

Village News

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

Monthly Association Fees ~ \$295.00 is due the 1st of each month. Please include a late fee of \$20 if paid after the 15th. Don't forget to include your unit number on your check or money order.

REMINDER ~ Special Assessment of \$200 was due November 1. Please pay yours if you have not. Also, turn in your consent form for the new governing documents.

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



OUTSIDE WATER ~

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

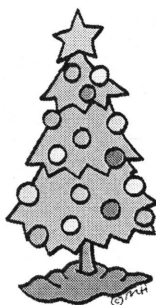
HOLIDAY DECORATIONS ~ All holiday decorations should be down now.



CELL PHONES

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

OPEN WINDOWS ~ Please windows shouldn't be open if the temperature is below 40.



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

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

TREES ~ If you have trees inside your back fence make sure to keep the limbs trimmed back off the building and gutters. If it's not healthy have it removed. The Association is not responsible for trees in your back patio area.

BACK PATIOS ~ Please take time to clean leaves and other types of underbrush out of your back patio area. This type of underbrush makes an excellent nesting place for rodents.

COLLECTIONS ~ If you receive a letter from the collection company or attorney about your past due Association fees please contact the sender of the letter directly to make payment arrangements. Once the accounts are turned over the office will no longer accept your payments or work out arrangements with you.

BOOK CLUB ~ Come to the clubhouse on Thursday night, January 20th @ 7pm if you are interested in discussing/reading/sharing books with others who love to read in the community.

DECEMBER OPERATING EXPENSES

Expenses	Amount
Accountant	\$ 500.00
Attorney	\$ 195.00
Cap. Reserv. Transfer	\$ 9,801.22
Elec.	\$ 774.90
Gas	\$ 14,959.29
Insurance	\$ 7,620.31
Landscaping	\$ 4,100.00
Office Expense	\$ 1,102.92
Painting	\$ 2,003.96
Payroll	\$ 13,100.36
Payroll Taxes	\$ 3,489.73
Pest Control	\$ 600.00
Plumbing	\$ 2,010.00
Pool	\$ 127.20
Prop.Maint.Othr.	\$ 1,121.18
Spec Asses Trnsfr	\$ 9,523.20
Trash Removal	\$ 1,809.04
Vehicles	\$ 394.55
Water/Sewer	\$ 19,391.23
Total \$ 92,624.09	

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

Village News

NEXT MONTHLY BOARD MEETING MONDAY, FEBRUARY 28, 2011 ~ 7:00 PM

MONTHLY ASSOCIATION FEE ~ \$295.00 is due the 1st of each month. Please include a late fee of \$20 if paid after the 15th. Don't forget to include your unit number on your check or money order.

\$200 SPECIAL ASSESSMENT ~ If you haven't paid yours yet please do so now. It was due November 1. This amount counts towards delinquencies for FHA purposes.

CREDIT CARD PAYMENTS ~ To pay your monthly fee using your VISA or MasterCard please stop by or call the office.

COLLECTIONS ~ If you receive a letter from the collection company (ADAC) or attorney (Lipshutz) about your past due Association fees please contact the sender of the letter directly to make payment arrangements.

MAINTENANCE UPDATE ~ The maintenance crew is currently finishing up the wood repair on the 1819/Circle so it can be painted as well as other siding repairs. Rainy day projects include a swing for the dog park and one for the playground as well as a new key box for the office. When the weather warms a bit we'll finish up the pool repairs and get some parking lot striping done.

CREEK~ We had an update from the civil engineer hired to find the best solution to resolving the creek bank erosion problem. Because the erosion is so severe he is having problems finding a contractor willing to take the risk of proceeding with a retaining wall. He is presenting an alternate idea to the county for approval. We should have some idea of what is to be done in time to include the funds to do this in the next budget.

BOOK CLUB ~ Next meeting... Thursday night, February 24 @ 7pm. Come and share what you are reading with others.

RECYCLING & COMMUNITY GARDEN MEETING ~ Those interested in getting these two things started please come to an informational meeting on Sunday, February 20th @ 2:00pm in the clubhouse.

MEET YOUR BOARD MEMBERS ~ This month we want to introduce Kathleen Rommel to you. She is currently serving as the Interim President. Kathleen has served on the Board of Directors since 2006. She has worn several hats as Director and as Secretary and prior to being on the Board Kathi and her husband Ron worked as pool monitors for many years. Kathi owns two units and has been part of our community since 2000. Kathi says...I am passionate about making this a neighborhood where we are proud to live. I want to develop a "Small Town" feeling where everyone feels welcome and can join in as a neighborhood. My "children" are my two cats, but I want to be an 'Aunt' to many of the young people who live here. They are our future. I want to encourage them to dream BIG!

COYOTES ~ Since Coyotes live in the woods behind Ashborough and have been know to visit the property, here are some ideas from The Colorado Division of Wildlife to help us live in harmony:

~Keep a close eye on your pets. To ensure your cat will be safe, be sure to keep it indoors at all times. Always supervise your dog when he's outside, particularly at dawn or dusk, when coyotes are most active.
~If you are out with your dog and see a coyote, pick up your dog if possible and leave immediately.
~Do not let your dog play with coyotes—they are territorial animals and may turn on your dog if they feel threatened.

~Make sure your children (and you!) do not feed or try to play with coyotes. While they might look like a rugged version of Rover, coyotes are wild animals that can become aggressive and even bite. Though they are normally timid toward people, coyotes' natural fear is lessened and they are encouraged to stay in the area if you feed and try to play with them.

If you run into a coyote while you're outside: Act big, yell, flail, and even throw small objects at him to let him know he is unwelcome in this area. Do not turn your back on the coyote or run from him, as this will only encourage him to be aggressive towards you.

If you are bitten by a coyote, make sure you get rabies shots and also call animal control. A coyote that has attacked a human needs to be put down, and animal control can make sure that's done without putting you further in jeopardy.

