.69
Pest Control	\$ 600.00
Pool Operations	\$ 3,198.97
Prop. Maint. Othr.	\$ 3,706.72
Trash	\$ 1,601.50
Water	\$ 17,585.74
	<hr/>
	\$ 79,762.18

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Email: ashborough@bellsouth.net

Village News

Issue 7

July 2008

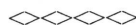
MONTHLY ASSOCIATION FEE ~ The association fee is \$295 per month. A late fee of \$20 should be included with payments received after the 15th of each month.



BOARD MEETING ~ The next monthly Board Meeting will be Monday, July 28, 2008 @ 7:00pm. At each meeting we discuss the previous month's finances, issues currently at hand and any upcoming problems we are facing. This month there will be a presentation from a company about a way to help with the creek erosion. Come. Listen. Be involved.



THANK YOU! ~ If you weren't at the Annual Meeting you missed Jack Kennedy's announcement that he is making some life changing steps. He got married this last month and will be moving to Kennesaw with his bride and putting his unit up for sale. Because of all of these things he stepped down from his position on the Board. Jack has served for many years as the treasurer and for the last year as the President. He will still be available to consult as the Board needs. His contributions have established procedures that will last long after he is gone. Thank you Jack for all you have done and good luck in your new life!

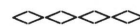


BOARD POSITIONS ~ According to our governing documents the Board must meet each year after the Annual Homeowners Meeting to elect the specific positions for the Board of Directors. The results of that election are as follows:

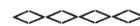
Ray Corey	President
Ed Poe	Vice President
Gail Liebman	Treasurer
Jeanette Gravino	Secretary
Dr. Hussein Elsangak	Director
Dr. Brian Sheres	Director
Kathleen Rommel	Director

We can have an 'assistant treasurer' and an 'assistant secretary'. These are non-voting positions but still an opportunity to serve and be involved. If you are interested

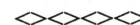
please drop off your resume and a letter of intent stating your qualifications.



NEIGHBORHOOD WATCH ~ Thanks to those of you who let me know that you are interested in being part of the Neighborhood Watch. We could still use someone from Ashborough Way, Ashborough Circle around the bus stop, and both sections of Ashborough Road. Just give a call, drop a note or email and let us know if will join in.



DOGS ~ It's time again for a reminder about cleaning up after your pets and the proper places to walk your pets. You must walk your pet away from the buildings and clean up after your pet. You can purchase plastic 'poop' bags or just use your left over plastic grocery bags. This is a county requirement and anyone seen not cleaning up after there pet is subject to being reported to Animal Control. Their number is 770.499.4136 or you can report on line at www.cobbcountygov.org/secure/animalcontrol/complaints.htm



SWIMMING POOL ~ There are so many pool rules. Most are requirements of the County. Please read the rules and abide by them or you will be asked to leave. A quick summary is...no children under 14 without adult supervision, no glass containers, no diapers, no cut-offs, no running, no food in the pool and please clean up after yourself.

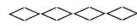
One last thing...PLEASE don't jump the fence after hours for a night swim. We do not have the lights in the pool that the county requires for night swimming. If anyone observes someone in the pool after hours please feel free to call 911 to report them. This is a serious liability to all homeowners.



CREEK ~ We will be having the 'erosion control' department of Cobb County Water out to look at the creek and help us learn the options that we have in stopping the erosion along the creek bank. Our attorneys are also reviewing the documents of what has been attempted in the

past as well as researching the properties down stream that have been negligent in maintaining their property and allowing dams and debris to build up that are blocking the water flow to see if we can't solicit some help (or at least money) to help with the work that needs to be done. Wayne Salhany of 1809-C/Circle has stepped up to help with some of the communication and research. If you would like to help please let us know.

We are looking to have an 'adopt-a-stream' effort for those who wish to help. By going thru the 'adopt-a-stream' group they will provide us with gloves, trash bags and t-shirts to promote the effort.



MAINTENANCE ~ In June we built and painted many fences that had been on our 'to-do' list for a long time. We have been waiting until gas lines could be safely marked. We did some work in a building where roots were growing up thru the main drain and had grown in to a downstairs toilet (this was a first!). 1198 received a new roof and we removed a tree that had fallen across the creek by the 1189 building and was causing a dam with trash and debris (they found the front of a boat in there!?).

