

Village News

**NEXT MONTHLY BOARD MEETING
MONDAY, FEBRUARY 25, 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.

www.ashborough.managebuilding.com

This web site contains all governing documents of Ashborough.

Join us in wishing **Ann Hadzmihalis** the office Administrative Assistant a Happy Retirement. There will be a party for Ann in the Clubhouse on Sunday 1/27/2013 from 2:00 to 4:00 PM. JOIN US !

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.

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.

HAPPY NEW YEAR !

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.

OUTSIDE WATER ~ It's time for everyone to **cut off** their **outside water** for the winter to prevent freezing and bursting. The correct way 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. Most cut-offs are above the water heater. 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 check all outside faucets.

VERY IMPORTANT

Ashborough's governing documents DO NOT ALLOW for investment properties. Any condo purchased must be owner occupied for a minimum of one (1) year.

IF you do qualify to rent your unit the Declarations, Article IX, pages 24 thru 27 explain the details of the following highlights. The February News Letter will have more details.

HIGHLIGHTS:

- 25% leased / rented units in Ashborough is the maximum allowed. There is a waiting list to rent units.
- Ashborough's attorney approved Lease contract must be used and a copy must be in your file at the management office.
- The BOD must approve this lease before your tenant may move in.
- The Emergency Information Form must be completed by your tenant and on file at the Office.
- A key to the unit is required to be on file at the Management Office.
- IF you are past due on your assessment fees, these funds will be collected from your tenant.
- Penalties for infractions are \$25.00 and may be \$25.00 per day.

DECEMBER OPERATING EXPENSES

<u>Expenses</u>	<u>Amount</u>
Cap Reserve Transfer	\$10,700
Electricity	\$ 894
Gas	\$14,834
Insurance	\$ 7,103
Landscape Maint.	\$ 8,400
Office Expense	\$ 660
Payroll	\$11,150
Payroll Taxes	\$ 3,426
Pest Cont	\$ 600
Prop. Maint. Other	\$ 2,733
Sewer/Water Total	\$21,428
Trash	\$ 2,167
TOTAL	\$84,094

Ashborough Condominium Association
P.O. Box 7268, Marietta, GA 30065
O-770.422.8192 f-678.829.0720
ashborough@bellsouth.net
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Village News

NEXT MONTHLY BOARD MEETING MONDAY, MARCH 25, 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.



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1806 Bldg: Due to the winter weather, the work on the 1806 building has been postponed. The Maintenance Staff are currently working on the remodel of the clubhouse men's restroom to match the women's restroom remodeled last winter. The kitchen is also being remodeled. They will resume the 1806 building the middle of March.

Courtesy Officer: There is a change in the courtesy officer staff. We now have one, Ronald, that will be on patrol 7 nights a week and on-call from 9:00PM to 2:00AM. If he is needed, phone the office on 770-422-8293 and the answering service will have him get in touch with you. Anyone interested in the courtesy officer position should call the office.

CARS: We have started tagging cars in the parking lots that do not comply with the declarations of Ashborough in order to have them towed. ALL vehicles must have a current tag and be drivable. Flat tires are not acceptable past three (3) days. If you have a vehicle that is inoperable and needs to be stored, please phone the office and ask about the Recreational Vehicle (R.V.) Lot.

The office receives constant complaints about the feces in the yards. **PLEASE CLEAN UP AFTER YOUR PET !**

WINDOWS: Please close those windows and doors if the outside temperature is below 55 degrees. **The gas for heating is a shared expense.**

GUTTER cleaning began as of Saturday 2/16/13 with all buildings on Ashborough Road, and continuing each Saturday until completed. We will notify you when your building is next on the schedule. 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.

OUTSIDE WATER ~ It's time for everyone to **cut off** their **outside water** for the winter to prevent freezing and bursting. The correct way 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. Most cut-offs are above the water heater. 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 check all outside faucets.

VERY IMPORTANT

Ashborough's governing documents DO NOT ALLOW for investment properties. Any condo purchased must be owner occupied for a minimum of one (1) year.

Reminder: you may not operate a business out of your home.

