

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 STILL 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.

COURTESY OFFICER ~ The Courtesy Officer will alternate his hours of patrolling in order to offer the best coverage of the property.

MAINTENANCE ~ Rick & his crew are finishing up repairing the damaged wood & siding on 1200/Terrace in preparation to paint when weather permits, as well as, taking care of the day to day situations that arise and must be handled at that time. They will move on to siding damage on 1808/Way (when the weather permits) and repairing/replacing tile in the clubhouse bathrooms (when the weather is bad). All building gutters have now been cleaned.

POST OFFICE PROBLEMS ~ If you are having problems with the receipt of your mail, we refer you to Mr. Hill 770-509-8673 at the Lower Roswell main Post Office or Robbie Eaton 770-590-9771 OR The USPS Consumer Affairs Office 404-765-7702.

HOLIDAY DECORATIONS ~ All holiday decorations should have been removed by now.

NEW LANDSCAPING COMPANY ~ beginning 2/1/2012 Tru-Green Landcare will begin their work. Please contact the Office if you have any issues, problems or concerns, rather than speaking with the Landscapers.

ROOTER PLUS ~ has provided a coupon for 10% savings (See back of this page). This offer expires 3/31/2012. Rooter Plus has also provided the following tips:

1. All outside hoses should be unattached from the spigot.
2. Close the shut-off valve on the pipe(s) which lead to your outdoor faucets
3. Open the outdoor faucets so that any residual water can drain
4. Insulate water pipes which may be exposed to freezing temperatures or wind.
5. Heat tape, faucet protectors, and foam insulation are easy to apply and available at the home improvement stores.
6. Never use an open flame to thaw frozen pipes. A hair dryer is the safest tool for thawing frozen pipes. Set on low and wave it along the pipe slowly.
7. Know the location of your water shut-off valve.

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. The Dumpster will be removed. 1/21/2012.

ARCHITECTURAL RULES AND REGULATIONS (AR&R) REVISED as of 1/15/2012

Be watching your mail for the receipt of the revised AR&R. Please take a few minutes to read the AR&R and see if any of the items on the list may apply to the grounds around your condo.

DECEMBER OPERATING EXPENSES

Expenses	Amount
Assoc. Fees & Taxes	\$ 110.39
Cap Res Xfer	\$ 10,000.00
Elec.	\$ 1,150.65
Gas	\$ 16,696.75
Insurance	\$ 7,748.77
Landscape Maint.	\$ 4,100.00
Office Expense	\$ 1,536.08
Painting	\$ 2,550.00
Payroll	\$ 10,211.39
Payroll Taxes	\$ 2,650.66
Pest Control	\$ 600.00
Plumbing	\$ 3,475.00
Prop.Maint.Othr.	\$ 9,228.85
Trash	\$ 1,900.97
Water/Sewer	\$ 26,105.71
Total \$	98,338.22

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

The Architectural Rules & Regulations Committee has requested the following reminder:

No homeowner may make any changes, alterations or additions to the “exterior” *and/or* the “common grounds” of any unit or building.

Also, it is necessary to obtain written permission from the association Board of Directors before making any exterior architectural changes to the “limited common area” exterior of your condominium unit. If written permission is obtained, please keep this written record in case a question concerning authorization comes up at a later date. If written permission is not obtained prior to making any architectural changes, the unit owner may have to “undo” the change. If written permission is not obtained, the association also has the right to impose fines, suspend the owner’s right to use the common areas, recreational facilities as well as suspend the owner’s right to vote in the association.

To administer rules and regulations as well as approval of written requests for limited common area exterior changes, the Ashborough Board of Directors considers the following six (6) factors:

- 1) Will the exterior tend to be considered attractive by most people?
- 2) Will the exterior tend to increase property values?
- 3) Will the exterior tend to attract potential buyers to the property?
- 4) Does the exterior present the impression that homeowners in the community are determined to have a well-kept, well-maintained, attractive property?
- 5) Will the exterior alteration cause damage to the property?
- 6) Will the exterior change, alteration or addition create conflict among homeowners?

The decision of the Board of Directors concerning Ashborough Village Assoc. Architectural Rules and Regulations as well as approval for written requests, is exercised for the best interest of our Village, our property values and generally attractive grounds, so that we may all be proud to call Ashborough our home.

Thank you for your cooperation

Village News

NEXT MONTHLY BOARD MEETING MONDAY, FEBRUARY 27, 2012 ~ 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. NO CASH PLEASE.

VICE PRESIDENT position still open on the BOARD OF DIRECTORS ~ 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.

MAINTENANCE ~ Will move on to siding damage on 1808/Way (when the weather permits) and repairing/replacing tile in the clubhouse bathrooms (when the weather is bad). All building gutters have now been cleaned.

POST OFFICE RESOLUTION ~ Our new mail carrier is Brenda. She has promised to carefully deliver our mail. Your name and unit number are required inside the lid of your mailbox by USPS for her to be able to do a good job. USPS Office of Consumer Affairs is 404-765-7702.

VOTER REGISTRATION ~ Ann Hadzimihalis, the Administrative Assistant at the Management office is a Voter Registrar, for those interested.

