

Ashborough News

MONTHLY HOMEOWNER'S MEETING
MONDAY JANUARY 25, 2020 ~ 7:00 TO 9:00 PM

MONTHLY ASSESSMENT FEE ~
\$350.00 is due on the 1st of each
month. Please include a late fee of \$35
if paid after the 15th. Remember to
include your street number and unit
letter on your check or money order.



Managed by:

HERITAGE Property Mgmt

Ph: 770-200-8297, Send payments
to P. O. Box 628207,

Orlando, Florida 32962-8207

Permanent Reminder: There
are specific standards for ANY
changes to the exterior of your
unit OR visible on the outside of
your unit. Ex.: New Doors, New
Windows, Curtains, Mailbox,
door mat, anything on the build-
ing and in the yard, Ex. Pots,
Plants borders, etc. Call the of-
fice on 770-5422-8192 if you need
a copy of the standards, that
may save you money in not hav-
ing to re-do anything NOT in the
standards.

NO JANUARY
2020
NEWSLETTER

Clean up after your Pets
This is a Health Hazard

Ashborough News

MONTHLY HOMEOWNER'S MEETING
MONDAY MARCH 23, 2020 ~ 7:00 TO 9:00 P M

MONTHLY ASSESSMENT FEE ~ \$350.00 is due on the 1st of each month. Please include a late fee of \$35 if paid after the 15th. Remember to include your street number and unit letter on your check or money order.

Ashborough is Self-Managed mail payments to P. O. Box 6465 Marietta, Georgia 30065

The Cold Weather is almost over. Please see the info on the back of this page to winterize your condo. We may have one more round with freezing temps.

Box Trucks and Boats are not permitted in the residential parking areas. Please call the office to rent space in our Recreational Vehicle (R. V. Lot) Lot. The rent is \$40.00 per month.

PLEASE clean up after your pets. This is a health hazard
The Office gets several complaints a week about residents not cleaning up after their pets. Remember, children play in the yards. This is an ongoing problem. **Please clean up**

Clubhouse Rentals: book up very fast. Be sure to call at least a month in advance. 1) you may only rent 3 times a year and 2) you must be in attendance at every phase of the rental, decorating included 3) the pool is not included or is it rentable.

WELCOME BACK and THANK YOU ALL:

For such a smooth transition from Heritage.

We're Back in the office for all homeowner needs. Primarily for payments, customer service (this is Kim, the Office Manager) and maintenance requests (this is Vivian the Property Manager). The software/cloud we are using to handle all clerical and record keeping needs is **Buildium**. We were with Buildium from 2009 to 2018, then to Heritage.

The condo owner will be able to access their payment history, and communicate tasks needed, complaints and general information. On the Ashborough Buildium Web Site will be all of our Governing Documents, the monthly newsletter, and any emergency information. An example would be if the water was cut off at a building, Buildium would have the details why and the time frame IF the homeowner was kind enough to give us that info in advance of cutting the water off to your building.

FENCE PAINTING: We will begin painting the new fences this month and continue till finished. We have a new paint company "Southern Perfection", help us in welcoming them to our property. Letters will go out in advance of your fence being painted.

Permanent Reminder: There are specific standards for ANY changes to the exterior of your unit OR visible on the outside of your unit. Ex.: New Doors, New Windows, Curtains, Mailbox, door mat, anything on the building and in the yard, Ex. Pots, Plants borders, etc. Call the office on 770-422-8192 if you need a copy of the standards.

SPRING IS COMING:

One of the many benefit of living in a Condo Community is knowing that the appearance of the property will be **Uniform and Clean**. This insures our Property values stay high. We have a six (6) page Architectural Rules and Regulations (AR&R) document to define the expectations of the appearance of your yard. It also lists the infractions and fines you can be charged. We don't want you to spend/waste monies on items that will be infractions. The AR&R Committee will be sending out letters with infractions beginning 3/27/20, with the date to correct—OR—a fine of \$25.00 per day will be charged to your account until rectified.