Monthly Meetings: If you have a subject to discuss at the monthly Board of Director's Meeting, please contact the management office on 770-422-8192 at least one (1) week in advance to be added to the agenda. Provide any materials you would like distributed to the Directors.

Rental Percentage: Ashborough continues at a 25% leased/rented status of our units and is the maximum allowed by the Federal Housing Authority (FHA) **Note:** There is a waiting list to rent units.

"The Village News" in addition to finding the newsletter on line & copies at the office, we have installed a box to the right of the bulletin board in front of the clubhouse with copies for your convenience.

JANUARY OPERATING EXPENSES

<u>Expenses</u>	<u>Amount</u>
Attorney	\$ 620
Cap Reserve Transfer	\$15,000
Electricity	\$ 1,357
Gas	\$16,889
Insurance	\$ 7,103
Landscape Maint.	\$ 4,200
Office Expense	\$ 1,452
Payroll X3	\$15,352
Payroll Taxes	\$ 3,132
Pest Cont	\$ 600
Plumbing	\$ 7,915
Prop. Maint. Other	\$ 4,071
Sewer/Water Total	\$20,005
Trash	\$ 2,025
TOTAL	\$104,171

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Village News

**NEXT MONTHLY HOMEOWNER & BOARD MEETING
MONDAY, APRIL 22, 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.**



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The Management Office is missing a lot of keys ↓

DECLARATIONS: ARTICLE VIII ARCHITECTURAL REVIEW AND USE RESTRICTIONS: Page 20, #6, Unit Keys: At the request of the Board, each Owner, by acceptance of a deed to a Unit agrees to provide the Association with a key to the Unit (and security alarm code, if any) to be used by the Association for maintenance, emergency, or safety purposes as provided in Article III, Section 4 of this Declaration. The Association shall not be liable for any loss or damage due to its holding such key, or use of such key for the purposes described above and each Unit Owner shall indemnify and hold harmless the Association, and its officers and directors against any and all expenses, including attorney's fees reasonably incurred by or imposed upon the Association, or its officers and directors in any action, suit, or other proceeding (including settlement of any such action, suit or proceeding) brought by the Unit Owner or the Unit Owner's family members, servants, agents, tenants, invitees, and guests against the Association, its officers or its directors arising out of or relating to its holding or use of such key for the purposes described above.

If we do not have your key, PLEASE BRING ONE TO THE OFFICE AS SOON AS POSSIBLE.

- FINES:** The Management Office has been directed by the Board Members to begin levying fines for infractions to the By-Laws and Declarations. Their primary concerns are:
- 1) Any unit purchased for investment purposes
 - 2) Qualified Rental Units without leases or expired leases
 - 3) Keys to each unit
 - 4) an updated "Emergency Information Sheet" with info needed to contact the owner and/or renter
 - 5) Architectural Standards (AR&R) infractions. Letters are being sent to advise you of infractions

Declarations: ARTICLE X GENERAL PROVISIONS, Page 29, #2, Enforcement. Each Unit Owner shall comply strictly with the covenants, conditions and restrictions set forth in this Declaration, the Bylaws and the rules and regulations of the Association now or hereafter adopted, as the same may be lawfully amended from time to time. *Further, and except as otherwise provided in this Declaration, in any case of flagrant or repeated violation by a Unit Owner, then, in addition to the foregoing remedies, the Association may suspend temporarily the voting rights of a Unit Owner of the Condominium, suspend temporarily the right of a Unit Owner to use certain of the common elements, and/or levy summary charges against the Unit Owner for such violation, provided that no summary charges may be levied for more than \$25.00 for any one violation, but each day or time a violation is continued or repeated after written notice is given to the Unit Owner to cease and desist, it shall be considered a separate violation.*

GUTTER cleaning continues. We will notify you when your building is next on the schedule. 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.

**PLEASE
CLEAN UP AFTER YOUR
PET !**

PLUMBER: Homeowners have recommended two (2) new plumbers if needed: ALLGOOD Plumbing, John Hutchins, 678-957-6454 and Plumb Doctor, 678-315-41765 or 770-312-6022.