BY-LAWS & DECLARATIONS~ Have been filed at the Cobb County Court House and are in effect as of 2/9/2012. All documents have been input and can be viewed at: www.ashborough.managebuilding.com under "Documents", then click on Ashborough Governing Documents dated 2/9/2012

FOUND KEYS ~ A set of keys were found in the clubhouse parking lot. The only identifiable key is to a Mazda.

NEW LANDSCAPING COMPANY REMINDER: TruGreen Landcare has begun their work as our Landscapers. Please contact the Office if you have any issues, problems or concerns, rather than speaking with the Landscapers.



CELL PHONES FOR SOLDIERS

Please drop off any old cell phones at the office. Ann collects and forwards these to "Cell Phones For Soldiers" where they are refurbished and given to soldiers so that they can call home.

CLUB HOUSE RESTROOMS REMODELED ~ The Board has approved the remodel of the restrooms in the clubhouse. The maintenance staff is currently working on the "Ladies" restroom; with estimation of completion March 1st, prior to the men's restroom, estimated completion April 1st.

CLUB HOUSE RENTAL ~ is suspended until the completion of the restroom remodel.

ARCHITECTURAL RULES AND REGULATIONS(AR&R)REVISED as of 1/15/2012 The Board of Directors reminds you to please present your requests to the Office for any changes you have made to the Limited Common area of your unit.

EMERGENCY INFORMATION SHEET ~ The office has mailed out several emergency information sheets. Please complete the form and return to the office. Be assured ! your information is kept in strictest confidence. This information is needed emergencies as water leaks, gas leaks,

IF Maintenance should be forced to break a window to access the emergency—it is the homeowner's responsibility to repair/replace the damage caused by the maintenance staff.

JANUARY OPERATING EXPENSES

Expenses	Amount
Elec.	\$ 1,020.58
Gas	\$ 19,472.53
Insurance	\$ 7,479.88
Landscape Maint.	\$ 4,100.00
Office Expense	\$ 1,087.82
Painting	\$ 446.14
Payroll	\$ 9,929.16
Payroll Taxes	\$ 2,845.08
Pest Control	\$ 600.00
Plumbing	\$ 1,650.00
Prop.Maint.Othr.	\$ 4,010.42
Trash	\$ 1,712.35
Water/Sewer	\$ 22,877.90
Total	\$ 81,857.23

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Village News

NEXT MONTHLY BOARD MEETING MONDAY, MARCH 26, 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.**



VICE PRESIDENT position still open on the **BOARD OF DIRECTORS ~ Eligible homeowner needed!** Please submit a letter of interest to the office.

MAINTENANCE ~ Please remember the Ashborough Maintenance Staff is hired and monies budgeted from the association fees **ONLY** for the exterior of our buildings and fences.

CLUBHOUSE: We are beginning the **"1st Annual Clubhouse Clean-Up"** as **DIY (Do It Yourself) is FREE!** The BOD members have already made a commitment. We would greatly appreciate homeowner volunteers to work with us. Please phone the office with available dates.

Reminder: Clubhouse Rental is suspended until the completion of the rest-room remodel.

VEGETABLE GARDEN CLUB: The 1st meeting of the Vegetable Garden Club will be 3/25/2012 at 2:00PM in the clubhouse. All are welcome and the fee to join is \$20.00. Planting is scheduled for the 3rd week end in April (21st & 22nd) Any donations of gardening tools, new or used is appreciated.

ARCHITECTURAL RULES AND REGULATIONS (AR & R) REVISED as of 1/15/2012

We had a good response from homeowners at the last BOD meeting. Anything you "do" to the Limited Common Area: the 1st four (4) feet in front of your unit must be approved by the BOD.

The Common Ground requests for exemptions are now closed. Beginning March 15th items will be removed from these areas.

We have extended the deadline of requests for exemptions to your Limited Common Area until the BOD meeting on 3/26/2012.

Please Note: Any previous written approval for "work" in your front yard was negated when the By-Laws and Declarations went into effect 2/9/2012. Nothing is grandfathered except written approvals of building additions and/or extensions.

Please re-submit a written request for any exceptions to the AR&R in front of your unit, for the BOD to review.

Note: If the BOD approves the use of mulch in this area, it must be brown; there can be NO white, black, red or beige color used.

Pine nuggets are requested.

If you need any assistance removing your items that are not in compliance with the revised AR&R, please phone the office and we will schedule someone to help you.

MORTGAGE LOANS: Having trouble getting a conventional loan? Try a mortgage broker: Peachtree Realty Group, LLC, David Karp, 404 -419-6244 ext. 100.

CELL PHONES FOR SOLDIERS

THANK YOU !! To the seven (7) folks that brought in used cell phones for our soldiers



PETS: Cobb County Animal Control Ordinance, Ch 10, Art III, Par, C) states: "All pets shall wear a collar with rabies identification tag when off the property of the owner". Note: ALL pets includes cats. Be aware that your neighbors and the office have the right to phone or report on-line to Animal Control if an animal is found not in compliance with law.

