

Village News

**NEXT MONTHLY BOARD MEETING
MONDAY, JANUARY 25, 2016 ~ 7:00 TO 9:00 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.

HOLIDAY DECORATIONS: Holiday decorations should be removed no later than January 15th. If you have a 'real' tree please take it to the large open dumpster at the shop yard at the end of "Court" by the Dog Park.

WINTERIZE: STEP 1: The outside water spigots and attached pipe is the responsibility of the homeowner. Every year we have water pipes break because these pipes were not "Winterized". This costs you, as you would need to phone a plumber immediately (Ashborough does not take care of broken pipes) and your neighbor when there is water damage. Remember every other unit has the cut off for either the front or back spigot. No one has both front and back. Example: 1807-A has a spigot in the front of their unit and the cut off for the back yard water spigot and 1807-B has the spigot in their back yard and cut off for the front yard water (of 1807-A).

WINTERIZE continued...

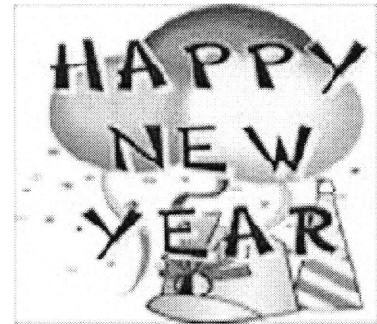
Very confusing, I know, but that's the way they were built. You should work with your neighbor to see that they have winterized their spigot. **HOW TO WINTERIZE:** a) The "cut off" is a standard plumbing circular handle located on top of the water heater in your unit. b) Turn this handle to the right (righty tighty & closed / lefty loosey and open) as far as it will go. c) then go outside and turn the water spigot handle to the left as far as it will go. This will drain out the water in this pipe. And you're done. There is no water left in the pipe to freeze, swell and break the pipe. Call the Management Office 770-422-8192 if you have any questions.

WINTERIZE STEP 2:

When you see the "FREEZE WARNING" sign at the front of the property beside the ASHBOROUGH Sign, Please open the cabinet doors under each of your sinks so the room's warmer air can circulate to these area. Before going to bed, turn on the faucets & let the water drip in the sinks. This will stop your pipes from freezing.

Clean Up after your PETS

Reminder: ANY changes to the exterior of your unit OR visible on the outside of your unit must be approved! (Ex: New Doors, New Windows, Curtains, Mail-box, door mat, anything on the building and in the yard, etc.



DECEMBER EXPENSES

<u>Expenses</u>	<u>Amount</u>
Capital Reserve	\$ 15,000
Collections	\$ 2,737
Electricity	\$ 1,247
Gas	\$ 14,061
Gutter Repair	\$ 1,780
Insurance	\$ 9,107
Landscaping	\$ 4,500
Office Expense	\$ 1,199
Payroll (3 Pay Periods)	\$ 14,741
Payroll Taxes	\$ 3,933
Pest Cont	\$ 1,214
Pool	\$ 301
Prop. Maint. Other	\$ 3,388
Roof Repairs	\$ 4,450
Trash	\$ 2,337
Tree Removal	\$ 4,000
Water & Sewer	\$ 16,240
TOTAL	\$ 101,085

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 BOARD MEETING
MONDAY, FEBRUARY 22, 2016 ~ 7:00 TO 9:00 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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PLEASE PLEASE PLEASE
SLOW YOUR CAR DOWN

There are children in the middle of the streets that should not be there.

PARENTS of CHILDREN: Ashborough has provided two (2) places designed for children to play. 1) the playground and the 2) play court, both located beside the Tennis Court. The Ashborough Declarations on Page 22 #9 specifies no activities are permitted on Common Areas. Children may play in their back yards or playground or play court only. Children should never play in the streets or on the sidewalks for their own personal safety.

DELIVER THE NEWSLETTER

Would you like to deliver the newsletter each month? It pays \$30.00 cash. That's 10¢ per newsletter. Please call the office on 770-422-8192 and ask for Kim or Vivian.