FEBRUARY OPERATING EXPENSES

<u>Expenses</u>	<u>Amount</u>
Electricity	\$ 1,357
Gas	\$ 20,368
Insurance	\$ 7,103
Landscape Maint.	\$ 0
Office Expense	\$ 1,433
Payroll	\$ 9,963
Payroll Taxes	\$ 1,954
Pest Cont	\$ 600
Plumbing	\$ 2,350
Pool	\$ 260
Prop. Maint. Other	\$ 2,475
Roofing	\$ 9,418
Sewer/Water Total	\$ 25,005
Trash	\$ 1,840
TOTAL	\$84,126

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KEYS: The Management Office is still missing a lot of keys. **DECLARATIONS: ARTICLE VIII ARCHITECTURAL REVIEW AND USE RESTRICTIONS:** Page 20, #6, Unit Keys: At the request of the Board, each Owner, by acceptance of a deed to a Unit agrees to provide the Association with a key to the Unit (and security alarm code, if any) to be used by the Association for maintenance, emergency, or safety purposes as provided in Article III, Section 4 of this Declaration.

REMINDER: If we do not have your KEY, Please bring one to the office as soon as possible. We have only heard from three homeowners so far.

GUTTER cleaning is now finished

DONATIONS: The Shepherd House takes donations including furniture phone them on 770-792-0097.

GARDEN (Vegetable) CLUB: The first meeting of the 4th Annual Ashborough Vegetable Garden will be held in the clubhouse April 28th at 2:00PM. The garden club fee is \$20.00 to join.

PLEASE CLEAN UP AFTER YOUR DOGS & CATS

HOME REPAIRS: The Ashborough maintenance staff are not authorized to work inside your home, so please do not ask them to do so. We can recommend the following:

Plumbers: John Hutchins, 678-957-6454 & Plumb Doctor, 678-315-41765 or 770-312-6022.

Electrician: Red Foxx 678-591-7457

Windows: The Glass Doctor: 770-424-1939

Heating and Air Conditioning: Banks Heating and Air 770-924-3338

POOL: The pool is currently being refurbished: drained, scraped, pressure washed, sealed, and painted.

We will begin a new policy at the pool this year of **NO-SMOKING** on the porch and areas closest to the clubhouse. Many homeowners, especially those with small children have requested this and compliance is appropriate. Smokers may use the far end of the pool area only.

Your access to the pool will be denied IF:

- 1) the assessment fee for your unit is past due and/or
- 2) you are a renter and we do not have a current Ashborough lease for your unit in file. These two conditions also apply to renting the Clubhouse.

We are looking for two (2) **non-smoker pool monitors** to alternate days, or one primary and one back-up. The hours are from 4:00 to 9:00PM daily. *If interested, please phone the office for an interview.*

Speaking of smoking - there are cigarette butts all-over the property! These clog the drainage pipes and are not biodegradable. Please take your cigarette butts to the dumpster or back into your homes for disposal.

REMINDER: FINES: The Management Office has been directed by the Board Members to begin levying fines for infractions to the By-Laws and Declarations. Their primary concerns are: 1) Any unit purchased for investment purposes, 2) Qualified Rental Units without leases or expired leases, 3) Keys to each unit, 4) an updated "Emergency Information Sheet" with info needed to contact the owner and/or renter, 5) Architectural Standards (AR&R) infractions. Letters are being sent to advise you of infractions

NEW LANDSCAPER: Please say HELLO to our new Landscaper: Jeremy, the owner of JRJ's Yard. If you should have any issues, problems, complaints, or requests, *please phone the office* with these rather than speaking to him directly.

MARCH OPERATING EXPENSES

<u>Expenses</u>	<u>Amount</u>
Attorney	\$ 710
Capital Reserve	\$ 30,000
Electricity	\$ 1,426
Gas	\$ 23,373
Insurance	\$ 16,253
Landscape Maint.	\$ 0
Office Expense	\$ 1,321
Payroll (3 pay periods)	\$ 11,033
Payroll Taxes (3X's)	\$ 4,273
Pest Cont	\$ 600
Prop. Maint. Other	\$ 2,992
Roof Repair	\$ 751
Sewer/Water Total	\$ 20,765
Trash	\$ 1,601
TOTAL	\$115,102

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May 2013

No Newsletter for May 2013

Village News

**N E X T M O N T H L Y H O M E O W N E R & B O A R D M E E T I N G
M O N D A Y , J U N E 2 4 , 2 0 1 3 ~ 7 : 0 0 P M**

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SWIMMING POOL: The swimming pool is a benefit for Ashborough residents and their guests **ONLY. This benefit is earned by having a \$0.00 balances on your assessments fees and a current lease in file for your renter(s).**

The Management Office is in the process of sending letters to those residents on the "Sign-In" sheet that do not qualify, requesting they no longer use the pool until the problems (listed above) have been resolved.