JANUARY OPERATING EXPENSES

Expenses	Amount
Alarm	\$ 170.31
Collections	\$ 90.00
Elec.	\$ 1,009.06
Gas	\$ 27,457.98
Insurance	\$ 7,170.92
Landscaping	\$ 4,100.00
Office Expense	\$ 1,106.72
Painting	\$ 365.11
Payroll	\$ 10,342.47
Payroll Taxes	\$ 2,640.51
Pest Control	\$ 600.00
Plumbing	\$ 2,510.00
Pool	\$ 250.00
Prop.Maint.Othr.	\$ 5,490.15
Vehicles	\$ 756.39
Water/Sewer	\$ 19,607.74

Total \$ 83,667.36

Ashborough Condominium Association, Inc.

P.O. Box 7268

Marietta, GA 30065

0-770.422.8192

f-770.422.0691

ashborough@bellsouth.net

www.ashborough.managebuilding.com

Village News

NEXT MONTHLY BOARD MEETING MONDAY, FEBRUARY 28, 2011 ~ 7:00 PM

MONTHLY ASSOCIATION FEE ~ \$295.00 is due the 1st of each month. Please include a late fee of \$20 if paid after the 15th. Don't forget to include your unit number on your check or money order.

\$200 SPECIAL ASSESSMENT ~ If you haven't paid yours yet please do so now. It was due November 1. This amount counts towards delinquencies for FHA purposes.

CREDIT CARD PAYMENTS ~ To pay your monthly fee using your VISA or MasterCard please stop by or call the office.

COLLECTIONS ~ If you receive a letter from the collection company (ADAC) or attorney (Lipshutz) about your past due Association fees please contact the sender of the letter directly to make payment arrangements.

MAINTENANCE UPDATE ~ As long as the weather holds we will focus on the creek bank, siding repairs, painting, finishing up the pool repairs and parking lot stripping. Last month 1808/Way got a new roof and 1819/Circle was finished with painting/repairs.

For those of you who are out of compliance with the Architectural Standards because you have put up a new front door and never painted it... **On Friday, March 18th we will paint front doors that are not painted.** If we have to paint your front door we will add \$150 to your account for this service.

CLUBHOUSE ~ Because of some unexpected repair issues in the clubhouse that cannot be done until the next budget year we will not rent the club-

house after March 1, 2011 until further notice.

RECYCLING, SAVE YOUR CANS! ~ The funds collected from the recycling will go into the garden fund. There will be collections of cans every other weekend at the clubhouse for several hours starting Sunday, March 6th @ 2pm. People from the community garden will take to recycling.

The other recycling activity that is going to be promoted over the next month or two will be METAL RECYCLING. We will be looking for any large METAL items that you might have in your home/back yard you want gone. Old folding chairs, bed rails, washing machines, exercise equipment. Anything METAL we can pick up and take away for you. These funds will also go toward the Community Garden. More ideas will be developed over the next few months.

GRANDPA SHOWER ~ On Sunday, March 13 @ 2pm a few of us will gather to get Rick stocked up on all the items he's gonna need to be a Grandpa to a boy sometime very soon. (I, Ginny, plan to buy him lots of ear plugs!) Come on out and join us. If you'd like to help with the food please call Ann to coordinate.

MARATHON MAMA! ~ You may have seen Teresa training and training for a marathon that she ran at Calloway. Well, all her hard work paid off! She came in first place in her class. Congratulations Teresa! Now she's training to race again. You go girl!

MEET YOUR BOARD MEMBERS ~ This month we want to introduce Jeanette Gravino to you. She is currently serving as a Director. Jeanette has served on the Board of Directors for many many years. She has worn several hats as Secretary, pool manager for 10 years, the Architectural Standards committee several times, started a recycling program and is now part of the community garden. Jeanette has 3 children, grandchildren and has been part of our community for 28 years. She loves to work with the landscaping around her unit. Jeanette says...This is my 'chosen home' where I have raised my children and lived the major portion of my adult life. I plan on retiring here and I'd like to see our community remain safe, clean and presentable.

FEBRUARY OPERATING EXPENSES

Expenses	Amount
Attorney	\$ 2,200.00
Collections	\$ 2,310.08
Elec.	\$ 1,100.73
Gas	\$ 29,996.47
Insurance	\$ 7,845.28
Landscaping	\$ 4,100.00
Landscap-Othe	\$ 1,144.80
Office Expense	\$ 1,122.34
Painting	\$ 2,387.46
Payroll	\$ 10,959.58
Payroll Taxes	\$ 2,884.11
Pest Control	\$ 600.00
Plumbing	\$ 125.00
Prop.Maint.Othr.	\$ 1,168.39
Spec. Asses. Transfer	\$ 11,564.20
Trash	\$ 4,045.01
Vehicles	\$ 247.35
Water/Sewer	\$ 21,718.67

Total \$ 105,519.47

Ashborough Condominium Association, Inc.

P.O. Box 7268

Marietta, GA 30065

0-770.422.8192

f-770.422.0691

ashborough@bellsouth.net

www.ashborough.managebuilding.com

Village News

NEXT MONTHLY BOARD MEETING MONDAY, APRIL 25, 2011 ~ 7:00 PM

MONTHLY ASSOCIATION FEE ~ \$295.00 is due the 1st of each month. Please include a late fee of \$20 if paid after the 15th. Don't forget to include your unit number on your check or money order.

\$200 SPECIAL ASSESSMENT ~ If you haven't paid yours yet please do so now. It was due November 1. This amount counts towards delinquencies for FHA purposes.

CREDIT CARD PAYMENTS ~ To pay your monthly fee using your VISA or MasterCard please stop by or call the office.

ANNUAL MEETING ~ This year's annual meeting will be Sunday, June 5, 2011. You will receive your copy of the proposed budget sometime in May. Please make sure the office has your correct mailing address and if you don't receive it by the end of May please let us know. The monthly fee will increase in the new budget year so please look over your packet when you receive it.