CLEAN UP AFTER YOUR PET THAT GOES FOR CATS TOO

Ashborough's Dog Run is located behind the 1197 Building on Ashborough Drive and beside the Maintenance Shop. The dog run as everything else at Ashborough has Rules and Regulations for the safety and enjoyment of all residents. The rules are as follows:

- 1) The run is open 10AM to 9PM
- 2) Puppies and Dogs must be properly inoculated, be healthy (have no contagious conditions or diseases) and be parasite free (Both Externally and internally)
- 3) Pet Owners should inquire about any dog already in the run which are unfamiliar to them PRIOR to entering. Observing dogs' body language is also recommended.
- 4) **No dogs known to be aggressive toward other dogs or people (or exhibit threatening behavior) may enter the run.**
- 5) No dogs in heat may enter the run at any time.
- 6) **Owners must clean up after their dogs**
- 7) Owners are to CLOSELY SUPERVISE their dogs and at no time should an owner leave the run without their dog.
- 8) Children under the age of 12 are not permitted inside the run
- 9) Do not bring treats or food inside the run.

"Ashborough Condominium Association is not responsible for any illness or injury"

Numbers 4 & 6 are not being followed. Please remind your fellow dog owners of these rules. **Rules are posted on the fence.**

Permanent Reminder: ANY changes to the exterior of your unit OR visible on the outside of your unit must be approved! (Ex: New Doors, New Windows, Curtains, Mailbox, door mat, anything on the building and in the yard, etc.

NEW CLUBHOUSE RENTAL

policy: The Board of Directors have stressed the importance of leaving the clubhouse exactly as you found it when rented. If there are any nails, screws, tape, missing or scratched paint, etc., the deposit of \$150.00 will be forfeit. We continue with \$150.00 to rent and \$150.00 deposit. ***This new policy is non-negotiable.***

JANUARY EXPENSES

<u>Expenses</u>	<u>Amount</u>
Capital Reserve	\$ 15,000
Collections	\$ 1,379
Dump Truck Repair	\$ 800
Gas	\$ 17,606
Gutter Repair	\$ 3,400
Insurance	\$ 7,624
Landscaping	\$ 4,500
Office Expense	\$ 1,161
Payroll	\$ 7,475
Payroll Taxes	\$ 2,474
Pest Cont	\$ 1,475
Pool	\$ 280
Prop. Maint. Other	\$ 1,180
Roof Repairs	\$ 4,450
Trash	\$ 2,547
<u>Water/Sewer/Electric</u>	<u>\$ 26,440</u>
TOTAL	\$ 104,142

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Village News

NEXT MONTHLY BOARD MEETING
MONDAY, MARCH 28, 2016 ~ 7:00 TO 9:00 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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SLOW YOUR CAR DOWN
10 MPH is the maximum limit

PARENTS: Children are not permitted to play on the sidewalks or in the street. *We will begin delivering fine letters of \$25.00 to those parents that let their children play in these areas.* Ashborough provides the playground and the play court, both located beside the Tennis Court for them to play. Children may play in their own back yard, the playground or the play court **only**.

DELIVER THE NEWSLETTER

Would you like to deliver the newsletter each month? It pays \$30.00 cash. That's 10¢ per newsletter. Please call the office on 770-422-8192 and ask for Kim or Vivian.

Please Please Please Please!
CLEAN UP AFTER YOUR PET
THAT GOES FOR CATS TOO

DUMPSTERS: Things are finally looking a bit better with the resident garbage and trash. Please keep up the good work. Note: if you send your children to take out the garbage, make sure they can get the bags inside the dumpster.

GUTTERS: Stephen Shook LLC, is doing a great job of inspecting and repairing our gutters. This includes the fascia boards where the gutters are attached. They are also checking the seals around pipes on the roofs, stopping small leaks.

PLUMBERS ~ if you have a plumber working in your unit, they must come by the office before beginning work. The office staff will provide important information about water and gas lines, water cut offs, etc... If your plumber cuts a line or cuts off water or gas to your building without following the proper procedures you will be charged for the extra work it causes our maintenance staff.

