

# 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.**



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**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.

**R. V. LOT - PROBLEMS (Let's Try AGAIN):** Please phone the office on 770-422-8192 and ask for Kim or Vivian to discuss the assignment of R. V. Lot parking spaces.

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

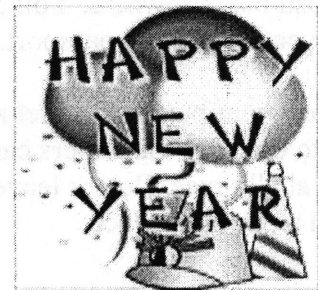
**Rules & Regulations Business:**

1) When you rent, lease or sell your unit, the Declarations and By-Laws require you to provide the management office with the **new occupants information.** The easiest way to do this is to scan and e-mail -OR- fax a copy of the lease, rental agreement or a copy of your closing statement.

2) The Declarations & By-Laws state that the Office must have a **key to your unit for Emergencies.** We are on Central Gas and Water and this is critical. Locking yourself out is not considered an emergency. If you refuse to give us a key and there is an Emergency you are not only endangering your well being but your neighbors also. There is a \$25 fine per day for non-compliance. Keys for emergencies are stored separately from the Pest Control keys. We will always attempt to notify you prior to entering your unit and no one other than the Property Manager along with a maintenance staff member will have access.

3) Check the **"Welcome Home" sign for the FREEZE WARNING.** Let your faucets drip & keep the cabinet doors under the sinks open. The maintenance staff will spread salt on the streets in known problem areas.

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



**DECEMBER EXPENSES**

<u>Expenses</u>	<u>Amount</u>
Capital Reserve	\$ 15,000
Collections	\$ 1,922
Credit Balance Refund	\$ 1,400
Electricity	\$ 1,275
Fence re-build	\$ 17,450
Gas	\$ 12,836
Gutter Cleaning	\$ 3,590
Insurance	\$ 8,470
Landscaping	\$ 4,500
Office Expense	\$ 1,045
Painting	\$ 660
Payroll	\$ 14,006
Payroll Taxes	\$ 4,092
Pest Cont	\$ 1,200
Plumbing (Leak Repair)	\$ 525
Prop. Maint. Other	\$ 2,293
Trash	\$ 2,321
Tree Removal	\$ 6,500
Vehicles	\$ 1,263
Water & Sewer	\$ 26,885

Ashborough Condominium Association  
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Identity theft is a crime that is estimated to affect over 9 million Americans per year. Every individual must take measures to protect themselves from falling victim to this growing crime. Protect yourself from identity theft with these basic tips:

Consider subscribing to an identity theft protection service. Several companies offer services to help you in the case that you become victim to identity theft. Shop around and do your homework when searching for a service but there are some benefits. You may also consider "freezing" your credit. This is a service offered by all three major credit reporting agencies at a minimal cost. While your credit is frozen new accounts cannot be opened, but you can still use any cards or accounts you normally use. If you need new credit for a purchase, you can "thaw" your credit and then "freeze" it again after.

Keep personal documents in a safe. Consider keeping a personal safe for your home as well as a safety deposit box elsewhere. You can use your safe at home to protect items such as your social security card, birth certificate and passport.

Protect your purse or wallet at all times. The best purses are those that can be zipped or closed shut. Try not to use bags that others can easily see or reach into, and keep bags close to your body with a tight grip at all times. Do not leave wallets or purses in the car, or if you must, do not leave them exposed or in an obvious place.

Photocopy the contents of your wallet. Make copies of credit cards, ID cards, and all other personal documents you keep in your wallet. Also, keep records of phone numbers to contact in case you need to close accounts or order replacement items.

Examine your bank account statements monthly to ensure that your accounts have no unauthorized charges. If they do, contact your banking institution immediately.

Remove yourself from promotional lists such as junk mail and pre-approved credit card lists. This added clutter doesn't do any good, & you at risk of ID theft if a stranger gets their hands on your pre-approved cards.

Cancel credit cards that you aren't using. There's no reason to have open credit for the taking. Besides, the less credit you have open, the less you'll have to monitor.

Select passwords that are difficult for others to uncover. An impersonal combination of letters and numbers is the best.

Protect your computer with anti-spyware and anti-virus software. Make sure you keep them up to date.