DELINQUENCIES & PARKING~ Did you know that our governing documents allow the Board of Directors to restrict parking on Association property of anyone who is delinquent on their Association fees? This has never been enforced but for a few who refuse to make any attempt whatsoever to catch up and stay current the Board is moving in that direction. Those of you who have not been turned over to the attorney or collections received a letter in your last statement advising you that because of delinquencies greater than 15% we have lost our FHA accreditation. This is no joking matter. This means that anyone wanting to purchase in our community will not be able to get a loan. They will have to pay cash. If you are past due it is vital that you find a way to get current and stay current.

MAINTENANCE UPDATE ~ In April Maintenance will focus on getting the pool ready for the County Inspector, siding repairs, parking lot striping and preparation for the creek bank repairs.

WATER LEAKS ~ In May we will start door to door water leak inspections by a licensed plumber. Water prices are going up again and we need to do everything we can to keep our bill from rising. You will receive a notice the week before your building will be inspected. It will let you know when the plumber will be on site and ask you to be home or make available access if we do not have a pest control or an emergency key for your unit. Any minimal repairs will be fixed. (ex: washers, flappers, etc..) If you have leaks that will require more effort you will be left a quote detailing what needs to be done and how much it will cost. You can use the same plumber or you can use your own plumber and just provide us with information showing that the leak has been fixed. If you prefer to have your own plumber give the office a statement that says you have no leaks that will be acceptable also.

RECYCLING, SAVE YOUR ALUMINUM CANS! ~ There is a garbage can located on the front patio of the clubhouse to place CLEAN aluminum cans in. The funds raised from the recycling will go into the garden fund.

CREEK MEETING ~ Information on the presentation made, questions asked and answers will be mailed as soon as available.

MEET YOUR BOARD MEMBERS ~ This month we want to introduce Ed Poe to you. He is currently serving as Vice President. Ed has lived on the property for over 30 years and has served on the Board

for over 15 of those years. He has worked on many projects during his tenure but has devoted extra time to the upkeep of the tennis courts. As a die-hard tennis player, he has worked hard on having the courts restored and maintained, not only for the many tennis players at the Village but also to enhance the value of our property. Ed says: Condominiums are all about working together for the common good. If we all pull together as a community and do our part, especially in these difficult times, this can continue to be a great place to live.

CLUBHOUSE ~ Because of some unexpected repair issues in the clubhouse that cannot be done until the next budget year we will not rent the clubhouse after March 1, 2011 until further notice.

MARCH OPERATING EXPENSES

Expenses	Amount
Accountant	\$ 850.00
Alarm	\$ 170.31
Attorney	\$ 134.58
Collections	\$ 1,395.00
Elec.	\$ 1,052.40
Gas	\$ 25,412.29
Insurance	\$ 15,680.13
Landscaping	\$ 4,100.00
Office Expense	\$ 888.19
Painting	\$ 5,007.31
Payroll	\$ 13,416.77
Payroll Taxes	\$ 2,479.72
Pest Control	\$ 600.00
Plumbing	\$ 1,685.00
Pool Supplies	\$ 1,015.00
Prop.Maint.Othr.	\$ 714.50
Spec. Asses. Transfer	\$ 650.00
Trash	\$ 1,842.61
Vehicles	\$ 144.16
Water/Sewer	\$ 20,239.96

Total \$ 97,477.93

Ashborough Condominium Association, Inc.

P.O. Box 7268

Marietta, GA 30065

0-770.422.8192

f-770.422.0691

ashborough@bellsouth.net

www.ashborough.managebuilding.com

Village News

NEXT MONTHLY BOARD MEETING MONDAY, MAY 23, 2011 ~ 7:00 PM

MONTHLY ASSOCIATION FEE ~ \$295.00 is due the 1st of each month. Please include a late fee of \$20 if paid after the 15th. Don't forget to include your unit number on your check or money order.

\$200 SPECIAL ASSESSMENT ~ If you haven't paid yours yet please do so now. It was due November 1. This amount counts towards delinquencies for FHA purposes.

CREDIT CARD PAYMENTS ~ To pay your monthly fee using your VISA or MasterCard please stop by or call the office.

ANNUAL MEETING ~ This year's annual meeting will be Sunday, June 5, 2011. You will receive your copy of the proposed budget sometime in May. Please make sure the office has your correct mailing address and if you don't receive it by the end of May please let us know. The proposed budget for the new year contains an increase so please look over your packet when you receive it.

CAR WASHING ~ Please don't. There are plenty of nearby carwashes that recycle their water. When you wash your car here you not only increase the amount we pay for water but for sewer also.

SEWER LINES ~ Please do not flush any feminine products. Our lines are old and cannot handle the load of things like that. FREQUENTLY when we have sewer line problems what the plumber has to dig out of the line is tampons, pads, grease from kitchen sinks and condoms. PLEASE work with us on this.

COUPONS ~ If you receive the Sunday paper and don't use your coupon section feel free to drop it off at the office. Also if you NEED coupons feel free to stop by. If you would be interested in attending a class on how to coupon please contact the office and let

Ann know. We have someone who is willing to do this for free for us if we have an interest.

FRONT YARDS ~ The area in the front of your unit (to the sidewalk) is limited common area. You can do your own landscaping but you have to keep it within the architectural standards of the community. If you don't maintain it to that standard then the association has the right to do that for you. Anytime you make changes to the front of your unit you should check with the office to see what will be allowed.

POOL ~ We are hoping to open the pool the last weekend of May. We were very close to being able to have our inspection done when a crack developed in the bottom of the pool. That crack is repaired and pending any other problems we should be ready for our inspection the week of the 23rd. Please remember that if your unit has ANY PAST DUE ASSESSMENTS YOU ARE NOT PERMITTED TO USE THE POOL. If you are a renter you might want to check with the office or your owner to make sure the fees are paid.

RECYCLING, SAVE YOUR ALUMINUM CANS! ~ There is a garbage can located on the front patio of the clubhouse to place CLEAN aluminum cans in. The funds raised from the recycling will go into the garden fund.