PLEASE

clean up after your cats & dogs

FEBRUARY OPERATING EXPENSES

Expenses	Amount
Alarm	\$ 98.53
Legal Expense-Collections	\$ 3,475.00
Elec.	\$ 1,075.09
Gas	\$ 22,773.33
Insurance	\$ 7,831.60
Landscape Maint.	\$ 4,201.20
Office Expense	\$ 1,689.84
Payroll	\$ 10,069.17
Payroll Taxes	\$ 3,802.34
Pest Control	\$ 600.00
Plumbing	\$ 4,783.00
Pool	\$ 52.97
Prop.Maint.Othr.	\$ 1,681.69
Trash	\$ 1,811.98
Water/Sewer	\$ 26,179.40
Xfer to Cap Reserv	\$ 5,000.00
Total	\$ 95,125.14

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Village News

NEXT MONTHLY BOARD MEETING MONDAY, APRIL 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.



VICE PRESIDENT position still open on the BOARD OF DIRECTORS ~ Eligible homeowner needed! Please submit a letter of interest to the office.

MAINTENANCE ~ Please remember the Ashborough Maintenance Staff is hired and monies budgeted from the association fees ONLY for the exterior of our buildings, fences & clubhouse.

The bathrooms in the clubhouse had become a health hazard with mold and rust. The "ladies" will be completed by April 15th. All of the floor tiles were purchased with re-cycled metal collected from our property, funds.

CREEK BANK UPDATE: Hooray! The engineer has completed the plans, the office has enough copies for the future work, and the civil engineer will present the plans to the various Cobb County departments for approval during the middle two weeks in April.

CLUBHOUSE: We are beginning the "1st Annual Clubhouse Clean-Up" as DIY (Do It Yourself) is FREE! The BOD members have already made a commitment. We would greatly appreciate homeowner volunteers to work with us. Please phone the office with available dates.

BOXELDER BUGS: those little black and red ones! Check it out at www.buggslayer.com/box-elder-bugs

THE POOL: Keys may be purchased at the Office for \$5.00 each. We are hoping to open the pool the last weekend of May. Please remember if your unit has ANY PAST DUE ASSESSMENT FEES, THE POOL PRIVILEGES ARE SUSPENDED. If you are a renter, please check with your unit's owner to make sure their fees are paid current.

PLEASE NO CAR WASHING !

VEGETABLE GARDEN CLUB: Thanks to those attending the meeting 3/25/2012. We now have 10 members and looking for more. Please join us. All are welcome and the fee to join is \$20.00. Planting is scheduled for the 3rd week end in April (21st & 22nd) Any donations of gardening supplies is appreciated.

The Garden Tool Shed is to be moved, painted brown and "Garden Shed" stenciled on the front.

ARCHITECTURAL RULES AND REGULATIONS (AR & R) REVISED as of 1/15/2012

THANKS to all that have done good work in their limited common areas. (1st four feet) The letters of approval or decline of requests made for the Limited Common areas will begin mail out on 4/10/12.

Reminder: The Common Ground requests for exemptions are now closed. Beginning March 15th items will be removed from these areas.

Please re-submit a written request for any exceptions to the AR&R in front

of your unit, for the BOD to review.

Note: If the BOD approves the use of mulch in this area, it must be brown; there can be NO white, black, red or beige color used.

PRIVILEGES: to enjoy the privileges offered at Ashborough Village, The association dues MUST be current. This is of particular importance as the pool opens soon. We will be posting signs on the bulletin board and gates to the pool to this fact. The pool monitor will restrict access to those past due. IF you are a renter, you may want to check with your owner on this matter before coming to the pool.

MORTGAGE LOANS: Having trouble getting a conventional loan? Try a mortgage broker: Peachtree Realty Group, LLC, David Karp, 404-419-6244 ext. 100.

FEBRUARY OPERATING EXPENSES

Expenses	Amount
Assoc. Fees & Taxes Total	\$ 50.00
Cap Reserve Xfer Total	\$ 10,000.00
Collections Total	\$ 4,375.23
Elec.	\$ 1,085.50
Gas	\$ 20,903.10
Insurance	\$ 15,925.88
Landscape Maint.	\$ 4,201.20
Office Expense	\$ 854.05
Painting Total	\$ 306.34
Payroll	\$ 12,777.11
Payroll Taxes	\$ 4,228.58
Pest Control	\$ 600.00
Pool	\$ 260.00
Prop.Maint.Othr.	\$ 1,765.96
Trash	\$ 1,793.50
Vehicle	\$ 278.89
Water/Sewer	\$ 25,066.05

Total \$ 104,471.39

Ashborough Condominium Association, Inc.

News Letter NOTICE:

May, 2012

REMINDER:

The Annual Homeowner meeting is:

Sunday, June 3, 2012 at 3:00PM in the clubhouse.

ANNOUNCEMENT:

The swimming pool will be open:

9AM on Thursday, May 24th.

NEEDED:

Anyone interested in becoming an Ashborough:

Pool Monitor or Courtesy Officer

call Vivian at the Office on 770-422-8192

Village News

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

MONTHLY ASSOCIATION FEE ~ \$350.00 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.**



BACK PATIOS: If you let your pets "use" the back patio, Please clean up behind them. The smell has become a real problem for several neighbors.

**PLEASE
NO CAR WASHING**

COLLECTIONS: If you receive a letter from the collection company or attorney about your past due association fees, Please contact the sender to make payment arrangements. Once your account has been turned over to them the Office **CAN NOT** accept a payment from you , either by check, money order, cash or credit card.

CREEK BANK UPDATE: Due to a few delays, The engineer will present the plans to the various Cobb County departments for approval during the middle two weeks in June, 2012.