The gates to the pool MUST stay closed at all times. Only KEY access is allowed. No resident may let another person in the gate. The pool monitors are strictly enforcing this policy.

The Management Office has also added a column to the "Sign-In" sheet requiring your Pool Key Number be listed to further identify those not authorized.

ANNUAL HOA MEETING: GOOD NEWS, The assessment fee remains at \$350.00 and did not increase. We had a very informative meeting this year on 6/9/13. 27 homeowner's attended and we had 20 proxies for a total of 47. This did not meet the requirements for a quorum. We need a minimum of 125 homeowners and proxies to meet this requirements in order to vote on various issues. *We sincerely hope that more homeowners will take an active role next year.*

Mark Lee, the Engineer with the Creek Bank Restoration was in attendance as well as our Attorney, Jody Pesky from Lipschutz Greenblatt LLC. Ms. Pesky answered many questions from the floor. One recurring question was about our insurance and the need for Condo and/or content insurance. We are scheduling an insurance agent to attend the August 26, 2013 meeting to provide answers to the many questions. *We hope you will all attend.*

Two (2) new members were added to the Board of Directors: Ginny Swancy and Ray Corey. We now have the maximum allowed of nine (9) members.

If you have information for board members, please drop thru the mail slot at the office, OR mail to 1810 Ashborough Circle, Marietta, GA 30067 OR e-mail ashborough@bellsouth.net and we will forward it to them.

Let's say a big **THANK YOU** to the volunteers that serve on your behalf and they are:

- Kathleen Rommel.....President**
- Jeanette Gravino.....Vice Pres**
- Brian Sheres.....Treasurer**
- Barbara Warner.....Secretary**
- Della Nelson.....Director**
- Hussein Elsangak.....Director**
- Jack Kennedy.....Director**
- Ginny Swancy.....Director**
- Ray Corey.....Director**

MAY OPERATING EXPENSES

<u>Expenses</u>	<u>Amount</u>
Clubhouse	\$ 1,793
Electricity	\$ 996
Gas	\$ 16,497
Insurance	\$ 7,103
Landscape Maint.	\$ 4,415
Office Expense	\$ 1,595
Payroll	\$ 11,416
Payroll Taxes	\$ 2,519
Pest Cont	\$ 600
Plumbing	\$ 1,558
Pool	\$ 2,731
Prop. Maint. Other	\$ 1,780
Roofing	\$ 13,828
Sewer/Water Total	\$ 34,733
Tree Service	\$ 4,400
Trash	\$ 1,876
TOTAL	\$107,843

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**NEXT MONTHLY HOMEOWNER & BOARD MEETING
MONDAY, JULY 22, 2013 ~ 7:00 PM**

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SWIMMING POOL: The swimming pool is a benefit for Ashborough residents and their guests **ONLY**. *This benefit is earned by having a \$0.00 balances on your assessments fees and a current lease in file for your renter.*

The Management Office has sent letters to those residents on the "Sign-In" sheet that do not qualify to use the pool.

The GATES to the pool MUST stay LOCKED at all times.

Only KEY access is allowed. No resident may let another person in the gate. The pool monitors are strictly enforcing this policy.

The Management Office has also added a column to the "Sign-In" sheet requiring your Pool Key Number be listed to further identify those not authorized.

Public Safety Topics:

From the Cobb County Police: Now that school is out, crimes such as burglary and Entering Auto often increases. Please review your current habits related to crime prevention and make adjustments where necessary to keep your home and vehicle safe.

Lock doors and windows and set the alarm every time you leave.

Remove all valuables and anything that would appear to a thief to contain valuables from your vehicle every night and lock the doors.