CAR TOWING: IF: 1) *your vehicle is inoperable (flat tire, wrecked, and this includes no or expired tags, etc.)* - OR - 2) your vehicle has been left in a Visitor Space for more than 24 hours they will be stickered. If your car has been stickered and is missing, call Howard's Wrecker 770-432-2613. We tow next day after your car has been stickered. We tow without warning & same day any vehicle that is on Common Ground (not in a parking space) this includes: double parking, blocking the RV Lot or Maintenance Yard, parked on dirt or on the curbs, etc.

Permanent Reminder: *ANY changes to the exterior of your unit OR visible on the outside of your unit must be approved! (Ex: New Doors, New Windows, Curtains, Mailbox, door mat, anything on the building and in the yard, etc. Call the office 770-422-8192 for details.*

NEW CLUBHOUSE RENTAL

policy: The Board of Directors have stressed the importance of leaving the clubhouse exactly as you found it when rented. If there are any nails, screws, tape, missing or scratched paint, etc., the deposit of \$150.00 will be forfeit. ***This new policy is in effect as of 3/1/2016 and is non-negotiable.***

JANUARY EXPENSES

<u>Expenses</u>	<u>Amount</u>
Alarm	\$ 280
Capital Reserve	\$ 15,000
Electricity	\$ 1,414
Fence Repair/Build	\$ 2,025
Gas	\$ 23,101
Gutter Repair	\$ 9,759
Insurance	\$ 7,624
Landscaping	\$ 4,500
Painting	\$ 2,400
Office Expense	\$ 1,051
Payroll	\$ 7,501
Payroll Taxes	\$,569
Pest Cont	\$ 275
Pool	\$ 326
Prop. Maint. Other	\$ 1,207
Trash	\$ 2,848
Water/Sewer	\$ 22,295
TOTAL	\$ 108,027

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April 1, 2016

Dear Ashborough Neighbors,

I wanted to reach out to my neighbors and thank you for the opportunity of representing you on the Association Board. I joined the board because I felt that I could no longer just sit on the sidelines and complain about the activities or building appearance if I was not willing to take action and be a part of a solution. I have been on the board in an officer capacity since July 2006. It has been an eye opening and rewarding opportunity; however, I feel I have served my time. I will be stepping down from the board at the end of my term (June 2016). I will continue to be involved in supporting the new incoming directors but I have other endeavors that I want to be active with.

I am passionate about our community and the work that it takes to keep it at a level we all want it to be at. I am reaching out to you to ask you to now become a part of the solution. We have many new homeowners who have moved in over the last few years. It is a great opportunity to help shape what you want our neighborhood to develop into. Some of you have attributes that can help to keep the board open to new desires.

The board of directors is a panel of elected officials that represent the homeowners association that all 299 unit owners are a member of. We are task with making sure all of the business of this small corporation is taken care of timely and correctly. The categories for the business items are numerous and if you have experience in any area that we deal with your experience would be extremely valuable. The requirements to become a director on the association board is that you are a homeowner in good standing, you have some relevant business experience and that you can give one day a month for meetings and some interaction via email or phone on a weekly basis for discussion and items that can't wait for the monthly meeting. The hardest part of being a director is laying down your own personal agenda for the good of the association as a whole.

Please contact the office in writing (before May 1) stating your interest and relevant experience. You will then be placed on the ballot to join the Board of Directors. If there is a quorum at the annual homeowners meeting there will be a vote for new directors. If there is no quorum the current board will automatically continue as directors and new directors can be added.

Respectfully,

Kathleen Rommel

Kathleen "Kathi" Rommel

Village News

**NEXT MONTHLY BOARD MEETING
MONDAY, MAY 23, 2016 ~ 7:00 TO 9:00 PM**

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10 MPH

IS THE SPEED LIMIT

Please SLOW DOWN

NO OPEN PIT WOOD BURNING

FIRES: The Cobb County Fire Regulations state that an open pit fire is not permitted in residential areas. You may grill or cook food only in your back yard NOT the front yard. The Courtesy Officer will ask you to put these fires out.

GARDEN CLUB: There's still time to join the Garden Club. Any resident may become a member for \$20.00. If you would like to join please contact Kathy on 770-792-9228.