CLUBHOUSE: The clubhouse is ready for rentals. The deposit continues to be \$100.00 cash and the rental fee continues to be \$100.00. If you leave the place "as clean as you found it", we will return your deposit \$100.00 in cash. Call Ann at the Management Office to schedule a rental.

ANNUAL HOMEOWNER'S MTG was held on June 3, 2012. Only 21 homeowners attended. We discussed the budget, creek bank, water conservancy and various miscellaneous items. Reminder: the monthly association fee has been raised to \$350.00 per month. Remember for next year, the Annual Homeowner's Meeting is the 1st Sunday in June.

THE POOL: Keys may be purchased at the Office for \$5.00 each. The pool is now open—so have fun and enjoy!

PRIVILEGES: to enjoy the privileges offered at Ashborough Village, The association dues **MUST** be current. This is of particular importance as the pool is now open. We will be posting signs on the bulletin board and gates to the pool to this fact. The pool monitor will restrict access to those past due. IF you are a renter, you may want to check with your owner on this matter before coming to the pool.

VEGETABLE GARDEN CLUB: For the Vegetable Garden participants, we need help with weeding and fresh dirt to be spread around the area.

COYOTES: have been spotted in several areas of the property. Please be careful and with your pets as well.

DUMPSTER FENCES: This summer we will be repairing and painting the much needed dumpster fences.

LANDSCAPING: Thank you for your patience in light of our landscaping problems. Also, I appreciate the phone calls and e-mails describing the issues. Tru-Green's last day is 6/30/12. We will have a new landscaper as of July 1, 2012.

AR&R THANKS to all that have done good work in their limited common areas. There is still a lot of work to be done. IF you need a copy of the AR&R please phone the Management Office and we will bring you a copy.

Letters are going out weekly to homeowners in violation of the standards. The Ashborough maintenance staff have already begun removing plants, bushes and items from the common areas of our community.

MAY OPERATING EXPENSES

<u>Expenses</u>	<u>Amount</u>
Alarm Total	\$ 262.22
Cap Reserve Xfer Total	\$ 20,000.00
Creek Total	\$ 3,850.00
Elec.	\$ 1,122.52
Gas	\$ 11,348.60
Insurance	\$ 6,992.53
Landscape Maint.	\$ 4,201.20
Office Expense	\$ 864.94
Payroll	\$ 11,292.30
Payroll Taxes	\$ 2,907.51
Pest Control	\$ 600.00
Plumbing	\$ 910.00
Pool	\$ 217.16
Prop.Maint.Othr.	\$ 68.99
Sewer/Water Total	\$ 23,040.35
Trash	\$ 1,638.45
Truck—Maintenance	\$ 390.67
TOTAL	\$ 89,707.44

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Problems After Office Hours

If you have an Ashborough problem, you can call the office 770-422-8192, 24/7. If it is after hours, the answering service will direct your information to the proper person be it maintenance, management or the courtesy officer.

Dial 911 for emergencies

2012/13 BOARD of DIRECTORS

- President.....Kathleen Rommel
- Vice Pres.....Jeanette Gravino
- Secretary.....Barbara Warner
- TreasurerBrian Sheres
- Director.....Hussein Elsangak
- Director.....Della Nelson
- Director.....Jack Kennedy

ASHBOROUGH STAFF

- Property MgrVivian Brandt
- Admin Asst.Ann Hadzimihalis
- Maint. Mgr.....Rick Sheldon
- Maintenance.....David Cross
- Pool Monitor....Austin Warner
- Pool Monitor....Darryl Aftel
- Courtesy Officers.. Ron & Will

IMPORTANT NEWS:

Beginning October 2012, we will no longer deliver the News Letter "The Village News" to your home or mail to the owners not in residence.

We will save \$40.00 in delivery charges and approximately \$50.00 in postage, along with envelopes, paper and ink for an approximate savings of \$100.00 per month or \$1,200 annually.

You may now access the web site listed at the bottom of the next column to view or print a copy.

ashborough.managebuilding.com

In addition, there will be a copy posted on the Clubhouse Bulletin Board and there will be copies at the Management Office.

Cell Phones for Soldiers: We are still collecting phones at the Office.

SLOW DOWN

The children are out of School and the Ashborough speed limit is

10 MPH

Be kind to your neighbors and turn the volume on your car radio down .

Recurring Problems:

- No Car Washing**
- Clean up after your pets**
- Pick up trash in the yards**

!! NEW !!

We have **NEW ROOFS** on the 1817 Circle and 1190 Drive buildings.

A NEW LANDSCAPER: D & M Landscaping joined us July, 3, 2012. Devin McCollum is the owner of D & M and will be on the property, with his assistants three days a week. If you should have any requests, please phone the office rather than requests directed to the landscapers.

NEW SWINGS & SLIDE & MULCH in the Playground.

NEW PINE NUGGET MULCH around the Clubhouse yard and trees.

JUNE OPERATING EXPENSES

<u>Expenses</u>	<u>Amount</u>
Attorney	\$ 10,441
Cap Reserve	\$ 10,000
Elec.	\$ 1,408
Gas	\$ 11,267
Insurance	\$ 1,470
Landscape Maint.	\$ 4,201
Office Expense	\$ 1,468
Payroll	\$ 9,874
Payroll Taxes	\$ 2,906
Pest Control	\$ 600
Pool	\$ 206
Prop.Maint.Othr.	\$ 2,316
Roofing	\$ 17,917
Sewer/Water Total	\$ 25,224
Trash	\$ 2,064
TOTAL	\$ 108,560

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www.ashborough.managebuilding.com

This web site contains all governing documents of Ashborough.