MEET YOUR BOARD MEMBERS ~ This month we want to introduce Brian Sheres to you. He is currently serving as a Treasurer. He has been a resident of Marietta for over 30 years and Ashborough Village for the past 8. As member of the faculty for Life University for over 25 years, he has worn many hats at Life including a 2 year stint in Beijing, China (remember "Tian Men Square" I was there in

June, 1989) as part of "Life Around the World". His goal for Ashborough Village is the upgrade of the property and buildings while maintaining the community's fiscal responsibility. "Even in difficult times, we, the community of Ashborough Village, must recognize, that we have not only bought our individual homes but we also own the property as a whole and therefore are responsible, together, for its well being, value and appearance.". He, as others have stated, plans to retire here and wants the legacy of the clean, quiet and safe environment to remain enjoyed by future generations.

APRIL OPERATING EXPENSES

Expenses	Amount
Cap. Resv. Transfer	\$ 9,801.22
Collections	\$ 796.04
Elec.	\$ 855.09
Gas	\$ 16,631.05
Insurance	\$ 7,484.01
Landscaping	\$ 4,100.00
Office Expense	\$ 1,473.93
Payroll	\$ 9,296.70
Payroll Taxes	\$ 3,753.78
Pest Control	\$ 600.00
Plumbing	\$ 3,320.00
Prop.Maint.Othr.	\$ 5,640.21
Spec. Asses. Transfer	\$ 2,943.80
Trash	\$ 1,812.82
Water/Sewer	\$ 23,269.63

Total \$ 91,778.28

Ashborough Condominium Association, Inc.

P.O. Box 7268

Marietta, GA 30065

0-770.422.8192

f-770.422.0691

ashborough@bellsouth.net

www.ashborough.managebuilding.com

Village News

NEXT MONTHLY BOARD MEETING MONDAY, JULY 25, 2011 ~ 7:00 PM

MONTHLY ASSOCIATION FEE ~ \$295.00 is due the 1st of each month. Please include a late fee of \$20 if paid after the 15th. Don't forget to include your unit number on your check or money order.

\$200 SPECIAL ASSESSMENT ~ If you haven't paid yours yet please do so now. It was due November 1. This amount counts towards delinquencies for FHA purposes.

CREDIT CARD PAYMENTS ~ To pay your monthly fee using your VISA or MasterCard please stop by or call the office.

ANNUAL MEETING ~ This year's annual meeting will be **Sunday, June 5, 2011**. You should have already receive your copy of the proposed budget. If you have not please contact the office. The proposed budget for the new year contains an increase so please look over your packet when you receive it.

SCRIBE NEEDED ~ If you have skills that would make you a good scribe for our board meetings once a month and the annual meeting once a year please submit a letter of interest to the office. The pay will be \$20 a meeting.

4th of JULY PARADE ~ Keep an eye out for informational flyers about a community 4th of July parade.

COLLECTION STATISTICS ~ Several homeowners have ask about who it is (in a general sense) that does not pay their fees. The following are statistics from May 31, 2011 information. There are 66 accounts that are 32 days or more past due. 64% are not students or

former students. 36% percent are students or former students. 12% are bank owned properties. 36% are rental properties. 47 % are owner occupied units and 5% are for sale. 33% of the rental units are empty. 67% of rental units have renters currently in them. 17% of rental units that are past due have payment plans with the office. 83% of the rental units with past due amounts are turned over to collections.

FRONT YARDS ~ The area in the front of your unit (to the sidewalk) is limited common area. You can do your own landscaping but you have to keep it within the architectural standards of the community. If you don't maintain it to that standard then the association has the right to do that for you. Anytime you make changes to the front of your unit you should check with the office to see what will be allowed.

POOL ~ OPEN Daily 10a-9p (or dark). Those wishing to swim laps and/or exercise will be able to do that from 9a-10a. Please remember, this is a time for adults to exercise. No children will be allowed during this time. Pool keys are available in the office or from the pool monitor. Keys are \$5. Please see reverse for hours and pool rules. Please remember that as owners we pay for this pool and it belongs to all of us. It is in all of our best interest to insure that rules are followed and only those that carry their weight in paying for the pool be allowed to use it. If someone doesn't have a key...there might be a reason for that....please don't 'be nice' and let them in. It could be because they are delinquent, don't live here or have been restricted from the pool for some other reason.

RECYCLING, SAVE YOUR ALUMINUM CANS! ~ We just learned that cans should be CRUSHED in addition to being RINSED OUT.

ASSOCIATION STAFF ~ Please remember that those working for Ashborough are trying their best to do their job. We all try to be as friendly as possible but sometimes being friendly gets in the way of our ability to do the best job for you that we can. Please take that in to consideration and help us to undo the current environment where hanging out and talking to the homeowners is ok. We know you'd rather us be doing our jobs.

MAY OPERATING EXPENSES

Expenses	Amount
Cap. Resv. Transfer	\$ 9,801.22
Collections	\$ 1,547.58
Elec.	\$ 813.78
Gas	\$ 13,367.09
Insurance	\$ 7,656.27
Landscaping	\$ 4,100.00
Office Expense	\$ 1,303.36
Painting	\$ 409.10
Payroll	\$ 9,851.13
Payroll Taxes	\$ 1,310.21
Pest Control	\$ 600.00
Plumbing	\$ 2,310.00
Pool	\$ 719.48
Prop.Maint.Othr.	\$ 1,021.55
Spec. Asses. Transfer	\$ 660.00
Trash	\$ 2,505.25
Vehicles	\$ 284.27
Water/Sewer	\$ 24,562.05

Total \$ 84,131.34

Ashborough Condominium Association, Inc.

P.O. Box 7268

Marietta, GA 30065

0-770.422.8192

f-770.422.0691

ashborough@bellsouth.net

www.ashborough.managebuilding.com

Village News

NEXT MONTHLY BOARD MEETING MONDAY, AUGUST 22, 2011 ~ 7:00 PM

MONTHLY ASSOCIATION FEE ~ \$345.00 is due the 1st of each month. Please include a late fee of \$20 if paid after the 15th. Don't forget to include your unit number on your check or money order.

CREDIT CARD PAYMENTS ~ To pay your monthly fee using your VISA or MasterCard please stop by or call the office. You can set up recurring payments that automatically charge each month.