Please PLEASE Please Clean up after your pets. Especially now, the Pool will open & it is a health hazard if someone tracks animal feces into the pool area. We will close the pool for 24 hours to add chemicals for your health and safety.

↓ EVENTS ↓

5/21/16—Saturday from 3 to 5 PM

PLAY COURT GRAND OPENING Kids of all ages come out to the Play Court (located by the playground & tennis court) as Ashborough prepares for Summer break. There will be games, a raffle and treats for young and old!

5/21/16—Saturday from 10 to 3 PM

COMMUNITY YARD SALE
We are putting together a yard sale. If you are interested please e-mail, ABCYS2016@gmail.com , Rhianna. So, gather & tag all of your items to make a little extra cash!

5/27/16 Friday—POOL OPENS

The swimming pool is scheduled to open Friday May 27, 2016 at 9:00 in the morning. Children must be 14 years of age to swim alone. Reminder, IF you are past due on your assessment fees, fines or penalties, The By-Laws and Declarations state you may not use the pool & area.

6/5/16 - Sunday

THE ANNUAL MEETING

The annual meeting will be held on June 5, 2016 in the Clubhouse from 3:00 to 5:00. We look forward to seeing everyone there.

Slow Down

School is out soon

Permanent Reminder: *ANY changes to the exterior of your unit OR visible on the outside of your unit must be approved! (ex: New Doors, Windows, Curtain, Mailbox, Door Mat, anything on the building and in the yard, etc. Call the office on 770-422-8192 for details.*

POOL MONITORS: If you are 21 years of age you may apply to be a pool monitor by calling the office on 770-422-8192 from 8AM until Noon Mon. thru Fri. The monitor's hours are from 4PM until 9PM & the pay is \$8.00 per hr.

APRIL EXPENSES

<u>Expenses</u>	<u>Amount</u>
Collections	\$ 1,604
Electricity	\$ 1,276
Gas	\$ 15,330
Gutter Repair & Replace	\$ 18,656
Insurance	\$ 9,132
Landscaping	\$ 4,500
Paving	\$ 2,850
Office Expense	\$ 1,394
Payroll	\$ 7,790
Payroll Taxes	\$ 2,715
Pest Cont	\$ 875
Pool	\$ 1,174
Prop. Maint. Other (ram)	\$ 5,936
Trash	\$ 2,335
<u>Water/Sewer</u>	<u>\$ 30,097</u>
TOTAL	\$ 114,417

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Ashborough Swimming Pool Rules

The Ashborough Swimming Pool is considered by Cobb County a Public Pool as more than one family swims. The Ashborough Rules apply as well as the Cobb County Rules.

- 1) The pool benefits are only for the Residents of Ashborough and their Guests
Note: You are allowed two (2) guests per family member
- 2) The Resident must be current on all assessments/dues, fines and/or penalties
- 3) There are no "parties" allowed, as the pool is for the benefit of all residents
- 4) The pool may not be "rented" by a resident at any time or during any month
- 5) Food may be consumed ONLY on the porch area and not the pool decking
- 6) Bar-B-Que grills are not permitted in the pool area, porch or decking
- 7) Do not ask the Pool Monitors to watch or baby-sit your children.
- 8) Diapers are not permitted, only swim pants on babies and toddlers
- 9) The pool is open daily from 9:00AM until 9:00PM
- 10) The pool monitors are not life guards. Swim at your own risk
- 11) Vulgar, profane or abusive acts and language are NOT permitted

Cobb County Swimming Pool Rules

If these rules are broken, Cobb County has the right, on surprise inspections, to close our pool for the remainder of the summer.

- 1) The maximum capacity of the pool is 67 persons in the water at any time, if we exceed this number, the pool monitor will ask those that have been in the longest to get out.
- 2) There should be no solo swimming
- 3) There should be no running, boisterous or rough play
- 4) No person under the influence of alcohol or drugs should be in the pool
- 5) No pets are allowed in pool area
- 6) No scooters, bicycles or skateboards are allowed in pool area
- 7) Persons with diarrhea, illness or nausea should not enter the pool
- 8) Persons with skin, eye, ear or respiratory infection should not enter the pool
- 9) Persons with open lesions or wounds should not enter the pool
- 10) You should take a shower before entering the pool
- 11) There should be no food or beverage in glass containers
- 12) A First Aid Kit is located on the cabinet, on the porch, between the Clubhouse doors
- 13) The Telephone is required and is for emergencies ONLY
- 14) The Certified Pool Operators are our two (2) maintenance staff members.