FLAG & PENNANT REMOVAL

The 4th of July has come and gone, yet there are still flags displayed. Flags are considered Holiday decorations and must be removed in a timely manner. The By-Laws/Declarations on page 19 ¶ 3 states "No signs, banners, pennants or flags ... without the written permission of the Board of Directors" There is additional information on this subject listed in the AR&R. **So remove your flags and pennants from the buildings.**

The **SWIMMING POOL** will stay open as long as weather permits. The pool monitors last day on the job will be Monday night, Labor Day, 9/3/2012 at 9:00 PM. After that, please be careful, swim at your own risk, and don't swim alone.

IMPORTANT NEWS:

Beginning October 2012, we will no longer deliver the News Letter "The Village News" to your home or mail to the owners not living on the property. We will save \$1,200 annually. Please access the web site for a copy: ashborough.managebuilding.com

NEW

We have one **NEW DUMPSTER FENCE** assembled and within the next two weeks we'll have three more. *Note: the wood must cure for 30 days before it can be primed and painted.* With proper care and maintenance these should last approx. 15 years each. We also have the remaining eight dumpster fences repaired and in the process of being painted. Newly painted signs, with white background and dark brown lettering, will be added when the painting is completed. In 2012 we are scheduling the replacement of an additional four fences and in 2014 the final four.

NEWLY CLEARED of all foliage (vines, bushes, rocks, sticks, etc.) and trash are the back fences and walkways behind: 1813, 1818, and 1192, 1194, 1200 and 1819, 1821, 1815, 1817 and 1806. In September we will complete the "interior of the property" clean-up project with the areas behind 1812, 1814 and 1196 and 1198, 1814 and 1816, 1803 and 1199. Hopefully this will deter some of the mice and rats that have been giving us problems of late, from building their homes so close to ours. Our exterminator explained that rats and mice only travel 30 to 40 feet looking for food and water in extreme heat and cold. Later in the fall the clean-up is scheduled for the entire perimeter of the property. This will set a measureable Standard for the Maintenance and Landscaping crew to follow going forward.

NEW PRIMER & PAINT on the 1200 building. The building trim & window trim is to be completed by September 1, 2012.

**The children have started school
Please drive carefully**

SOON

Scheduled for Fall:

Sign Posts will be painted with new signs

Roofing the 1806 Building

Begin the siding repair work of 1806

Begin the project of repairing and painting the "common ground" side of the homeowner's back fences. We will start with 1805, as this is the first fence viewed as you drive into our community

NOTE: If you would like to paint the inside of your fence, contact the management office for the paint type and formula.

JULY OPERATING EXPENSES

<u>Expenses</u>	<u>Amount</u>
Attorney	\$ 1,184
Cap Reserve Xfer Total	\$10,000
Creek Total	\$ 4,362
Elec.	\$ 1,291
Gas	\$10,580
Insurance	\$ 5,094
Flood Ins.	\$19,265
Landscape Maint.	\$ 4,200
Office Expense	\$ 1,491
Payroll	\$ 8,554
Payroll Taxes	\$ 3,903
Pest Cont + Ann.Termite	\$ 4,350
Plumbing	\$ 285
Pool	\$ 282
Prop.Maint.Othr.	\$ 930
Sewer/Water Total	\$21,804
Trash	\$ 1,927
TOTAL	\$99,608

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MONDAY, SEPTEMBER 24, 2012 ~ 7:00 PM**

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**This web site contains all govern-
ing documents of Ashborough.**

SATELLITE DISH REMOVAL

Satellite dishes attached to the building or roof, compromise the structure and cause leaks and deterioration. It is imperative that the satellite dishes be relocated in accordance with the:

Architectural Standards (AR&R) Page 4, Item 19. Satellite Dishes: No exterior antenna, receiving dish, cable equipment or similar apparatus of any kind for the transmission or reception of television signals, radio signals, internet or any form of electromagnetic radiation shall be erected, installed, placed, hung, used or maintained on the exterior wall, roof, fence, patio, deck, balcony or any other common ground or Limited Common ground on any building, however, with the Board of Directors approval, a satellite dish measuring 1 meter in diameter or less that is placed on a self-supporting stand or free standing pole in the limited common ground of a fenced back yard, which does not exceed the height of a unit's fence line, may be installed.

If any owner, occupant, lessor, lessee or any other person should install or erect such antenna, satellite dish or similar

apparatus in a manner that changes, alters or damages any common ground or limited common ground, the Association shall have the right to remove the apparatus and to charge all costs, to that unit owner, for the removal and any repair required to the building exterior because of the dish or equipment. The association shall have the right to impose fines, which shall constitute a lien upon the unit until paid, to suspend owner's right to the common areas & recreational facilities & suspend the owner's right to vote in the association.

Ashborough's maintenance staff are checking the buildings for those dishes no longer in use and removing them. **Please phone the management office IF you have a dish on the roof or building at your unit that is not yours so we can remove**

Thanks to the homeowners that have had their dishes relocated!