4th of JULY PARADE ~ Much fun was had by all! Thanks to all of those who gave their time in organizing. There are more activities like this being planned for the future.

NEW RULES ~ Please keep a look out in the mail for new rules that have been adopted by the Board of Directors. Going forward only brown or white curtain backs or blinds will be permitted. AND no vehicle washing will be permitted on the property. The official rule document will be mailed to each homeowner.

CAR & HOME—DOOR & WINDOW LOCKS ~ Please take a minute to make sure your unit is secure. Last weekend 3 units had video games and/or video game systems and other electronics disappear from their unit. Last night the Courtesy Officer noticed someone trying front door knobs around 2:15 a.m. He chased him through the woods and lost him in Bexley Apartments. He called 911 and reported the incident. These are teenagers out very late without supervision. A good idea might be for everyone to leave your porch light on so that there are no dark places to hide...at least for the time being until they get caught or realize that this isn't a vulnerable place any longer. If you see anything suspicious...call 911 1st and the office number to get the Courtesy Officer 2nd. We don't want you to be scared...but we want to deal with the realization that we

have to do things to make us appear less vulnerable.

FREE MOVIES FOR CHILDREN ~ The Strand Theatre on the Marietta Square is offering free 'Midweek Munchkin Movie Madness'. Children under 12 are admitted for free with a paying adult Wednesday, July 6 @ 10am - Shrek, Wednesday, July 20 @ 10am—Kung Fu Panda, Wednesday, August 3 @ 10am—Curious George. Adult tickets are \$5.

DOG PARK ~ Remember that you have to pick up after your dog EVEN IN THE DOG PARK. As one of the kids in the neighborhood said...IT'S JUST GROSS!

COLLECTIONS ~ This is a reminder that if your account has been turned over to collections (ADAC or Lipshutz) you have to make all payments through them until your account is current. There are 10 units that are in the process of being foreclosed on because of their failure to even contact the collection company to work out a plan. Don't make your unit be one of those. They are more than willing to work out payment plans but you must call them.

****POOL KEY CHANGE** ~** We are in the process of migrating to a new pool key. The new keys will be numbered and assigned to a specific unit. You should be prepared to show your key as proof that you are eligible to be in the pool area (i.e. live here, fees paid...). The new keys will be only available from the office. One key will be given to each unit at no charge. Additional keys can be purchased for \$5. To get your new key stop by the office Monday—Friday between 8am & noon OR Sunday nights (at the pool) between 7 & 9pm. You will be required to show some sort of identification that shows that you are the owner or resident of your unit. If you are a renter we MUST have a lease on file from the

owner that connects you with the unit. If there are outstanding fees on your unit you will not be able to purchase a key until those fees are paid. We hope that this change will help to keep people from other neighborhoods out of the pool area and will insure that those who pay for the pool will be able to enjoy it. The 'new' key works only on the 'girls bathroom' side. The old key will continue to work on the 'boys bathroom' side until August 13th and then that side will be changed to the new key also.

REDUCED PRICES FOR PRESCRIPTIONS ~ Rx Specialty Services, Inc. Kimberly A. Mirabile-McNeese 706-276-6240 (Ann (in the office) gets some of her medications for \$12 for 3 months!)

JUNE OPERATING EXPENSES

Expenses	Amount
Cap. Resv. Transfer	\$ 8,000.00
Collections	\$ 84.48
Elec.	\$ 1,212.63
Gas	\$ 11,160.05
Insurance	\$ 8,957.30
Landscaping	\$ 4,100.00
Office Expense	\$ 881.91
Painting	\$ 1,221.89
Payroll	\$ 10,466.09
Payroll Taxes	\$ 2,622.76
Pest Control	\$ 600.00
Plumbing	\$ 300.00
Pool	\$ 919.40
Prop.Maint.Othr.	\$ 1,828.76
Trash	\$ 1,601.50
Vehicles	\$ 180.85
Water/Sewer	\$ 26,799.03

Total \$ 80,936.65

Ashborough Condominium Association, Inc.

P.O. Box 7268

Marietta, GA 30065

0-770.422.8192

f-678.829.0720

ashborough@bellsouth.net

www.ashborough.managebuilding.com

Village News

NEXT MONTHLY BOARD MEETING MONDAY, AUGUST 22, 2011 ~ 7:00 PM

MONTHLY ASSOCIATION FEE ~ \$345.00 is due the 1st of each month. Please include a late fee of \$20 if paid after the 15th. Don't forget to include your unit number on your check or money order.

CREDIT CARD PAYMENTS ~ To pay your monthly fee using your VISA or MasterCard please stop by or call the office. You can set up recurring payments that automatically charge each month.

COLLECTIONS ~ Ok we need 15 of the people that are delinquent to get current so that we are at an acceptable level for the FHA and can reapply for our certification! **YOU CAN DO IT!!!** We've had many ask about our collection process. Roughly the process is that if you are 32 days delinquent your account will be turned over for collections unless you have made a payment arrangement with the office and are making the payments that you promise. A payment plan **MUST** be designed to reduce your debt which means paying the current month and a portion of the back fees owed. Some older accounts are with Lipshutz and Greenblatt. The newer accounts are with ADAC. Lipshutz will file suit, obtain a judgment and locate assets to garnish. ADAC will file suit, obtain a judgment and then foreclose on your unit and rent it out to make the money back that the Association & ADAC is owed. Neither of these options are desirable. Please just get current and pay your fees.

FRONT PATIOS ~ Please remember that you cannot store things on your front patio. If you have received a letter asking you to clean up, you don't and your property disappears you can check down at the maintenance lot. We will hold the items removed for a week before disposing of them.

WINDOW COVERINGS ~ Please make sure that your curtains or blinds are in good repair and kept neat. It may not seem like a big deal to you but creating a uniform neat appearance in our community helps real estate agents when they are showing the property to prospective buyers. Be proud of your community. Don't junk it up! :o)

SECURITY UPDATE ~ We haven't had any more reports of break ins or anything like that **BUT** someone reported that a man was observed removing a package (fedex/ups type) from a homeowners front porch. The homeowner confronted him and he gave the package back got in his car and sped off. A police report was filed.