Do not reveal personal information to unverified sources whether over the phone or the Internet. Do not feel pressured to answer personal questions if you do not trust the source. Feel free to request verifying information before giving anything up.

Monitor your credit. Take advantage of your free credit reports and consider purchasing additional copies throughout the year for continuous monitoring. Consider placing fraud alerts and credit freezes on your account for greater protection. Shred personal documents before throwing them away.

Dumpster diving is a common method of stealing personal information for the sake of identity fraud. Purchase a shredder for your home and make sure you destroy paperwork containing personal information before discarding. This includes mail, credit card statements and even receipts.

# Village News

**NEXT MONTHLY BOARD MEETING  
MONDAY, FEBRUARY 27, 2017 ~ 7:00 TO 9:00 PM**

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

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**Please PLEASE Please  
Clean Up after your PETS**

Did you know our current By-Laws and Declarations **do not allow you to rent your condo until you have lived in the unit for a minimum of 12 months?**

**Would you like to change this?**

Our Board of Director Members will be canvassing (each Sunday afternoon in February) all of Ashborough to obtain the remaining 70 signatures needed to make this happen. We currently have 130 "YES" votes and require 200 to implement. Our Board members are: Ray Corey-President, Della Nelson-Vice President, Brian Sheres-Treasurer, Barbara Warner-Secretary and Directors: Mark Cathcart, Hussein Elsangak and Shica Bowen. This is also the last step in getting back our **FHA approval status**. Please help all of Ashborough by signing the form when they come to your door.

**Even after this is approved**, Ashborough has specific steps that need to be taken before you may rent your unit. The are as follows:

**RENTING YOUR UNIT:** ~ Did you know you must **apply** for "Open Leasing Status" (see pg 24 - Declaration) **and be approved** before you may Lease/Rent your unit. Please submit your request for 'Open Leasing Status' to the office for approval at least 2 weeks in advance. If granted 'Open Leasing Status' you have 90 days to lease your unit or your will revert back to 'Restricted Leasing Status'. You may be approved if 1) your assessment fees are current, and 2) the unit's change in status from owner occupied to leased/rented doesn't cause the Association to exceed the 25% rentals that our governing documents require.

- Ashborough's attorney approved Lease contract must be used and a copy must be in your file at the management office. Phone or e-mail the office for a copy.

- The BOD must approve this lease before your tenant may move in.

- A copy of the lease must be in file

- The Emergency Information Sheet must be completed by your tenant and in file at the Office.

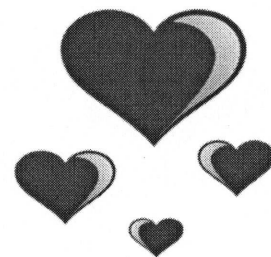
- A key to the unit, for emergencies is required to be in file at the Management Office (central water & gas)

- IF you become 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 until resolved.

Check the **"Welcome Home" sign for the FREEZE WARNING**. Let your faucets drip & keep the cabinet doors under the sinks open. The maintenance staff will spread salt on the streets in known problem areas.

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



**Happy Valentine Day**

**DECEMBER EXPENSES**

<u>Expenses</u>	<u>Amount</u>
Collections	\$ 6,457
Electricity	\$ 1,199
Gas	\$ 18,616
Gutter Cleaning	\$ 3,590
Insurance	\$ 8,470
Landscaping	\$ 4,500
Office Expense	\$ 1,462
Payroll	\$ 8,040
Payroll Taxes	\$ 3,040
Pest Cont	\$ 600
Pool	\$ 280
Prop. Maint. Other	\$ 3,829
Roof Repair	\$ 800
Trash	\$ 2,783
Water & Sewer	\$ 23,780

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**NEXT MONTHLY BOARD MEETING  
MONDAY, MARCH 27 2017 ~ 7:00 TO 9:00 PM**

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## Clean Up after your PETS

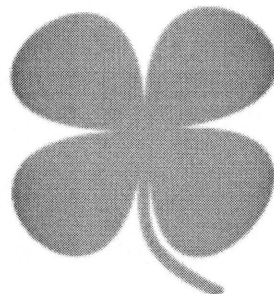
**FENCES:** Noticed the fences being repaired and replaced? When Ashborough was originally built, there were only side fences separating you from your neighbor. Since that time, homeowners, at their own expense, have built back fences with gates. When we get to your building, we will replace all side fences and the existing back fences and gates. If you have a back fence we will replace it. If not, the price of a back fence is \$450.00 including the gate from our current vendor if you want one built.