REMINDER: Beginning October 2012, we will no longer deliver this News Letter to your home or mail to the owners not living on the property. Please access the web site for a copy: ashborough.managebuilding.com

CREEK BANK REPAIR UPDATE

Several homeowners attended the 8/27/12 monthly meeting to hear Mark Lee's updated report on the Creek Bank rebuild. The plans have been submitted to Cobb County. The Erosion Control Department has given us their stamp (literally) of approval. Next in line is the Buffer Variance Department. After this approval there are four more: Storm Water Division, Arborist, (the Re-vegetation plan has been verbally

Approved), No Rise, (Joan Woodward engineer was hired in August for this study), and Land Disturbance.

Mark recommended we begin the bid process for the work. We are on our way.

NEWLY CLEARED of all foliage (vines, bushes, rocks, sticks, trees, etc.) and trash is the "staging area" behind the 1193 building in preparation for repairing the creek bank.

Interested in a photo with SANTA? Our very own Ray "Santa" Cory has offered his time, in his Santa Suit, to sit with you, your children or pets so YOU may take a photo for friends and family or your Christmas Card. He asks only for a donation to either: Must Ministries, the Cobb County Animal Shelter or bring canned goods as your admission ticket. He is available the 1st Sunday in November, please phone the Office if you are interested. The October Newsletter will have the details if we hear from you.

AUGUST OPERATING EXPENSES

<u>Expenses</u>	<u>Amount</u>
Accountant	\$ 2,950
Attorney	\$ 2,620
Cap Reserve Xfer Total	\$ 15,000
Elec.	\$ 1,574
Gas	\$ 10,332
Insurance	\$ 17,418
Landscape Maint.	\$ 4,200
Office Expense	\$ 1,357
Payroll (3 pay periods)	\$ 14,818
Payroll Taxes (")	\$ 4,289
Pest Cont	\$ 600
Pool	\$ 83
Prop.Maint.Othr.	\$ 2,806
Sewer/Water Total	\$ 22,251
Trash	\$ 1,823
TOTAL	\$102,843

Please see reverse side ►

Village News

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DOG ATTACK: On 9/12/12 A homeowner was walking her Chihuahua in front of the 1196 Building. She was attacked by a Rottweiler that drug it's owner to the ground and broke loose trying to get the Chihuahua. Both owners suffered minor injuries. 911 was called by a witness homeowner.

PLEASE keep your dogs under control. Also read the By-Laws and Declarations referring to Pets: **Page 21. #8. PETS** . No animals, birds or reptiles, other than two (2) generally recognized household pets, shall be kept or maintained on any portion of the Condominium, and then only if they are kept or maintained solely as domestic pets and not for commercial purposes.

The Board of Directors shall have the authority to prohibit potbellied pigs, snakes, pit bulldogs, Rottweilers, Doberman pinchers, or other animals determined in the Board's sole discretion to be dangerous.

All dogs shall be on a leash and under the physical control of a responsible person at all times while outside the boundaries of the Unit where the animal resides. Feces by any household pet left on any portion of the Condominium other than the Unit where the animal resides must be removed by the owner of the pet or the person responsible for the pet. Pets shall be registered, licensed and inoculated as may from time to time be required by law. No structure for the care, housing or confinement of any animal or bird shall be constructed or maintained outside the Unit boundaries, and any structure or desired changes not in existence at the time this Declaration goes into effect must be approved pursuant to Section 1 of this Article.

Upon the written request of any Unit Owner or Occupant, the Board of Di

rectors shall conclusively determine whether, in its sole and absolute discretion, for the purposes of this Section, a particular animal, bird or reptile and its keeping is in conformity with the foregoing requirements, including determining whether such animal, bird or reptile is a generally recognized house pet or a nuisance. The Board may require that any pet which, in the Board's opinion, endangers the health of any Owner or Occupant or creates a nuisance or unreasonable disturbance to be permanently removed from the Property upon seven (7) days' written notice. Any pet which, in the Board's sole discretion, presents an immediate danger to the health, safety or property of any Owner or Occupant may be removed by the Board without prior written notice to the pet's owner. Any Owner or Occupant who keeps or maintains any pet upon the Property shall be deemed to have agreed to indemnify and hold the Association, its directors, officers, and agents free and harmless from any loss, claim or liability of any kind or character whatever arising by reason of keeping or maintaining such pet within the Property. The Board of Directors has the authority to adopt such additional rules and regulations regarding pets as it may from time to time consider necessary or appropriate.

LANDSCAPING: Thank You for your input on the landscapers work. They have started a new plan and we should see a marked improvement.

LOST: An expensive toy was lost in the playground area. If you should have any information, please contact: jgl@tqsi.com.

FIRE: The 1807 building had two fire scares in one week.

1) A homeowner left something cooking on the stove, it burned and the smoke was so profuse that other neighbors evacuated the building. 911 was called and the fire department came to the rescue.

2) Another homeowner was grilling in the back, fat caught fire and the flames could be seen above the fence line. This homeowner had recently installed a canopy over the grill area. Thank goodness the canopy didn't catch fire, it may have taken out the entire building. Several neighbors noticed and came running. The homeowner was able to get the fire under control and a crisis was averted.

AR&R, Page 3., #6. Room or Porch Added on Patio Area: No awnings or canopies are permitted.