If you go on vacation, have a friend or neighbor pick up your mail and check on the residence.

Don't post vacation plans on Face Book or other social media sites and don't post vacation photos until you return.

Record the make, model and serial numbers of all firearms and electronics and email the list to yourself.

Remember, if you see something suspicious, call 911 right away!

Please continue to stay involved, stay vigilant, and help look out for your neighbors.

Please clean up after your pets!

Here is the schedule for our pest control service:

1st Thursday: Road 1810, 1812, 1814, 1816, 1818, 1820 **Circle** 1805, 1806, 1807, 1809, 1811 & 1813

2nd Thursday: Circle 1812, 1814, 1815, 1817, 1819, 1921 **Terrace** 1198, 1200, 1202, 1204 **Drive** 1196

3rd Thursday: Drive 1189, 1190, 1192, 1193, 1194, 1197, 1199 **Court** 1830, 1831 Way 1803, 1804, 1808

3rd Saturday: by request

If you are having problems, please phone the management office

JUNE OPERATING EXPENSES

<u>Expenses</u>	<u>Amount</u>
Capitol Reserve	\$ 30,000
Electricity	\$ 1,687
Gas	\$ 11,592
Insurance	\$ 9,603
Landscape Maint.	\$ 4,200
Office Expense	\$ 1,465
Payroll	\$ 10,993
Payroll Taxes	\$ 2,415
Pest Cont	\$ 600
Plumbing	\$ 735
Pool	\$ 2,071
Prop. Maint. Other	\$ 3,280
Sewer/Water Total	\$ 41,193
Trash	\$ 1,880
TOTAL	\$121,714

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Village News

**NEXT MONTHLY HOMEOWNER & BOARD MEETING
MONDAY, AUGUST 26, 2013 ~ 7:00 PM**

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

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SWIMMING POOL: The swimming pool is a benefit for Ashborough residents and their guests **ONLY. This benefit is earned by having a \$0.00 balances on your assessments fees and a current lease in file for your renter.**

The Board of Directors has voted to keep the pool open as long as the weather permits. However, the pool monitors will not be working after Labor Day. **REMEMBER, the gates MUST stay locked at all times.**

SCHOOL IS BACK IN SESSION

Please drive carefully. Remember the speed limit **10 MPH.**

Parents supervising at the Bus Stop remember there are residents still sleeping in 1805,6 & 7 so please help keep the noise down.

Trash has been noticed at the Bus Stop. **Don't be a Litter Bug.**

PEST CONTROL: The office staff has been working closely with the exterminator to solve our recent problems.

VEHICLES & PARKING:

We have three primary problems.

- 1) Vehicles not allowed:
 - Unauthorized vehicles: commercial trucks, work or boat trailers,
 - Unlicensed: Expired tags
 - Inoperable vehicles with flat tires, no tag, etc.

- 2) Vehicles not moved for more than 14 days in a row

- 3) Third (3rd) vehicles owned and parked in "Visitor Parking" (**only two vehicles per unit are allowed on the property in the parking lots**) Residents with more than two (2) vehicles may check with the Management Office 770-422-8192 for availability of renting a space in our R.V. Lot at \$20.00 per month, or investigate a storage facility for your 3rd vehicle. We will begin placing notices on the vehicles in these categories and having them towed.

Ashborough's Declarations dated 2/8/2012 filed in the Cobb County Deed Book 14918 Page 5285, Page 20, #5, **Motor Vehicles, Trailers, Boats, Parking, etc.**, (a) states: "All Unit Owners are allowed the use of two (2) parking spaces per unit to be assigned as common elements. Any additional parking spaces are available for guests who may use the same on a first come, first served basis.

It is prohibited for vehicles to be parked on the property on blocks or jacks, except temporarily not to exceed three (3) days; or in a parking area with the vehicle in a wrecked or disabled condition; or the vehicle appears to be abandoned on the Property. For the purpose of this section, "abandoned" shall mean a vehicle that is both (a) obviously inoperable or does not have a current operating license plate or sticker, and (b) remains parked for fourteen (14) continuous days".