Penalties: 1st Offence – Letter of Warning, 2nd Offence - \$25 fine and/or loss of privileges

Village News

**NEXT MONTHLY BOARD MEETING
MONDAY, JUNE 27, 2016 ~ 7:00 TO 9:00 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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SPEED LIMIT 10 MPH

The Annual Meeting was held on June 5, 2016 at 3:00PM. The assessment fee will remain at \$350.00 for the upcoming year, there is no increase. Only 21 homeowners came to the meeting. We would need 100 homeowners to attend the meeting to have a quorum, allowing votes on important issues.

Happy Independence Day

Call the Management Office 770-422-8192 if you have questions about celebrating. Reminders: 1) No open pit wood burning fires: The Cobb County Fire Regulations state that an open pit fire is not permitted in residential areas.

You may grill or cook food only in your back yard NOT the front yard. The Courtesy Officer will ask you to put these fires out. 2) Bar-B-Q Grills are not permitted at the Pool 3) Please be very careful with fireworks. Our homes are very close together and a fire cracker could start a fire especially if it lands on a roof.

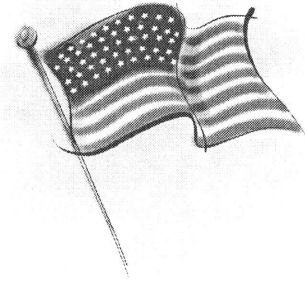
PETS: Please be careful with your pets health in hot weather. • Make sure they have plenty of water. • Don't leave them in a parked car. The temperature can become deadly in only a few minutes. • Ashborough By-Laws and Declarations state that a pet can be on your patio for only two (2) hours a day, they can't be left outside. • Cobb County requires that all pets be on a leash, no animals are allowed to run loose, this goes for cats and dogs. • The Cobb County Animal Control phone number is 770-499-4136 if you have questions or need to report a loose animal.

COMMUNITY YARD SALE The yard sale was moved to the 19th and went very well. Several residents attended as well as folks that saw the sign posted at Hwy 41. If you are interested in another Community Yard Sale, let the office know.

The POOL is now open: Reminder, IF you are past due on your assessment fees, fines or penalties, The By-Laws and Declarations state you may not use the pool & pool area.

PLEASE Clean up after your pets. Especially now, the children are out of school and several parents have complained to the office they are tired of cleaning dog poo off their children's shoes. The Pool is now open & it is a health hazard if someone tracks animal feces into the pool area. We will close the pool for 24 hours to add chemicals for your health and safety.

Permanent Reminder: *ANY changes to the exterior of your unit OR visible on the outside of your unit must be approved! (ex: New Doors, Windows, Curtain, Mailbox, Door Mat, anything on the building and in the yard, etc. Call the office on 770-422-8192 for details.*



MAY EXPENSES

<u>Expenses</u>	<u>Amount</u>
Collections	\$ 3,552
Electricity	\$ 962
Gas	\$ 13,064
Gutter Repair & Replace	\$ 31,057
Insurance	\$ 11,107
Landscaping	\$ 4,500
Painting	\$ 18,860
Office Expense	\$ 997
Payroll	\$ 7,778
Payroll Taxes	\$ 2,695
Pest Cont	\$ 1,200
Plumbing	\$ 2,188
Pool	\$ 1,515
Prop. Maint. Other (ram)	\$ 9,148
Roofing	\$ 51,784
Security System	\$ 279
Trash	\$ 2,354
Vehicle	\$ 277
Water/Sewer	\$ 26,380

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Village News

**NEXT MONTHLY BOARD MEETING
MONDAY, AUGUST 8, 2016 ~ 7:00 TO 9:00 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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SPEED LIMIT 10 MPH