Per the new budget we will do 3 roofs next year. Those are scheduled as: 1204 in July, 1202 in August and 1194 in September. In July we plan on finishing up the painting/repair work on the 1804 building, start painting/repairing the 1189 building and maybe we will be able to get started with building a retaining wall at dangerous areas in the creek.

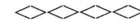
We also have scheduled to work on rebuilding some of the storm drains that have collapsed around the property. We are going to work on those when Marietta Power has heavy equipment in that area. They have agreed to 'help' us in lifting out the drains so that they can be rebuilt. That will save us a tremendous amount of money since we won't have to rent the equipment.

One last thing...if you or someone you know has access to an 18-wheeler that could help us haul rock or 1-ton concrete petitions that will be used to build a retaining wall along the creek please let the office or Rick know. We are in the process of pricing supplies and equipment for this project.

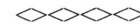


HOMEOWNER 101 ~ HVAC maintenance. Did you know that you can purchase maintenance agreements with HVAC companies. They will come twice a year at the beginning of the heat/cold season to inspect your unit.

They replace the air filters, check to make sure it's cooling or heating enough and that all is working well. They can also clean out the drain for the a/c condensation line that often ends up stopped up with water flowing back into your unit and looks like a water leak. Some of you may be skilled at doing these things and won't need a maintenance plan...but for the rest of us...this is a pretty good investment.

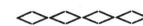


LEASES ~ Some of you may have received letters from us asking for a copy of your lease if you are a renter. We are NOT asking for this because we want to know how much you pay! The governing documents for our community state that we must have a lease on file for each unit that is rented. We'd appreciate it if you would drop off a copy if we don't have yours.



COMMON SPACE ~ Please do not leave items in the common area around the property. If your patio area is fenced in then all of your 'stuff' should be inside your gated area. It is not okay to store things on your front patio or outside of your fenced in patio area. If your patio area is not fenced in then your patio area should be neat and there shouldn't be anything out further than the fence line.

Anything in this common area is subject to be picked up and can be reclaimed at the maintenance yard up to 2 weeks after being picked up. After that time we will consider the items unwanted and we will discard them.



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

June Expenses	Amount
Alarm	\$ 83.94
Attorney	\$ 2,949.10
Contract Services	\$ 14,720.00
Electricity	\$ 1,066.10
Gas	\$ 11,573.01
Insurance	\$ 10,112.25
Office Expense	\$ 1,186.96
Payroll & Taxes	\$ 4,881.07
Pest Control	\$ 600.00
Pool Operations	\$ 494.95
Prop. Maint. Othr.	\$ 15,965.26
Trash	\$ 1,601.50
Water	\$ 17,155.75
	<hr/>
	\$ 82,389.89

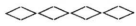
Ashborough Office Hours
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Phone: 770-422-8192
Email: ashborough@bellsouth.net

Village News

Issue 8

August 2008

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



BOARD MEETING ~ The next monthly Board Meeting will be Monday, August 25, 2008 @ 7:00pm. Come. Listen. Be involved.

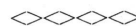


MAILBOXES ~ Thanks to all for your quick response. The Board voted to reject the U.S. Postals Service offer to install 'cluster mailboxes'.

We have been notified that because we have refused to make this transition that they will be doing inspections of the route that the mail person makes to insure their requirements for safely delivering the mail are met.

Some of those things include clearly marked addresses, no visual obstruction of the mailboxes, safe steps and patios, etc... If either your door or mailbox is not marked with your unit letter we will be putting those letters in place. If you should happen to change out your mailbox or door please make sure you replace the letter marking your unit. (This is also a '911' requirement.) Next we will be cutting shrubs to increase visibility. And lastly they have identified some trees that obstruct the view so those will have to be trimmed or removed. If there are individual things that have to be done we will notify you directly. Please know that at anytime the Postal Service can refuse to deliver your mail if they feel their carriers are not safe or the route is not safe.

They are not pleased with our decision. I have already noticed some issues with my personal mail and mail being dropped off at the office. Let's make sure to clearly mark mail that is not delivered correctly and give it back to them.