PLEASE BE CAREFUL

MAINTENANCE has finished building all new dumpster fences and when the wood has "cured", they will be primed and painted.

Maintenance has repaired holes in the 1196 & 1804 Buildings and are moving to the back of 1194. Sadler Roofing has patched the leaks in the 1818 & 1820 Buildings.

REFERRAL: A homeowner would like to refer Greg Green of P.S. Green Plumbing 404-288-2414 who has provided them reliable and low cost plumbing services.

Ashborough Condominium Association
P.O. Box 7268, Marietta, GA 30065
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ashborough@bellsouth.net
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Village News

**NEXT MONTHLY BOARD MEETING
MONDAY, OCTOBER 22, 2012 ~ 7:00 PM**

MONTHLY ASSOCIATION FEE ~ \$350.00 is due the 1st of each month.

Please include a late fee of \$20 if paid after the 15th. Remember to include your unit number on your check or money order. **NO CASH PLEASE.**

We accept credit and debit cards.



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This web site contains all governing documents of Ashborough.

SATELLITE DISH REMOVAL - Please phone the office IF you have a dish on the roof or building at your unit that is not yours so we can remove them.

“PHOTOS WITH SANTA” has been cancelled.

COYOTES have been spotted again. One was seen as far away as the top of Ashborough Drive! Don't feed your pets outside, this attracts the coyotes. Keep yourselves & pets safe!

PLEASE, PLEASE, PLEASE Slow down, children are on our streets. **The Speed Limit is 10 MPH**

DRAINAGE of our property is a problem in four (4) areas. We are accepting bids from professionals at this time to resolve these drainage problems. If you know anyone qualified, ask them to phone the management office.

HAPPY HALLOWEEN Both of our Courtesy Officers will be on duty for the safety of our children. Decorations must be removed promptly after the Holidays.

CELL PHONES FOR SOLDIERS
The Holidays are fast approaching



so: Please drop off any old cell phones at the office. Ann collects & forwards these to “Cell Phones For Soldiers”. They are refurbished & given to soldiers so that they can call home for the Holidays.

MAINTENANCE is beginning repairing, priming and painting **WINDOWS** on several of our buildings. If you try to open a window and it is stuck, please phone the office (770-422-8192) and we will have maintenance come to open the window. **PLEASE** don't force the window as most are fragile and will break easily. The cost of replacing a broken window is \$150 to \$175.

PAST DUE HOA FEES - are a serious problem for all homeowners and can impact our FHA standings. If you are having financial difficulties, please phone the office and speak to the Property Manager, Vivian Brandt.

Ashborough's policy is any account 32 days late qualifies to be sent to our collection agency: A.D.A.C. (Association Dues Assurance Corporation). All fees are due on the 1st of each month. The system adds a \$20.00 late fee if the payment is not received by the 15th of the month.

ARCHITECTURAL STANDARDS (AR&R) Letters will resume soon. We have waited until the season was right to transplant items that may need to be moved to your back yards. The primary infractions are:

- 1) Borders of any kind or materials

in the front yards, 2) Statues of any thing, or any kind in the front yard, 3) Anything hung on the building and 4) anything behind your back fence.

SEASONAL YARD MAINTENANCE VOLUNTEERS NEEDED for a property “Clean-Up Day” on Saturday 11/2/2012 from 11AM to 1PM. If rain, we'll move to 11/3 from 1PM to 3PM. We'll meet at the Clubhouse & have empty 5 gallon paint buckets for you to fill with rocks, junk & trash primarily behind each building. This work is not in the scope of the maintenance staff or the landscaper jobs. So it's up to us! At least one homeowner from each building would be great! Adults & children are welcome. We are working on having T-Shirts made. **Please phone the office to volunteer.**

OCTOBER OPERATING EXPENSES

<u>Expenses</u>	<u>Amount</u>
Attorney	\$ 1,301
Cap Reserve Transfer	\$ 15,000
Electricity	\$ 1,485
Gas	\$ 10,150
Insurance	\$ 7,103
Landscape Maint.	\$ 4,200
Office Expense	\$ 630
Payroll	\$ 10,236
Payroll Taxes	\$ 2,926
Pest Cont	\$ 600
Plumbing	\$ 4,610
Paving	\$ 1,800
Prop. Maint. Other	\$ 2,507
Roof Repair	\$ 1,035
Sewer/Water Total	\$ 22,228
Trash	\$ 2,222
TOTAL	\$88,033

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Village News

**NEXT MONTHLY BOARD MEETING
MONDAY, DECEMBER 10, 2012 ~ 7:00 PM**

MONTHLY ASSOCIATION FEE ~ \$350.00 is due the 1st of each month.

Please include a late fee of \$20 if paid after the 15th. Remember to include your unit number on your check or money order. **NO CASH PLEASE.**

We accept credit and debit cards.



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CO-OP Exterminators will be here on Saturday the 17th rather than the 24th for those units affected.

“Clean-Up Day” on 11/2/2012 went well with 12 volunteers. We filled two pick-up trucks with grills, trash cans, tools, junk, trash, rocks, sticks, bricks, concrete, etc.

REMEMBER: anything behind your fence is on “Common Ground” and will be removed by the Maintenance Staff and taken immediately to the dump.

No Notifications will be sent for any items removed behind fences.