Your Board of Directors 2016/17

Ray Corey.....President
Della Costly.....Vice President
Brian Sheres.....Treasurer
Barbara Warner.....Secretary
Shica Bowen.....Director
Hussein Elsangak.....Director
Mark Cathcart.....Director

IMPROVEMENTS: Your Board of Directors have been working diligently this past year on a great deal of improvements to the Property. Several new roofs, full paving of the R.V. Lot for the commercial trucks, new paint colors on 10 of the Tudor buildings, gutter inspection with repair, new gutters and downspouts for all 36 buildings. Currently they have approved the re-siding, repair and paint of the buildings on Ashborough Road, beginning with the worst first. The 1814 building is first and is 90% finished. The next building is 1816 and the work will begin 7/5/2016. Let's all give a big THANK YOU to your Board of Director Members!

SUGESTIONS?: Do you have any suggestions on how we might improve our community? Please call the office with your suggestions and let them know also, if you would be able to temporarily serve on an improvement committee.

SENIOR SAFETY DAYS: The Cobb County Safety Village will host a series of Senior Safety Days this July, designed to highlight hazards in the home. The free program will include information on fall prevention, home security, identity theft and fraud tips. Summer Senior Safety Days July 7, 12, 18, 20, 28 10 a.m.-noon. The location is Cobb County Safety Village, 1220 Al Bishop Drive in Marietta. Program includes: Fall Prevention Home & Fire Safety Home Security Identity Theft Fraud tips There is no charge to attend. To register or for more information contact the Cobb County Safety Village: 770-852-3270 or safetyvil-lage@cobbcounty.org. For more information contact Cobb Senior Services at 770-528-5364 or visit cobbseniors.org

Monthly REMINDERS:

- Pets must be on leashes*
- Clean up after your pets*
- Speed Limit is 10 MPH*
- Children may not play in the streets*
- No items allowed behind your fence*
- Park ONLY in your numbered spot*
- Only 24 hours limit in Visitors Parking*
- NO furniture allowed at the dumpsters*

Permanent Reminder: ANY changes to the exterior of your unit OR visible on the outside of your unit must be approved! (examples: New Doors, Windows, Curtain, Mailbox, Door Mat, anything on the building and in the yard, etc. Call the office on 770-422-8192 for details.

The POOL is now open: Please catch up on your assessment fees, fines and/or penalties, so your family can enjoy the pool & pool area this summer.

PLEASE Clean up after your pets

JUNE EXPENSES

<u>Expenses</u>	<u>Amount</u>
Bldg Repair & Paint	\$40,290
Collections	\$ 9,817
Electricity	\$ 1,321
Gas	\$ 11,731
Insurance	\$ 16,813
Landscaping	\$ 4,500
Office Expense	\$ 1,502
Payroll	\$ 8,568
Payroll Taxes	\$ 2,942
Pest Cont	\$ 1,164
Plumbing	\$ 434
Pool	\$ 491
Prop. Maint. Other (ram)	\$ 4,299
Roofing	\$ 3,870
Taxes Total	\$ 21
Trash	\$ 2,852
Vehicle	\$ 1,433
Water/Sewer	\$ 23,165

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MONDAY, DECEMBER 12, 2016 ~ 7:00 TO 9:00 PM**

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SPEED LIMIT 10 MPH

MONTHLY Reminders

1) Pets must be on leashes 2) Clean up after your pets 3) Speed Limit is 10 MPH 4) Children may not play in the streets 5) No items allowed behind your fence 6) Park ONLY in your numbered spot 7) Only 24 hours limit in Visitors Parking 8) NO furniture or appliances permitted at the dumpsters

FENCES: The 1805 building fence has been completed, and painted 11/10/15. The next in line (*of most visible*) is the 1814 and 1816 Road buildings will begin 11/15/16. Last in this list is the 1821 Circle building.