DOGS ~ You must walk your pet away from the buildings and clean up after your pet. This is a county requirement and anyone seen not cleaning up after their pet is subject to being reported to Animal Control. Their

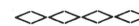
number is 770.499.4136 or you can report on line at www.cobbcountygeov.org/secure/animalcontrol

CREEK ~ Did you know that as an Association this eroding creek bank is all of our problem? It's easy to think 'I don't live on the creek so I don't have to worry!' But that isn't the truth. There are times during a heavy rain when a 40 foot section of the bank will just drop 6 feet straight down taking trees, fences or whatever with it. There is a portion of the 1189 building that has about 20 feet of land left behind it. There are multiple opinions of the best way to stop the erosion. It is necessary to build some type of a retaining wall that will stop the erosion and maybe reclaim some of our lost property. At the last Board Meeting we were presented with a 'gabion basket system' that looks wonderful and would do a great job but we can't afford to accept that proposal.

We are looking for any and everyone with any knowledge or connections that could be used for engineering, hauling or even government connections that could help with the cost of this clean up. Please contact the office if you have anything to offer to this endeavor.



MAINTENANCE ~ In July we finished up the fences, rebuilt the storm drain behind 1813 Circle, replaced a pressure release valve that was leaking on the 1812 Circle building but most of the month (and next month actually) was spent replacing damaged wood on the 1804 Way building to prepare for it to be painted.



HOMEOWNER 101 ~ Several homeowners have shared things they have done in their homes to help the heat and air circulate more evenly. Some have had additional returns installed or tried having dual controls for different seasons. Those are a little hard to accomplish on a tight budget BUT one homeowner shared that he has a thick curtain on a tension rod in his stairwell blocking the air from going up or down. Several that have tried it say that it really works and keeps both levels comfortable. Another homeowner shared that he put little box fans mounted on shelves in front of his vents. This forces the air out in to the middle of the room. He said that he was told by a HVAC company that they install something similar inside the vents but that it costs 'thousands' to have them do it.



NEIGHBORHOOD WATCH ~ Please take the time to look out your windows and be aware of the rear of your building as much as the front. We had a break in this month and apparently the man was sleeping behind the building in a wooded area. An alert homeowner saw where he was sleeping from her upstairs window. If you see ANYTHING strange please let us know or better yet...call the Cobb County Police non-emergency number 770.499.3911.



WATER ~ We are still under water restrictions. The only watering that can be done is hand watering for 25 minutes a day during designated times. **NO CAR WASHING. NO HOSING OFF YOUR PATIO.** The Association has ask the Water Patrol to make sure not to miss our community. If they catch you they will warn you. If they catch you again they will fine you. **PLUS** with increased water rates we need to keep being aware of our water usage.



INSURANCE ~ Our master policy insurance is up for renewal on September 1, 2008. Nationwide, who is our carrier this year, choose to up our rates instead of lowering them as we believed they would because we have filed no claims this year. Our agent, Dwayne Clark with M.L. Jenkins rejected the higher rate and is in the process of getting quotes for the new year. He says he has already gotten the same coverage for a lower rate but will continue to work on it until the end of the month to get the lowest rate possible. If your mortgage company wants you to send an updated copy of the certificate; those will be available after September 1, 2008.

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

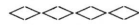
This months bills include gas bills for two months, the yearly termite bond renewal, an underground water line repair and flood insurance payments on 3 buildings.

<u>July Expenses</u>	<u>Amount</u>
Attorney	\$ 1,316.97
Contract Services	\$ 20,080.00
Electricity	\$ 929.69
Gas	\$ 22,653.36
Insurance	\$ 17,523.75
Office Expense	\$ 1,696.04
Payroll & Taxes	\$ 4,677.06
Pest Control	\$ 600.00
Pool Operations	\$ 659.30
Prop. Maint. Othr.	\$ 4,801.29
Trash	\$ 2,019.50
Termite Bond	\$ 3,200.00
Water	\$ 16,928.06
	<u>\$ 97,085.02</u>

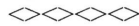
Village News

September 2008

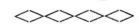
MONTHLY ASSOCIATION FEE ~ The association fee is \$295 per month. A late fee of \$20 should be included with payments received after the 15th of each month.



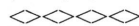
BOARD MEETING ~ The next monthly Board Meeting will be Monday, September 22, 2008 @ 7:00pm. Come. Listen. Be involved.