PLEASE PLEASE PLEASE

Clean up after your pets

JULY OPERATING EXPENSES

<u>Expenses</u>	<u>Amount</u>
Attorney	\$ 3,236
Electricity	\$ 1,485
Gas	\$ 16,354
Insurance	\$ 20,895
Landscape Maint.	\$ 4,400
Office Expense	\$ 1,525
Payroll	\$ 9,877
Payroll Taxes	\$ 2,498
Pest Cont	\$ 600
Plumbing	\$ 3,535
Pool	\$ 3,902
Prop. Maint. Other	\$ 3,504
Roof	\$ 15,953
Sewer/Water Total	\$ 37,860
Termite Bond	\$ 3,900
Trash	\$ 2,290
TOTAL	\$131,814

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Village News

**NEXT MONTHLY HOMEOWNER & BOARD MEETING
MONDAY, SEPTEMBER 23, 2013 ~ 7:00PM**

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

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SWIMMING POOL: The swimming pool is still open. Come & enjoy as long as the weather stays warm

COURTESY OFFICER: Along with keeping us safe, Ashborough's Courtesy Officers have several other responsibilities that include: **1)** Reporting vehicles that are improperly parked, this includes flat tires, expired tags, vehicles parked more than 24 hours in any "Visitors" parking space, vehicles on blocks, etc. **2)** Identifying residents that are walking dogs without a leash as this is a Cobb County requirement **3)** Residents that are not cleaning up after their dogs, this is a real problem at Ashborough **4)** anyone soliciting on the property **5)** Residents that are placing anything except house hold garbage and trash in or around the dumpsters.

The Courtesy Officers have also been authorized to speak to you about these issues if they "catch" you in the act of violating any of Ashborough's rules and regulations listed above. Please be courteous to them if they need to

Speak with you about these infractions. If, you have a problem with the Courtesy Officer, please contact the office on 770-422-8192.

NOTE: Any of the infractions listed above carry a \$25.00 fine to the resident or homeowner breaking the rules.

DUMPSTERS: Ashborough's 12 dumpsters are ONLY for the household garbage and trash of residents. The signs on the side of the dumpster's list clearly what is not allowed in or around our dumpsters. Two (2) separate week ends in August there were so many items in and around the dumpsters, our property looked like a public dump!

The Board is investigating the addition of surveillance cameras placed at each of the dumpsters. You, the homeowners have paid more than \$5,000.00 in salaries to load items such as mattresses, furniture, building materials, etc. , dump truck expenses and Cobb County Dump fees since January of this year. The cameras will identify those responsible and they will be charge for these expenses.

NOTE: A fine of \$25.00 will be charged to the resident or homeowner placing anything in or around the dumpsters that is not allowed to be there.

Clean up after your Pets

Ashborough NEEDS YOUR HELP to chair or participate on committees to improve our property. These committees would collect information on a specific problem, then present it to the Board at the monthly meeting along with recommended solutions. The Board of Directors would appreciate any input offered.

Reminder: The Board Meetings are always the 4th Monday of each month at 7:00PM in the Clubhouse.

Clean-Up Day: We should have a date soon for the 2nd Annual Grounds Clean-Up Day. All residents of all ages are invited to help us pick up debris from the property.

SEPTEMBER OPERATING EXPENSES

<u>Expenses</u>	<u>Amount</u>
Attorney	\$ 3,844
Electricity	\$ 1,496
Gas	\$ 5,151
Insurance	\$ 17,045
Landscape Maint.	\$ 4,200
Office Expense	\$ 933
Payroll	\$ 13,055
Payroll Taxes	\$ 4,557
Pest Cont	\$ 600
Plumbing	\$ 8,055
Pool	\$ 722
Prop. Maint. Other	\$ 799
Sewer/Water Total	\$ 40,986
Tree Removal	\$ 2,250
Trash	\$ 2,605
TOTAL	\$106,298

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

Village News

**NEXT MONTHLY HOMEOWNER & BOARD MEETING
MONDAY, OCTOBER 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.**



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FALL SEASON: the weather is cooler so remember if you have the heat turned on, please close your windows. All of us share in the cost of the gas to heat our homes.