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

HOLIDAY DECORATIONS:

Please remember that decorations should be removed within two weeks of the holiday. Remove your Halloween decorations as soon as possible.



CELL PHONES FOR SOLDIERS The Holidays are fast approaching

so: Please drop off any old cell phones at the office. Ann collects & forwards these to “Cell Phones For Soldiers”. They are refurbished & given to soldiers so that they can call home for the Holidays.

MAINTENANCE:1806 Bldg.

The new roof on the 1806 Building is finished. Ashborough’s maintenance staff will begin refurbishing the building to include siding and wood repair or replacement. The final step will be painting. We hope this process will be complete by the end of December.

Please remember: If you try to open a window and it is painted shut, please phone the office (770-422-8192) and maintenance will come to open the window.

Several bushes may need to be removed around 1806 so the maintenance staff may get to the building and complete their work.

AR&R letters will go out to applicable residents in the 1806 building that are not in compliance: 1) Borders of any kind or materials in the front yards, 2) Statues of any thing, or any kind in the front yard, 3) Anything hung on the building and 4) anything behind your back fence.

Your patience through this process is greatly appreciated.

We would like 1806 to set the standard of the AR&R Policies.

HOA Fees Cover: Gas (heat, cooking, hot water, cloths dryer), Water & Sewage, Garbage/Trash collection, Property security lighting, Landscaping, Exterior building Maintenance including roofing and gutters, Exterior Building Insurance including Flood Plane, Property maintenance: asphalt, concrete, underground plumbing, Tree services, Pool, Tennis Courts, Playground, & Dog Park.

PAST DUE HOA FEES - are a serious problem for all homeowners and we have lost our FHA standings. If you are having financial difficulties, please phone the office and speak to the Property Manager, Vivian Brandt. Ashborough’s policy is any account 32 days late qualifies to be sent to our collection agency: A.D.A.C. (Association Dues Assurance Corporation).

NOVEMBER OPERATING EXPENSES

<u>Expenses</u>	<u>Amount</u>
Attorney	\$ 3,401
Cap Reserve Transfer	\$ 15,000
Electricity	\$ 1,216
Gas	\$ 10,156
Insurance	\$ 15,043
Landscape Maint.	\$ 4,200
Office Expense	\$ 889
Payroll	\$ 9,805
Payroll Taxes	\$ 2,608
Pest Cont	\$ 600
Plumbing	\$ 1,285
Paving	\$ 4,060
Prop. Maint. Other	\$ 2,100
Roof Repair	\$ 465
Sewer/Water Total	\$ 22,065
Trash	\$ 2,085
TOTAL	\$ 94,978

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Village News

**NEXT MONTHLY BOARD MEETING
MONDAY, JANUARY 28, 2013 ~ 7:00 PM**

MONTHLY ASSESSMENT FEE ~ \$350.00 is due the 1st of each month.

Please include a late fee of \$35 if paid after the 15th. Remember to include your unit number on your check or



money order. NO CASH PLEASE.

We accept credit and debit cards.

www.ashborough.managebuilding.com

This web site contains all governing documents of Ashborough.

Please note the late fee for HOA assessments received after the 15th has been increased from \$20.00 to \$35.00, in accordance with the By-Laws, beginning in January 2013.

Reminder: the HOA Assessment Covers: Gas (heat, stove, hot water, clothes dryer), Water and sewer, Garbage/trash collection, Pest Control, Property security lighting, Landscaping, Exterior building maintenance including roofing and gutters, Exterior building insurance including flood plain, Property maintenance: asphalt, concrete, underground plumbing, Tree service, Pool, Tennis Courts, Playground, & Dog Park.

Co-Op Exterminator's will treat the Saturday units on December 15th rather than the 22nd.

IF you should have any problems when the Ashborough Management Office is closed PLEASE phone the management office on **770-422-8192** and the answering service will direct your message to the correct person to solve your problem.



The Ashborough Management Office will be closed on Monday the 24th & Tuesday the 25th for the CHRISTMAS HOLIDAY.



Also, in observance of the NEW YEAR, the Management Office will Also be closed Monday 31st & Tuesday January 1, 2013.

HAPPY HOLIDAYS

GUTTER cleaning will begin soon. We will notify you when it is your building's turn so you may leave the back gate open for the clean-out of the leaves and debris. At that time please make sure there are no items in your front or back yards that may be damaged. Ashborough will NOT take responsibility for any items damaged.

CELL PHONES FOR SOLDIERS
The Holidays are here and it's not too late so: Please drop off any old cell phones at the office. Ann collects & forwards these to "Cell Phones For Soldiers". They are refurbished & given to soldiers so that they can call home for the Holidays.

NOVEMBER OPERATING EXPENSES

<u>Expenses</u>	<u>Amount</u>
Attorney	\$ 2,703
Cap Reserve Transfer	\$15,000
Electricity	\$ 1,266
Gas	\$10,452
Insurance	\$ 0
Landscape Maint.	\$ 4,200
Office Expense	\$ 1,317
Payroll	\$10,904
Payroll Taxes	\$ 3,315
Pest Cont	\$ 600
Plumbing	\$ 1,310
Paving	\$ 1,250
Prop. Maint. Other	\$ 4,480
Roof Repair	\$ 339
Sewer/Water Total	\$24,074
Trash	\$ 1,844
TOTAL	\$83,054

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