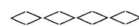
DOGS ~ Please clean up after your pets, don't leave them unattended on your patio area and keep them leashed when walking them.. Please call Animal Control @ 770.499.4136 to report violations.



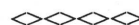
CREEK ~ We are still receiving bids on different ideas to deal with the erosion problem and looking for grants and government money to pay for it.



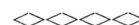
NOISE ~ Please be considerate of your neighbors. Remember that we live VERY close to each other. Please keep music, tv & outside conversations at a reasonable level so you do not disturb your neighbors. There are restrictions on noise after 11pm most nights. The Association can and will levy fines for disturbances as well as 911 can be called.



MAINTENANCE ~ In August worked on the 'list' of items reported to the office and finished up the wood repair on the 1804/Way building. In September we plan to finish up the remaining repairs on the 1804/Way building and then work to repair a drainage problem at the end of the 1806/Circle building.



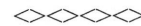
HOMEOWNER 101 ~ Shut off valves. There is usually one for each sink and toilet, your washing machine and if you are lucky someone before you installed one for your bathtub. These just wear out with time (Rick says they last about 5 - 8 years). The washers become dry rotted and the stems wear out. Usually they leak before they fail completely so if you've seen any signs, beware and have these valves checked.



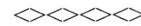
POOL ~ We will keep the pool open a few more weeks before closing it up for the season. This year we will not be covering the pool. Marietta Water will not allow us to drain the pool and refill it next year so we will have to maintain it at a lower level throughout the

winter. This should not cost additional money because we won't have to pay to refill it next year.

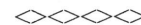
NO COVER ON THE POOL DOES NOT MEAN IT CAN BE USED AFTER CLOSING!



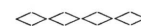
FRONT PATIOS ~ Please remember that nothing can be stored on your front patio area. Items stored there will be picked up and can be claimed at the maintenance yard.



WATER ~ We are still not in compliance with Marietta Water in the amount of water we are using. Please please if you have leaky toilets or faucets get them fixed. If you just absolutely cannot please notify the office and if it's something minor maybe we can help. It is really important to get our water usage down. Not only because they want us to but because of our water bill. The perception is that 'water is free'. That couldn't be further from the truth. We pay between \$15,000 and \$20,000 each month and the money to do that comes directly out of our pockets in the form of the monthly condo fee.



DESK FOR SALE ~ Office desk with drawers for hanging files. About 4 feet long and 2 feet wide. \$70 Contact Sharon 770.422.4127



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.

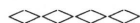
August Expenses	Amount
Contract Services	\$ 14,720.00
Electricity	\$ 1,292.76
Insurance	\$ 19,908.33
Office Expense	\$ 844.49
Payroll & Taxes	\$ 5,861.87
Pest Control	\$ 600.00
Pool Operations	\$ 522.38
Prop. Maint. Othr.	\$ 5,200.04
Trash	\$ 2,153.50
Water	\$ 18,996.71
	<hr/>
	\$ 70,100.08

Ashborough Office Hours
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Email: ashborough@bellsouth.net

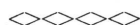
Village News

October 2008

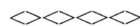
MONTHLY ASSOCIATION FEE ~ The association fee is \$295 per month. A late fee of \$20 should be included with payments received after the 15th of each month.



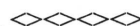
BOARD MEETING ~ The next monthly Board Meeting will be Monday, October 27, 2008 @ 7:00pm. Come. Listen. Be involved.



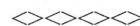
TRASH ~ It is CRAZY the amount of trash that is left laying around the property...behind units, outside the fence areas, in common areas, etc. There are dumpsters supplied for garbage to be placed in. If you have debris that is too big to put in the dumpster please contact the office to make arrangements for your debris to be picked up.



TREES ~ We will be having the tree service out within the next month to do annual trimming as well as some removal of trees that have been identified as potential problems. Please remember that trees within your fence area are your responsibility to trim or remove. The Association only takes care of trees in the common area.



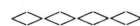
MAINTENANCE ~ In September we continued to work on the 1804/Way building as well as the 'to do' list and other odd jobs around the property.



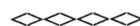
MAIL ~ Please make arrangements for your mail if you are going to be out of town. It's probably easier (and more dependable) to have someone you trust pick your mail up, but, you can request to have your mail held at the post office until your return. Piled up mail in your box is an advertisement that you aren't home and if left to pile up will start falling out and become a trash problem.