**FHA approval status.** Please help all of Ashborough by signing the form when we come to your door, or receive it in the mail. Our past due account are now at 11% (FHA maximum of 15%) and we need to amend the By-Laws to allow rentals with less than one year's occupancy. We still need 54 signatures more, by 4/1/17 to make this happen

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- IF you become past due on your assessment fees, these funds will be collected from your tenant.
- Infraction penalties are \$25.00 & may b \$25.00 per day until resolved.



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**GARDEN CLUB:** Would you like to join the Garden Club. The fee is \$20.00. The Garden is located by the Ashborough Entrance Sign, behind the row of big bushes at the front of the property. If you're interested please call Kathi on 770-792-9228

## February EXPENSES

<u>Expenses</u>	<u>Amount</u>
Security Alarm	\$ 280
Collections	\$ 7,737
Creek	\$ 2,000
Electricity	\$ 1,352
Fences	\$ 18,000
Foundation Repair	\$ 10,272
Gas	\$ 18,696
Insurance	\$ 8,470
Landscaping	\$ 4,500
Office Expense	\$ 1,236
Painting	\$ 20,900
Paving	\$ 650
Payroll	\$ 7,811
Payroll Taxes	\$ 2,808
Pest Cont	\$ 774
Plumbing	\$ 1,250
Prop. Maint. Other	\$ 3,829
Roof Repair	\$ 670
Termite Bond	\$ 450
Trash	\$ 2,556
Water & Sewer	\$ 27,501

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**NEXT MONTHLY BOARD MEETING  
MONDAY, APRIL 26 2017 ~ 7:00 TO 9:00 PM**

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- The BOD must approve this lease before your tenant may move in.
- A copy of the lease must be in file
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- A key to the unit, for emergencies is required to be in file at the Management Office (central water & gas)
- IF you become past due on your assessment fees, these funds will be collected from your tenant.
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**February EXPENSES**

<u>Expenses</u>	<u>Amount</u>
Security Alarm	\$ 280
Collections	\$ 7,737
Creek	\$ 2,000
Electricity	\$ 1,352
Fences	\$ 18,000
Foundation Repair	\$ 10,272
Gas	\$ 18,696
Insurance	\$ 8,470
Landscaping	\$ 4,500
Office Expense	\$ 1,236
Painting	\$ 20,900
Paving	\$ 650
Payroll	\$ 7,811
Payroll Taxes	\$ 2,808
Pest Cont	\$ 774
Plumbing	\$ 1,250
Prop. Maint. Other	\$ 3,829
Roof Repair	\$ 670
Termite Bond	\$ 450
Trash	\$ 2,556
Water & Sewer	\$ 27,501

**APRIL SHOWERS.....**



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**FENCES:** Noticed the fences being repaired and replaced? *We still have 25 buildings left to do.* Even with 1 or 2 fences a month (funds available) this is a 1 to 2 year project.

The office continues to receive calls about when it is your buildings "turn". The Board of Directors (BOD) has determined only the next 3 to do at this time. Please be patient. IF, your existing fence is broken, please call the office and our maintenance man will patch or repair the damage, but not re-build your fence at this time.

**FHA Approval Status. Thank You** to all the homeowners that took the time to sign the documents needed for Ashborough to re-apply for FHA accreditation. We needed 200 and received 209 signatures. The "First Amendment" to our 2012 By-Laws and Declarations will be filed in Cobb County within the next week. Then our attorney can start the process with the FHA for accrediting.

**PLEASE SLOW DOWN.** The speed limit in Ashborough is **10 MPH**. The children are getting out of school on Friday May 24, 2017 for the summer .

**DUMPSTERS, and trash,**

**This problem has grown to epic proportion** and Management NEEDS your help. Please report any information to the office about who is placing furniture, fixtures, appliances, carpeting, etc. around the dumpsters.

The cost of "trash removal" was \$26,004 in 2012 and was \$33,390 in 2016 and it continues to grow. This is an **increase of \$7,392 per year!** We either need to literally "clean-up our act" or we'll be forced to increase assessment fees.

The rules are posted on the side of all 12 dumpster fences. We are paying for "lock bars" so that vendors can not open the top and put in construction materials or carpeting. IF, someone works for you, they must haul the "trash" away, they may NOT use our dumpsters.