CLUBHOUSE ~ The clubhouse is still not available to be rented. We will let you know (via the newsletter) when it is. There were other financial priorities in July.

(Repeat) POOL KEY CHANGE** ~** We are in the process of migrating to a new pool key. The new keys will be numbered and assigned to a specific unit. You should be prepared to show your key as proof that you are eligible to be in the pool area (i.e. live here, fees paid...). The new keys will be only available from the office. One key will be given to each unit at no charge. Additional keys can be purchased for \$5. To get your new key stop by the office Monday—Friday between 8am & noon OR Sunday nights (at the pool) between 7 & 9pm. You will be required to show some sort of identification that shows that you are the owner or resident of your unit. If you are a renter we **MUST** have a lease on file from the owner that connects you with the unit. If there are out-

standing fees on your unit you will not be able to purchase a key until those fees are paid. We hope that this change will help to keep people from other neighborhoods out of the pool area and will insure that those who pay for the pool will be able to enjoy it. The 'new' key works only on the 'girls bathroom' side. The old key will continue to work on the 'boys bathroom' side until August 13th and then that side will be changed to the new key also.

JULY OPERATING EXPENSES

<u>Expenses</u>	<u>Amount</u>
Accountant	\$ 2,950.00
Collections	\$ 8,431.43
Elec.	\$ 1,433.34
Flood Ins.	\$ 18,562.10
Gas	\$ 10,620.96
Insurance	\$ 577.64
Landscaping	\$ 4,100.00
Office Expense	\$ 1,189.02
Painting	\$ 4,624.32
Payroll	\$ 11,262.42
Payroll Taxes	\$ 2,786.03
Pest Control	\$ 600.00
Plumbing	\$ 1,970.00
Pool	\$ 885.75
Prop.Maint.Othr.	\$ 2,261.35
Trash	\$ 2,024.87
Water/Sewer	\$ 22,104.65

Total \$ 96,383.88

Ashborough Condominium Association, Inc.
P.O. Box 7268
Marietta, GA 30065
0-770.422.8192
f-678.829.0720
ashborough@bellsouth.net
www.ashborough.managebuilding.com

Village News

NEXT MONTHLY BOARD MEETING MONDAY, SEPTEMBER 26, 2011 ~ 7:00 P M

MONTHLY ASSOCIATION FEE ~ \$345.00 is due the 1st of each month. Please include a late fee of \$20 if paid after the 15th. Don't forget to include your unit number on your check or money order.

CREDIT CARD PAYMENTS ~ To pay your monthly fee using your VISA or MasterCard please stop by or call the office. You can set up recurring payments that automatically charge each month.

CLUBHOUSE UPDATE ~ We have received several bids to replace the a/c and furnace but we aren't in a place financially to do it yet. Our monthly expenses continue to exceed the amount collected for monthly expenses because of delinquent homeowners and some very large expenses in July and August. We will fix it as soon as we can.

'THE WHITE LINE IN THE MIDDLE OF THE ROAD!' ~ Yes, we know it looks bad and maintenance is trying to come up with a fix that won't make it look worse. This line was put there years ago to try and delineate sides of the road as to avoid crashes, especially at the top of the hill by the tennis courts. It was mostly worn away because it's been 4 years since we've had striping done. Striping should be done every 2 years but the bids we had gotten 4 years ago were almost double that of the previous time the job was done. We had planned to do the striping in house but came across someone who was 'too good to be true' and that is how we came to be in the place we are in now. This process will go much differently in 2 years and around 2018 we should have enough saved in the capital reserves (depending on delinquent homeowners) to have the streets paved and striped.

OFFICE STRUCTURE UPDATE ~ Ann will be available in the office during open office hours. She will handle or pass along to the appropriate person anything that is brought to her. Ginny will be in 7—10 hours a week to handle payables, receivables, collections, property closings and other items as needed. Additionally, Vivian will be coming in through the end of the year to analyze the structure and procedures as a whole for the Board of Directors. She has experience in property management. We want to make sure that we are being as effective as we can be while being as cost efficient as possible.

COMMUNICATION ~ The very best way to report something or to express yourself on a subject is to put it in writing either in an email or dropped off at the office. The office and the Board President work very closely together and we will make sure your issue gets addressed, maybe not the way you would like but addressed all the same. All maintenance items should be reported to the office so that they make their way into our tracking system. Simply telling 'one of the guys' when they are out working most likely won't make it happen. You can enter the item in the tracking system yourself if you have given us an email address and we have you set up in the system. The site address is www.ashborough.managebuilding.com.

MAINTENANCE ~ 1814/Road and 1812/Road have new roofs. 1815/Circle is being painted. 1817/Circle has been patched and is being painted. 1817/Circle is the next building to be roofed. This will most likely happen in the spring. 1198/Terrace is being repaired and will be painted. The parking lot striping was done. We've done plumbing inspections on

3 buildings and are making some adjustments to our process before we start up again.

POOL ~ Maintenance is going to try and keep the pool open until the 3rd week in September. It really depends on the weather. Last year we closed it when the only people left using it were Mario and Ms. Dolby exercising in the morning. (I'm pretty sure they'd keep coming even if it were FREEZING! :o)) There will be no pool monitors after September 5th so it is very important that we all be vigilant in making sure the rules are being followed so that there aren't problems that may cause us to have to go ahead and close the pool.