OIL LEAKS ~ If your car is leaking oil please take the time to put some cat litter (or something) on the spot to

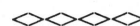
absorb the oil. Oil spots don't just look bad...they actually eat at the asphalt and will eventually cause damage.



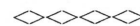
CLUBHOUSE RENTAL ~ Effectively immediately you will need to be the person on the warranty deed or the lease in order to rent the clubhouse. We will need a copy of your lease on file and we will make a copy of your drivers license. This is not an effort to make things difficult but we need to make sure that whomever is renting is authorized to do so.



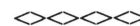
POLICE ~ Please call the police if you see anything suspicious. Yes, we do have a courtesy officer and encourage you to let the office know but we can't report what we don't see. We need for you to report immediately and let us know after the fact. It has been reported to the office that someone is looking in car windows on Ashborough Way just after dark. He may be coming in under the fence by the bobcat business. If you see this please call the police and let them know that you observed a suspicious person and give a description. This is the BEST way to stay on top of crime in our community.



BOOK SALE ~ For those of you who like to read...Cobb County Public Library will be hosting a 'book sale' at Jim R. Miller Park October 10 – 12, 2008. Paperbacks are \$0.25. Hardcover are \$1.00.



BACK PATIOS ~ Now that the oppressive heat of summer has gone please take a minute to look behind your unit to make sure your patio area is neat and your fence is in good repair.



HOMEOWNER 101 ~ Outside water maintenance. With the water drought many of you have not turned your outside water on; but if you have, it's getting time to turn it off. It is extremely important to shut the

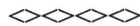
Village News

October 2008

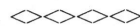
outside water off to prevent the pipe in your wall from freezing and busting. To cut the water off you should cut it off from the inside cut off and leave the outside valve open. *The next part is important!* If when you open the outside after cutting the inside off and it leaks...you should have a plumber come to check the washer and valve at the cut off inside. This will help the water bill AND will prevent a possible problem in the future when the valve wears all the way out!



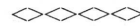
MUST MINISTRIES ~ Must Ministries is short of food. If you have can goods, mac & cheese, peanut butter or any other types of staples that you would like to donate please drop off on the patio of the clubhouse and we will get it delivered.



CELL PHONES FOR SOLDIERS ~ If you would like to donate your old cell phone so that soldiers can use them to call home drop them off at the office and Ann will send them off for you.

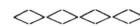


FYI... ~ We have absentee ballot applications in the office if you would like to get registered to vote in the upcoming presidential election.



INFORMATION ~ Please make sure the office has your most up to date information so that we can contact you if the need arises.

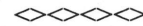
Resident names, phone #;s & email addresses as well as non-resident owner addresses, phone numbers & email addresses should be on file in the office.



LEASES ~ If you lease and still have not given the office a copy of your lease please do so ASAP.

It is mandated as part of our governing documents that we have these on file. If we are forced to resort to legal action to obtain the information the unit owners

responsible for the cost of the attorney fees will be billed for that amount.



SEPTEMBER 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.

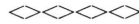
<u>September Expenses</u>	<u>Amount</u>
Alarm/Security	\$ 83.94
Attorney	\$ 4,911.09
Contract Services	\$16,078.24
Electricity	\$ 1,357.35
Gas	\$ 11,364.37
Insurance	\$ 8,695.97
Landscap Othr	\$ 931.52
Office Expense	\$ 767.24
Payroll & Taxes	\$ 4,047.02
Pest Control	\$ 600.00
Pool Operations	\$ 523.02
Prop. Maint. Othr.	\$ 4,388.82
Taxes (Assoc.)	\$ 3,880.20
Trash	\$ 1,793.50
Water	\$ 20,623.33
	<hr/>
	\$ 80,045.61

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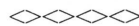
Village News

November 2008

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



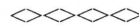
BOARD MEETING ~ DIFFERENT DATE FOR HOLIDAYS.... The next monthly Board Meeting will be Monday, December 1, 2008 @ 7:00pm. Combined meeting for November & December.
Come. Listen. Be involved.



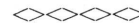
HOLIDAY OFFICE HOURS ~

We will be closed...

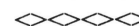
Thanksgiving ~ Thursday & Friday Nov. 27 & 28
Christmas ~ Thursday & Friday Dec. 25 & 26
New Years ~ Thursday & Friday Jan 1 & 2.