WINTERIZE: STEP 1: The outside water spigots and attached pipe is the responsibility of the homeowner. Every year we have water pipes break because these pipes were not "Winterized". This costs you, as you would need to phone a plumber immediately (Ashborough does not take care of broken pipes) and your neighbor when there is water damage. Remember every other unit has the cut off for either the front or back spigot. No one has both front and

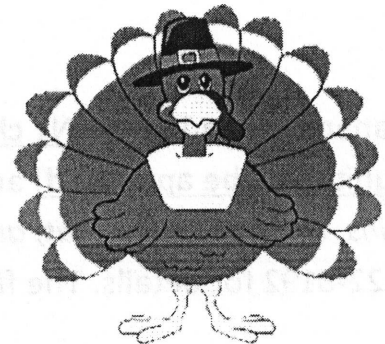
back. Example: 1807-A has a spigot in the front of their unit and the cut off for the back yard water spigot and 1807-B has the spigot in their back yard and cut off for the front yard water (of 1807-A).

Very confusing, I know, but that's the way they were built. You should work with your neighbor to see that they have winterized their spigot. **HOW TO WINTERIZE:** a) The "cut off" is a standard plumbing circular handle located on top of the water heater in your unit. b) Turn this handle to the right (righty tighty & closed / lefty loosey and open) as far as it will go. c) then go outside and turn the water spigot handle to the left as far as it will go. This will drain out the water in this pipe. And you're done. There is no water left in the pipe to freeze, swell and break the pipe. Call the Management Office 770-422-8192 if you have any questions.

WINTERIZE STEP 2:

When you see the "FREEZE WARNING" sign at the front of the property beside the ASHBOROUGH Sign, Please open the cabinet doors under each of your sinks so the room's warmer air can circulate to these area. Before going to bed, turn on the faucets & let the water drip in the sinks. This will stop your pipes from freezing.

The R.V. Lot is full at this time. Anyone with an oversized vehicle or a boat will be asked to park off the Ashborough Property. Call the office for details



Happy Thanksgiving

Permanent Reminder: Please see the back of this page: ► ► ►

OCTOBER EXPENSES

<u>Expenses</u>	<u>Amount</u>
Budget Transfer	\$ 15,000.
Electricity	\$ 1,363
Fence	\$ 150
Gas	\$ 11,128
Insurance Annual	\$ 1,483
Landscaping	\$ 4,500
Office Expense	\$ 1,194
Painting	\$ 10,030
Payroll	\$ 8,388
Payroll Taxes	\$ 2,875
Pest Cont	\$ 600
Pool	\$ 148
Prop. Maint. Other	\$ 4,640
Security	\$ 279
Tree Work	\$ 550
Trash	\$ 2,368
Water/Sewer	\$ 23,698

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

▼ Very Important Information ▼

Permanent Reminder: ANY changes to the exterior of your unit OR visible on the outside of your unit must be approved! and comply with the AR&R (examples: *New Doors, Windows, Curtains, Mailbox, Door Mat, anything on the building and in the yard, etc.*) Call the office on 770-422-8192 for details. The fines for non-compliance is \$25.00 per day, until corrected.

EVENTS (*Birthday, Special Occasion, Holiday, Etc.*) are NOT permitted on the "Common Ground" of Ashborough. Common Ground is defined as any property outside of your unit except the back fenced-in yard. The Clubhouse at the Swimming Pool may be rented for events with more guests than fit in your home and back yard. Common Ground includes the back fence, the front porch, steps, sidewalks, stone walls, parking spaces, asphalt and any land area connecting these to your unit. You may NOT: paint the concrete steps or porch or sidewalks, and you may not spray paint any grass or dirt areas with "game" court markings. The fines for non-compliance is \$25.00 per day, until corrected.

Please keep Yourself and Neighbors **SAFE** at all times with a Smoke Detector AND a Carbon Monoxide Detector in your home. REMINDER: now is a good time to change the battery in your Smoke and CO detectors! Also check with your neighbor to see that they have these detectors. Remember, we are all on central gas in our homes.

Carbon monoxide is an odorless, colorless, and tasteless gas that is near impossible to identify without a proper detector. It is caused by fuels not burning completely, including wood, gasoline, coal, propane, natural gas, gasoline, and heating oil and is extremely dangerous. CO robs your blood of oxygen.