Several things not listed any where but are good common sense: Bag and tie your garbage and throw to the back of the dumpster. Loose garbage attracts rats, & other vermin as well as has a very bad odor. No items are allowed beside or in front of the dumpster, the garbage truck can't empty the dumpster. As always, NO: tires, paint, car batteries, etc. are allowed, ever!

The Cobb County dump is located at 1940 County Services Pkwy., Marietta 30008. -OR- Ashborough will pick up an item from your home and dispose of it for \$25.00. PLEASE call the office for a pick up, DO NOT place the items at the dumpster.

Parents, please help your children get the garbage in the dumpster if that is one of their chores.

Please PLEASE Please help us solve this problems.

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**GARDEN CLUB:** The fee is \$20.00 to join. If you're interested call Kathi on 770-792-9228

**POOL OPENS May 26,2017**

## CLEAN UP AFTER YOUR PETS

April 2017

<u>Expenses</u>	<u>Amount</u>
Security Alarm	\$ 98
Collections	\$ 6,600
Creek	\$ 4,000
Electricity	\$ 1,197
Gas	\$ 16,640
Insurance	\$ 19,344
Landscaping	\$ 4,500
Office Expense	\$ 1,037
Painting	\$ 10,000
Payroll	\$ 6,669
Payroll Taxes	\$ 1,960
Pest Cont	\$ 600
Plumbing	\$ 1,250
Pool	\$ 1,015
Prop. Maint. Other	\$ 3,824
Roof Repair	\$ 5,000
Transfer to Cap Res.	\$ 15,000
Trash	\$ 2,525
Water & Sewer	\$ 25,591

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MONDAY, JUNE 26 2017 ~ 7:00 TO 9:00 PM**

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**SPEED LIMITS and STOP SIGNS** are being ignored. This is a serious problem. The students attending Cobb County Schools are out for the Summer as of 5/24/2017. Our community is filled with children. The speed limit is 10MPH. Please ***SLOW DOWN*** and ***STOP*** at the signs. Most stop signs are placed at the dumpsters and you can't see around a corner, so Please STOP at the sign.

**With Warmer Weather: here are a few reminders:**

**OPEN PIT FIRES** are NOT permitted any where on the Ashborough Property by order of Cobb County

**CAR WASHING** is NOT permitted on Ashborough property as we are on central water

**CLEAN UP AFTER YOUR PETS**

**FENCES:** IF, *your existing fence is broken, please call the office* and our maintenance man will patch or repair the damage, but not re-build your fence at this time.

**★SUNDAY 6/11/2017★**

**THE ANNUAL HOME OWNER'S MEETING** is June 11, 2017 in the clubhouse beginning at 3:00PM. Attending along with your Board of Director members will be our attorney, Jody Peskin. Please mark your calendars to attend. We look forward to seeing you at the meeting.

**Public Safety Topics:** From the Cobb County Police: Now that school is out, crimes such as burglary and Entering Auto often increases. 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.

Make copies of all important documents in your wallet. Store safely at home in case you loose your wallet.

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!

**GUTTER CLEANING** will begin in June. Please remove items close to the building so they won't be damaged and leave the back gate open so they can clean out the mess they make.

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

**POOL'S OPEN:** Rem inder, IF your assessment, fees, fines or penalty payments are PAST DUE, The By-Laws state you may NOT use the pool IF you need a key and can't stop by the office, please call Kim on 770-422-8192 and she will make arrangements. The pool is open from 9AM until 9PM each day. We have no lifeguards; swim at your own risk. IF you see a light blue card, 7" X 11" hanging on either gate, it means the pool will be closed for chemical treatment and will re-open in 24 hours.

**MAY 2017**

<b><u>Expenses</u></b>	<b><u>Amount</u></b>
Security Alarm	\$ 182
Collections	\$ 12,965
Electricity	\$ 1,197
Gas	\$ 13,062
Insurance	\$ 9,804
Landscaping	\$ 4,500
Office Expense	\$ 1,206
Painting	\$ 49,800
Payroll	\$ 7,010
Payroll Taxes	\$ 2,387
Pest Control	\$ 925
Pool	\$ 1,198
Prop. Maint. Other	\$ 3,824
Trash	\$ 2,949
Water & Sewer	\$ 25,773

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