PLAYGROUND. Come and enjoy the newly repaired and painted safer equipment at the playground. We've added a new bench, see-saws and swings. The mulch will be in soon and we are pricing much needed new fencing.

With nicer weather there are a lot more children playing outside so **PLEASE** drive slowly the speed limit is 10 MPH and keep your eyes open for the little ones.

HALLOWEEN: Halloween Decorations can be put up beginning 10/17/13 (2 weeks in advance) and remember to take them down by Sunday 11/3/2013.

The Clubhouse is NOT available to be rented on Halloween night.

HALLOWEEN continued: Ashborough's Courtesy Officer will begin his rounds Halloween Night, Thursday at 5:00PM and continue until 2:00AM to help keep our children safe.

Reminder: if you need the courtesy officer between the hours of 9:00PM and 2:00AM, phone the office on 770-422-8192 and ask the answering service to send him to your home, or phone you back.



TRICK 'R TREAT: **Reminder:** if the porch light is on, you may Trick 'R Treat at that house. IF the porch light is off, please do not disturb the resident.



**In Memory of
Richard Alan Sheldon
July 1957 - September 2013**



NEW REFERRALS:

- A1 HVAC 678-230-9517
- Dupree Plumbing 770-422-2291
- Crescent Plumbing 404-643-5741

NEW RESIDENTS: You may notice on Friday and Sunday early mornings a man in a black truck "going thru the dumpsters". This is Junior. He has helped Ashborough for the past 20+ years removing "Flea Market" items after folks move in and out, allowing us more room for trash and garbage. He does not open any bags. Your private info is not at risk from Junior.

SEPTEMBER OPERATING EXPENSES

<u>Expenses</u>	<u>Amount</u>
Clubhouse ceiling repair	\$ 2,150
Electricity	\$ 1,490
Gas	\$ 10,791
Insurance	\$ 10,257
Landscape Maint.	\$ 4,300
Office Expense	\$ 1,125
Paving	\$ 1,500
Payroll	\$ 6,026
Payroll Taxes	\$ 3,237
Pest Cont	\$ 600
Playground	\$ 4,165
Pool	\$ 844
Prop. Maint. Other	\$ 6,371
Roof Repair	\$ 697
Sewer/Water Total	\$ 26,488,
Trash	\$ 2,446
TOTAL	\$ 82,489

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Village News

**NEXT MONTHLY HOMEOWNER & BOARD MEETING
MONDAY, DECEMBER 16, 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.**



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BOARD MEMBERS NEEDED ~

Please submit a letter of interest that includes your area of expertise to the office to become one of the few...one of the proud...**VOLUNTEER BOARD MEMBERS!** The time commitment involves a monthly board meeting, up to two executive meetings each month (IF NEEDED) for specific topics and daily email communications. The rewards are a true feeling of ownership and understanding in our community.

OUTSIDE WATER ~ It's the time of the year where you should winterize your outside water faucet. To properly do this you should cut the **INSIDE** valve all the way OFF and the outside valve all the way ON. If there is water leaking you should contact a plumber to replace your inside valve. Most are around 40 years old and need serviced if they haven't

been. If you don't know where your cut off is please call the office. ***If you fail to do this the water line feeding the outside faucet can freeze and burst. If this happens the damage caused is the homeowner's responsibility. It happens every year where someone doesn't take care of this and floods their neighbors house. Don't let it be YOU this year!

WE'RE CLEANING-UP ~We are working very hard to improve the appearance of our property. Last week the maintenance staff collected a full dump truck of trash, building materials, paint, rocks, bricks, pavers, borders, mainly behind the fences.

PLEASE REMEMBER ~ The common areas of Ashborough are not for an individual resident's use in any way. Personal items behind or beside your fence will be removed. They will also be removing bushes, plants, small trees, etc. in order **to start repairing & painting the fences.**

IF you have an extension on your unit, **your extension has exhausted all of your 14" limited common area.** Any items behind or beside your extension are on common areas and will be removed without prior notification: Ex: Bar-B-Q grills, bicycles, toys, plants, tools, etc.