Smoke/Fire Alarms: A **smoke detector** is a device that senses smoke, typically as an indicator of fire.

These items are very affordable at Home Depot, Lowes, Ace Hardware, etc.

Village News

**NEXT MONTHLY BOARD MEETING
MONDAY, JANUARY 23, 2017 ~ 7:00 TO 9:00 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.



Reminder: ANY changes to the exterior of your unit OR visible on the outside of your unit must be approved! (Ex: New Doors, New Windows, Curtains, Mail-box, door mat, anything on the building and in the yard, etc.



Please PLEASE Please Clean Up after your PETS

HOLIDAY DECORATIONS: Holiday decorations should be removed no later than January 15th. If you have a 'real' tree please take it back to the large open dumpster at the maintenance shop yard (by the Recreation Vehicle Lot) at the end of Ashborough Court by the Dog Park.

PACKAGES: The Management Office CAN NOT accept any packages that Fed Ex, UPS, etc tries to deliver for you. Please get with your neighbor for receipt of a package.

WATER FREEZING: Please remember if your water pipes freeze it is your responsibility. It is a requirement of the By-Laws and Declarations that each homeowner have Insurance Coverage in case this sort of thing happens. Last month's News Letter covered winterizing of your unit.

SPECIAL NOTE: Several homeowners stopped by lately to say how much they appreciate all the improvement work the Board of Directors have been able to accomplish. I thought I would share this with the community as most of the Boards work goes unnoticed. The Board Members have all volunteered for these positions. So,,, THANK YOU BOARD OF DIRECTORS!

R. V. LOT. - PROBLEMS

The R. V. Parking Lot is 1st for the recreational vehicles of the homeowners, renters do not qualify Boats, Jet Skis, Trailers, etc. and takes precedence over work vehicles. A homeowner may rent only 1 space. 2nd for the appropriate work vehicles, trailers, etc. of the homeowners weighing under 12,500 pounds. It is not a storage lot & you may not have 2 spaces! The office MUST have your Name, Unit, Phone Number, vehicles' description, tag number, etc. Any item NOT on our list will be towed, at the owner's expense, when found 24/7. When a new homeowner moves in with a boat, and the lot is full the Last Business item In will be the First Out to accommodate the residential needs of the homeowner



Merry Christmas

NOVEMBER EXPENSES

<u>Expenses</u>	<u>Amount</u>
Alarm	\$ 280
Capital Reserve	\$ 15,000
Collections	\$ 5,331
Creek Bank Restoration	\$ 1,700
Electricity	\$ 1,338
Gas	\$ 11,244
Gutter Repair	\$ 1,780
Insurance	\$ 8,470
Landscaping	\$ 4,500
Office Expense	\$ 1,748
Painting	\$ 25,380
Payroll	\$ 8,075
Payroll Taxes	\$ 2,691
Pest Cont	\$ 650
Pool	\$ 148
Prop. Maint. Other	\$ 3,325
Trash	\$ 2,582
Water & Sewer	\$ 27,485

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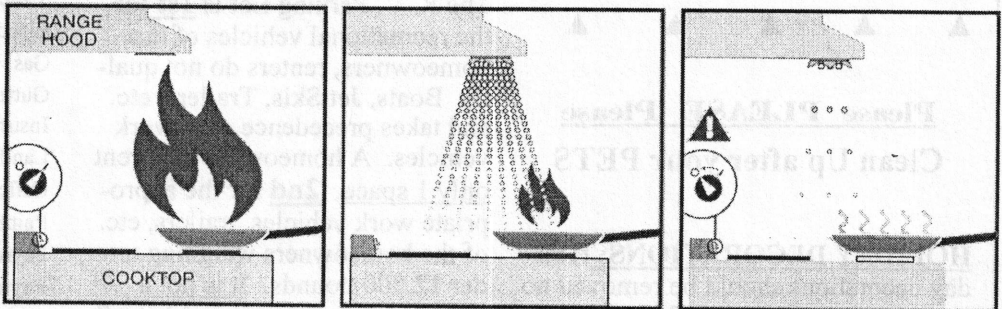


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