CAR REPAIRS ~ Remember that the governing documents do not allow car repairs to be performed in the parking lot. You may rent space in the RV Lot if you must work on your car but you must dispose of parts, fluids, etc... in an acceptable manner. This does not mean you can put this debris in the dumpsters or leave it at the maintenance lot. Local auto parts stores are set up to accept old oil or other fluids you may need to dispose of.

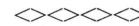


OLD FURNITURE & APPLIANCES ~ It is not the responsibility of the Association or the maintenance company to get rid of your 'stuff'. Please stop dumping things around the dumpster and at the maintenance lot. There are companies that will haul this stuff off for you. If you have NO OTHER OPTIONS you can PAY us to haul it off. We DO NOT have money in our budget that covers dumping these things.

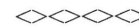


MAINTENANCE ~ In October we continued to work on the 1804/Way building as well as the 'to do' list and other jobs around the property. THANKS! to all of the

residents on Ashborough Way that worked with us to get the cars cleared out of the way for 2 days so that we could paint the majority of the 1804/Way building with a sprayer. Trim work and touch up is most of what is left.



WORK TRUCKS & WORKERS ~ Just a reminder of what 'Pike' is doing here... A few months back we let you know that 'Pike' would be on the property doing utility work for Marietta Power and Georgia Power. They are replacing the underground electrical lines with new higher voltage line. Apparently there are two main power loops throughout our community. They are almost finished with the first loop and after that they will go back and repair some of the landscaping issues they have created. This project may take another 6 months to complete. Your patience and understanding is greatly appreciated..



UTILITIES ~ Please remember that you cannot restrict or block access to utilities. Utility companies have easements to their equipment such as power meters, telephone boxes, cable boxes, gas meters or regulators, water cut off, etc... The utility companies carry ladders and bolt cutters and will gain access to where these things are. This is not special to condominium situations. If you lived in a house with acreage the same rules would apply so please understand and allow these workers to do their jobs.



OUTSIDE WATER ~ We will be coming around to verify that outside water is cut off. If we find that it is not we will leave a notice on your door asking you to take care of this promptly or to contact us so that we can help you take care of this.



INSIDE WATER ~ Please make sure to pay attention to the 'freeze warning' at the entrance. If you see the sign out please let your kitchen faucet drip a little overnight. Also, if you have a kitchen on an exterior wall leave your cabinets open under the sink to let

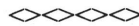
Village News

November 2008

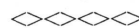
some heat in. These two things will help to keep pipes from freezing. If you have an empty unit next to you that you don't know has been taken care of please let us know so that we can contact the owner.



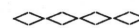
HEATERS & WINDOWS ~ Please do not open your windows when your heat is on or if the temperature is below 40 degrees. The Board realizes that to many of you 40 degrees isn't cold; however, the Association pays the gas bill and if you have your windows open it affects us all with higher gas bills. The reports say that this will be a really cold winter so we need to start being aware of how much gas we are using now so that hopefully we can stay within our budget for gas usage.



SMOKE DETECTORS ~ There are new recommendations for smoke detectors. In the past they recommended that you have one upstairs and one downstairs. They are now recommending that you have a smoke detector in each bedroom in addition to having one in the hallway upstairs and downstairs.

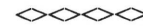


HOMEOWNER 101 ~ Winterizing your unit With cold weather here it's a smart idea to insulate your water pipes, caulk your windows, put additional insulation in your attic, put up heavier curtains (with white backs please), put insulating trim on your doors & windows, etc...Even painting your walls & trim helps to better insulate your unit by creating a tighter seal from the outside world..



COLLECTIONS ~ It's a nasty word and even nastier when you are the one who has to do it but each month we turn people over to the attorney for collections. Largely because communications from the office to the homeowner are not responded to. Each month there are bills that we must pay on your behalf and in turn we need to collect the money to do that.. In most cases if you have gotten behind we can work out a plan to get

you caught up but if you fail to communicate and/or follow through you will be turned over to the attorney for collection and you will be billed for whatever they charge us to collect from you. The bad economy has affected us all. All of our budgets are stretched but please don't think that Association fees are a bill that you can stop paying.



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.