TREE TRIMMING ~ After the clean-up is finished they will begin trimming limbs around the perimeter of the property. Then they will trim the interior. Several of the overgrown bushes will be removed from the front of buildings. *Any foliage that is closer to the building than 12" and/or more than 12" above the front window sill will be trimmed.* Finally we will *cut any foliage that stands above a resident's back fence line*

according to the by-laws see web site address listed below the financials.



SATELLITE DISHES ~ are not allowed on roofs or buildings, due to the damage they cause. We will be begin removing all of them in January 2014 in accordance with the Declarations & By-Laws.

More on this in the December Newsletter

OCTOBER OPERATING EXPENSES

<u>Expenses</u>	<u>Amount</u>
Clubhouse ceiling repair	\$ 2,150
Electricity	\$ 1,490
Gas	\$ 10,791
Insurance	\$ 10,257
Landscape Maint.	\$ 4,300
Office Expense	\$ 1,125
Paving	\$ 1,500
Payroll	\$ 6,026
Payroll Taxes	\$ 3,237
Pest Cont	\$ 600
Playground	\$ 4,165
Pool	\$ 844
Prop. Maint. Other	\$ 6,371
Roof Repair	\$ 697
Sewer/Water Total	\$ 26,488.
<u>Trash</u>	<u>\$ 2,446</u>
TOTAL	\$ 82,489

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Village News

**NEXT MONTHLY BOARD MEETING
MONDAY, JANUARY 27, 2014 ~ 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.**



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WARNING! Disgusting: The cause of a sewer line back up into the 1199 building on Thanksgiving day was a grease plug the size of an adult foot. Packed in with this were feminine hygiene products. Please please please do not pour grease down your sink or flush condoms or tampons. It makes us all go 'eeewww' but imagine if you were the one with the sewer back up in your house OR the one digging out the blockage! Yikes!

GOOD NEIGHBOR EDIQUETTE: The other day the Maintenance Crew couldn't get started with their day because a large vehicle was blocking the gate to the shop. The vehicle was there because someone had come back there to change their oil. They let the oil from their car run out on to the ground. There are multiple reasons not to do this...the environment, common courtesy, etc... Please don't block others access. Please don't drain your oil on to the ground.

Speed Limit is 10 MPH

EMAIL ADDRESS: Please make sure the office has at least one email address for your unit. When your email address is in the HOA Buildium Software you receive real time updates and have access to community information and discussion. If you know someone that doesn't have access please encourage them to give their email or share with them if they don't use email. There is a lot of 'how come no one told me?'. It's really difficult to contact each unit so we put the information in a central location so you can receive.

FROZEN WATER LINES ~ If you have a vacant unit next to you that seems to be abandoned or neglected please let the office know so that we can make sure it is properly winterized. Units with no heat that aren't winterized can have water lines that burst and cause damage to that unit as well as the unit on either side. Let's be proactive and let this not happen to you!

HOLIDAY DECORATIONS: Please make sure that when you put up holiday decorations that you aren't damaging the outside of the building or landscaping. Also remember to remove them promptly to avoid them being removed by the Association and you being charged for the removal. If you have a 'real' tree and need to dispose of it after Christmas please take it to the fence at the maintenance lot and

we will take care of getting it into the landscape dumpster.



SATLLITE DISHES ~ are not allowed on roofs, buildings or fences, due to the damage they cause.* We will be begin removing all of them in January 2014 in accordance with the Declarations & By-Laws.

NOVEMBER OPERATING EXPENSES

<u>Expenses</u>	<u>Amount</u>
Alarm & Security	\$ 279.72
Cap Res Xfer	\$ 15,000.00
Electricity	\$ 1,136.89
Gas	\$ 11,419.66
Insurance	\$ 14,249.35
Landscape Maint.	\$ 4,200.00
Landscape Othr	\$ 1,038.80
Office Expense	\$ 1,178.44
Payroll	\$ 6,372.29
Payroll Taxes	\$ 1,871.90
Pest Cont	\$ 600.00
Plumbing	\$ 2,985.00
Pool	\$ 605.27
Prop. Maint. Other	\$ 572.33
Sewer/Water Total	\$ 23,984.36
Tennis Court	\$ 6,500.00
Trash	\$ 2,557.85
Veh & Equip	\$ 4,947.35
TOTAL	\$ 99,814.63

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