AUGUST OPERATING EXPENSES

Expenses	Amount
Elec.	\$ 910.32
Gas	\$ 1,015.66
Insurance	\$ 17,908.75
Landscaping	\$ 4,100.00
Office Expense	\$ 1,308.59
Painting	\$ 5,663.86
Payroll	\$ 11,428.25
Payroll Taxes	\$ 2,914.80
Pest Control	\$ 600.00
Plumbing	\$ 375.00
Pool	\$ 1,325.71
Prop.Maint.Othr.	\$ 4,875.35
Termite Bond	\$ 3,650.00
Trash	\$ 1,989.28
Water/Sewer	\$ 24,407.34

Total \$ 91,612.91

Ashborough Condominium Association, Inc.
P.O. Box 7268
Marietta, GA 30065
0-770.422.8192
f-678.829.0720
ashborough@bellsouth.net
www.ashborough.managebuilding.com

Village News

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

MONTHLY ASSOCIATION FEE ~ \$345.00 is due the 1st of each month. Please include a late fee of \$20 if paid after the 15th. Don't forget to include your unit number on your check or money order.

CREDIT CARD PAYMENTS ~ To pay your monthly fee using your VISA or MasterCard please stop by or call the office. You can set up recurring payments that automatically charge each month.

BOARD MEETING ~ If you have something you would like to present to the Board you should submit your request in writing at least 3 weeks prior to the meeting date. The Board will be given the information that you want to speak on and you will get time to present. If you just want to come and listen to the topics discussed you can always do that. We will just ask you to leave when it is time to discuss specific delinquencies.

ARCHITECTURAL STANDARDS ~ Please remember that the front and back of your unit should be in order and nothing can be stored out in the open. You also need to have brown or white blinds or curtain backings and they should be in good repair. If you have a screen door it should be in good repair. No items can be stored in the common area. The maintenance staff has instructions to pick up any items in the common area.

GARDEN CLUB ~ For \$10 and an hour a week helping you can buy in to the winter planting in the community garden. So far they have lettuce, brussel sprouts, cauliflower and some others planted. For more information contact

the office.

DELINQUENCY RATE ~ Our delinquency rate is still in the 20's. If you have fees that are more than 32 days past due you may very well find a letter from the collection company in your mailbox. Last month we had several comments...why didn't you call me, you are ruining my credit, etc... Well, frankly the truth of the matter is that it is not a mystery when the fees are due. We have no obligation to call and remind you. And we have shared over and over again that we have lost our FHA accreditation because of this. It's the HOA's credit that is being damaged...homeowner credit is only being damaged if they refuse to meet their obligations. So don't complain to the office. Call the collection company and make arrangements to meet your obligations so that we can get our accreditation back. They are more than willing to work out a payment plan but you have to call and you have to keep your word.

LANDSCAPE MAINTENANCE ~ It has become the realization of the Board that with the age of our property we have outgrown the current system of landscape maintenance. We have requested bids from several companies including our previous one for a more comprehensive maintenance plan in addition to an improvement plan and bid to accompany that. With the age of this property we just can't keep doing what we've always done and expect a different result.

INSURANCE ~ Over the last two months we have had dishwashers spring leaks and flood two units and

in one case the neighboring unit. **THIS IS WHY YOU HAVE TO HAVE INSURANCE TO COVER THE INSIDE OF YOUR CONDO!** If this should happen to you or your neighbor you need to contact your insurance to file a claim. They in turn will cover your claim and subrogate with the other insurance companies involved. If someone doesn't have insurance to cover the inside of their unit they can expect to have problems with their neighbor over damages done. It's not expensive and can eliminate a ton of stress should this happen to you.

HOLIDAY DECORATIONS ~ Please make sure that when putting them up they are not in the common area, don't cause damage to the building and are removed promptly.

SEPTEMBER OPERATING EXPENSES

Expenses	Amount
Collections	\$ 1,142.23
Elec.	\$ 1,215.35
Fees & Taxes	\$ 536.00
Gas	\$ 10,390.71
Insurance	\$ 8,027.66
Landscape Maint.	\$ 4,100.00
Office Expense	\$ 1,496.39
Painting	\$ 1,332.00
Payroll	\$ 16,906.26
Payroll Taxes	\$ 4,101.90
Pest Control	\$ 600.00
Plumbing	\$ 1,454.00
Pool	\$ 769.53
Prop.Maint.Othr.	\$ 3,366.17
Trash	\$ 1,836.33
Tree Service	\$ 225.00
Water/Sewer	\$ 26,373.19

Total \$ 83,870.72

Ashborough Condominium Association, Inc.

P.O. Box 7268

Marietta, GA 30065

0-770.422.8192

f-678.829.0720

ashborough@bellsouth.net

www.ashborough.managebuilding.com

Village News

**NEXT MONTHLY BOARD MEETING
MONDAY, DECEMBER 5, 2011 ~ 7:00 PM**

MONTHLY ASSOCIATION FEE ~
\$345.00 is due the 1st of each month. Please include a late fee of \$20 if paid after the 15th. Don't forget to include your unit number on your check or money order.

OUTSIDE WATER ~ It's time for everyone to **cut off** their **outside water** for the winter so that the line doesn't freeze and burst. The correct way to do this is to turn the outside faucet all the way on and the inside cut off all the way off. If your faucet outside is leaking you should contact a plumber to come and replace your inside cut off. If you need help identifying where the cut off in your house is please call the office. If there is a unit next to you that is vacant please make sure the office knows so that we can attempt to get that taken care of. Maintenance will be checking all outside faucets Thanksgiving week to make sure they are off.

CREDIT CARD PAYMENTS ~ To pay your monthly fee using your VISA or MasterCard please stop by or call the office. You can set up recurring payments that automatically charge each month.

COURTESY OFFICER ~ The Courtesy Officer patrols between 9:30pm and 2:30am. If you need him please call the office number. The answering service will get him for you. If it's an emergency please call 911 first.

FED EX & UPS ~ The office cannot accept packages for you. Please make sure the delivery services have your correct address and make the proper arrangements for your deliveries.