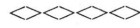
<u>October Expenses</u>	<u>Amount</u>
Alarm/Security	\$ 600.00
Attorney	\$ 1,630.41
Contract Services	\$14,720.00
Electricity	\$ 635.15
Gas	\$ 12,013.22
Insurance	\$ 8,695.97
Office Expense	\$ 1,475.89
Payroll & Taxes	\$ 5,139.50
Pest Control	\$ 600.00
Prop. Maint. Othr.	\$ 5,111.69
Taxes (Assoc.)	\$ 4,037.35
Trash	\$ 1,601.50
Water	\$ 18,706.58
	<hr/>
	\$ 74,967.26

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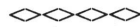
Village News

December 2008

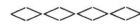
MONTHLY ASSOCIATION FEE ~ The association fee is \$295 per month. A late fee of \$20 should be included with payments received after the 15th of each month.



**The Board of Directors & staff wish you..
Happy Holidays
and a
Prosperous New Year!!!**



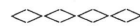
BOARD MEETING ~ November & December meetings were combined and held on Monday, December 1, 2008 @ 7:00pm.
The next monthly meeting will be Monday, January 26th @ 7:00 p.m.
Come. Listen. Be involved.



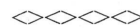
HOLIDAY OFFICE HOURS ~

We will be closed...

Thanksgiving ~ Thursday & Friday Nov. 27 & 28
Christmas ~ Thursday & Friday Dec. 25 & 26
New Years ~ Thursday & Friday Jan 1 & 2.



CREEK ~ We have contracted with Paul Lee Consulting Engineering Associates, Inc to survey the creek bank and work with us, the county and other contractors to come up with a plan for stopping erosion and hopefully restoring the creek bank. We will let you know when this information is going to be presented so that those of you interested in hearing the proposal can attend the meeting.



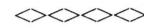
HOMEOWNER 101 ~ This is a repeat from last year. I remembered it while I sat shivering on my couch only to go upstairs to a heat wave. Mr. Nash (a former board member) told us about using a tension rod with a heavy curtain in his stairwell to even out the temperature between his upstairs and downstairs. After doing that he was able to keep his thermostat at a normal level and not have Alaska weather downstairs with Bahamas weather upstairs!

INSURANCE ~ The fire at St. Augustine this past weekend reminded me of the all the hardships that

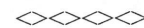
many of us went through during our own fire a few years back. If you don't have your own insurance on the contents of your unit please take care of that as soon as possible. The best way to make sure there are no gaps in your coverage is to have your agent work with the Association's agent in designing your policy.

Also, if you are a renter, you should have renters insurance. The Association insurance will not cover your belongings; neither, will the insurance that the owner of your unit hopefully has.

These policies are really inexpensive and worth it if you ever have to file a claim.

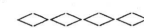


DOGS ~ One of the changes in the governing documents that are being written is a change from the 35 pound restriction to a breed restriction that the Condominium Act of Georgia now allows. It is the intention of the Board to restrict Pit Bulls and other typically vicious breeds. I have seen several new Pit Bulls in the last few weeks. Not only does this break the current requirement to not have pets over 35 pounds but will break the change that hopefully will be voted in. Please stop bringing Pit Bulls or Pit Bull mixes in to our community. There is too much evidence to support their tendency to attack people and we live too close to each other to have these types of animals in this community.



R.V. LOT ~ It's time to clean things up again. There are several cars in the lot that we don't know who they belong to, we are not receiving the monthly fee for storing them or they have expired tags. Cobb County Code Enforcement has let us know that even cars being stored in the lot must have a valid tag or we can be fined. Howard's Wrecker Service will remove these cars the week before Christmas. To get the vehicle back you will need to pay the towing fee plus their storage fee.

Contact the office if you need to make arrangements for your vehicle.



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.

Village News

December 2008

<u>November Expenses</u>	<u>Amount</u>
Attorney	\$ 3,006.61
Contract Services	\$ 15,360.00
Electricity	\$ 1,100.53
Gas	\$12,180.23
Insurance	\$ 8,650.01
Office Expense	\$ 474.38
Payroll & Taxes	\$ 3,751.07
Pest Control	\$ 600.00
Prop. Maint. Othr.	\$ 5,223.11
Trash	\$ 1,808.20
Water	\$21,103.70
	<hr/>
	\$ 73,257.84

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