BOARD MEMBER NEEDED ~ We are very sad to announce that Ed Poe has stepped down from the Board for a season while he takes care of some personal things in his life. If you are an eligible homeowner that is interested in serving your community please submit a letter of interest outlining areas where you feel your expertise will be beneficial. It would be good to get other areas represented. Of 6 Board Members only one doesn't live on Ashborough Circle. In fact, 3 live in 1 building! Come on Terrace, Way, Court, Drive & Road...let's represent! :o)

CREEK & COLLECTIONS~ Plans are moving forward to start with the stabilization of the creek bank. We are diligently trying to get outstanding collections caught up for this approximately \$200,000 expenditure in March. 60 units are in the collection process of some form and 9 units are foreclosures waiting to sell. Our budget is based on 299 units paying so you can see the dilemma. We are cutting and collecting everywhere we see possible. Thanks to those of you who consistently do your part. We talk about those who don't all the time...just wanted to take a minute to appreciate those who do!

MAINTENANCE ITEMS ~ Upcoming items are tree trimming, gutter cleaning, wood repair and painting of 1198 & 1200 Terrace and hopefully NO WATER LINES WILL BE BREAKING!

THANK YOU ~ A BIG THANK YOU to State Representative Stacey Evans who came to our September board meeting to learn about our

creek issues. She will be working to see if there is any government help that we have not been able to locate.

CLUBHOUSE ~ As this newsletter is being typed the furnace and air conditioner in the clubhouse are being replaced! As soon as maintenance puts in a new hot water heater the clubhouse will be available to rent. We will keep you updated!

HOLIDAY DECORATIONS ~ Please remember that holiday decorations should be removed within a week of the holiday.

THE BOARD OF DIRECTORS & STAFF WISH EVERYONE A HAPPY THANKSGIVING!

OCTOBER OPERATING EXPENSES

Expenses	Amount
Cap Res Xfer	\$ 15,000.00
Creek	\$ 1,220.00
Elec.	\$ 1,124.20
Gas	\$ 10,495.10
Insurance	\$ 7,748.77
Landscape Maint.	\$ 4,100.00
Office Expense	\$ 1,196.86
Payroll	\$ 9,892.16
Payroll Taxes	\$ 2,223.81
Pest Control	\$ 600.00
Plumbing	\$ 3,665.00
Pool	\$ 191.81
Prop.Maint.Othr.	\$ 503.00
Trash	\$ 2,147.88
Prop. Maint.Vehicles	\$ 300.06
Water/Sewer	\$ 23,046.65

Total \$ 83,455.30

Ashborough Condominium Association, Inc.

P.O. Box 7268

Marietta, GA 30065

0-770.422.8192

f-678.829.0720

ashborough@bellsouth.net

www.ashborough.managebuilding.com

Village News

**NEXT MONTHLY BOARD MEETING
MONDAY, JANUARY 23, 2012 ~ 7:00 PM**

MONTHLY ASSOCIATION FEE ~ \$345.00 is due the 1st of each month. Please include a late fee of \$20 if paid after the 15th. Don't forget to include your unit number on your check or money order. **NO CASH PLEASE.**



BOARD MEMBER NEEDED ~ Eligible homeowner needed! To be eligible you must own a unit and be current on your fees to the association. If you would like to serve your community please submit a letter of interest to the office including your area of interest of expertise.

CONDO LIVING ~ Please keep in mind that we all live REALLY close to each other. There is no insulation between units unless it has been added by a homeowner. Some neighbors can hear everything! Please keep this in mind when placing your T.V. , stereos or surround sound. And please extend patience in dealing with noises from next door. You might take the time to ask your neighbor so that you know...they may tell you that you have a lovely voice when you sing in the shower! :o)

OPEN WINDOWS ~ Please do NOT open your windows if the outside temperature is below 55 degrees. The gas for heating is a shared expense. Even if you don't have your heat on the cold in your unit affects the connecting units. If it's too hot in your house...turn your heat down or adjust the vent openings to put less heat in some areas.

WINTERIZING ~ Some things that you can do to get ready for cold weather: cut off your outside water, caulk your windows, put weather stripping up where needed, use pipe insulators for water lines that are on outside walls, have your furnace serviced, put up insulated curtains (white backs please!) and put a rolled up towel down to stop the draft under your front door. Also, please keep an eye out for the freeze warning sign. If this sign is down that means that the temperatures are predicted to be low enough to burst water pipes if the proper precautions aren't taken. The proper precautions are to open the cabinets under your sink and let the faucet drip to keep some water flowing. Every year we have at least one water line burst and it usually affects that unit and the two on either side...don't let it be you this year!

PLAYGROUND DESTRUCTION
If anyone has information on who used wire cutters to destroy a swing and the slide please let us know.

HOLIDAY DECORATIONS ~ There are beautiful decorations all over this year. Ashborough Way is looking particularly festive! Please remember that holiday decorations should be removed within a week of the holiday.

MAINTENANCE ~ We continue working on preparing to do the creek restoration. We had two water line leaks in common area lines that were repaired last/this month. One by the clubhouse. The other was in front of 1190/Drive. Work is continuing on wood and siding repair of the 1200/Terrace building. The painting, when

it is finished, will be dependant on how the weather is. Also, work on fences will begin in December.



CHRISTMAS TREE DUMPSTER ~ The week after Christmas we will have a 'Christmas Tree Dumpster' at the front of complex. Please don't put Christmas trees next to the household trash dumpsters throughout the community.

NOVEMBER OPERATING EXPENSES

Expenses	Amount
Cap Res Xfer	\$ 15,000.00
Clubhouse	\$ 4,525.00
Collections	\$ 720.77
Elec.	\$ 1,096.04
Gas	\$ 11,469.47
Insurance	\$ 7,808.77
Landscape Maint.	\$ 4,100.00
Office Expense	\$ 495.04
Painting	\$ 6,748.00
Payroll	\$ 10,331.87
Payroll Taxes	\$ 2,313.14
Pest Control	\$ 600.00
Plumbing	\$ 550.00
Pool	\$ 206.45
Prop.Maint.Othr.	\$ 326.94
Trash	\$ 1,601.50
Tree Service	\$ 10,700.00
Water/Sewer	\$ 25,430.61

Total \$ 104,023.60

Ashborough Condominium Association, Inc.

P.O. Box 7268

Marietta, GA 30065

0-770.422.8192

f-678.829.0720

ashborough@bellsouth.net

www.ashborough.managebuilding.com