If needed, Please pick up a copy of the AR&R at the office or request a copy via phone, email or a note to the office. We'll deliver! , AR&R!

Ashborough Condo Assoc Inc.
1810 Ashborough Cir Marietta, GA 30067
P. O. Box 6465, Marietta, GA 30065
O-770.422.8192 F-678.829.0720
ashborough@bellsouth.net

Ashborough News

MONTHLY HOMEOWNER'S MEETING
MONDAY TO BE DETERMINED 2020 ~ 7:00 - 9:00 PM

MONTHLY ASSESSMENT FEE **\$350.00** is due the 1st of each mo. Please include a late fee of **\$35** if paid after the 15th. Remember to include your street number and unit letter on your check/money order.

OUR ANNUAL MEETING IS POSTPONED: Letters to all homeowners left yesterday in the mail with the announcement the meeting is postponed. A new date hasn't been chosen. The Board will determine the new date not before July 12th. You will receive your Annual Meeting Package, 30 days in advance of the meeting new date along with the Cover Letter, Ballot, Proxy, & Budget, .

POOL OPENING: Cobb County rules and regulations: If two (2) or more families use a swimming pool, it is considered a public pool and under the jurisdiction of Cobb County Health Department. That's the reason we get inspected each year & must pass in order to open the pool. Cobb County will make the determination based on the Covid-19's status, when we will be able to open the pool. This is not Ashborough's decision.

COVID-19: The Ashborough business office continues to be closed to residents. We are in there and working. The office is so small we cannot adhere to the six (6) foot social distancing rule, if we have visitors. Please continue to phone: 770-422-8192, e-mail ashborough@bellsouth.net, mail to: P. O. Box 6465, Marietta, GA 30065 or drop a note/payment thru the slot in the office door. We prefer email if possible. Remember to put your building # and unit letter on documents & the Subject line.

SPRING IS HERE: More & More homeowners are calling the office about the extremely poor appearance of our property. Now that most of us are home this would be a great time to get our front yards back into shape under the Architectural Rules and Regulations "AR&R"

DID YOU KNOW: 1) you do not own your parking spaces? They have been assigned to you for your parking only. A) you may not wash vehicles; we are on central water and your neighbors do not want to pay for the water to wash a car. B) You may not perform maintenance on cars in the parking spaces.

2) you do not own any of the Common Ground areas of: sidewalks steps, stone wall, siding, trim, behind the fence in the back, anything outside of your unit. "Common Ground" and the appearance of these areas is under the jurisdiction of the Ashborough Rules and Regulations or AR&R Committee.

NOTE: AR&R committee will begin removing items from behind your fence in the back of the unit beginning May 9th Saturday.

3) There are also AR&R rules that govern the appearance of your windows, curtains, blinds and any other window covering? A) All of these must appear white or off white to the exterior of the unit. If your curtains are any other color, please buy white backings..

4) Broken windows or any window that appears broken due to tape, etc. must be repaired within a week to 10 days of the break. A) no object may protrude from a window. If an air conditioner is needed, it may be placed on the back of your unit with Board approval. .

5) Box Trucks, Boats & Trailers are not permitted n residential parking

6) Children's bicycles and toys are only permitted in the back fenced in area of your unit. They may not be "stored" in front of your unit or on the porch.

ALL ABOVE = 1, 2, 3, 4, 5 & 6
Letters will be delivered to you if your area is in violation of the "Common Areas" or AR&R rules. There will be a completion date on the letter. Any issues remaining after that date will incur a \$25.00 per day fine until resolved.

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POOL MONITORS NEEDED:

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Ashborough News

Monthly Homeowner's Meeting
The 4th Tuesday of each month
Next MTG to be determined 2020 ~ 7:00 - 9:00 PM

MONTHLY ASSESSMENT FEE
\$350.00 is due the 1st of each mo.
Please include a late fee of \$35 if
paid after the 15th. Remember to
include your street number and unit
letter on your check/money order.

**OUR ANNUAL MEETING
CONTINUES POSTPONED:** A
new date has not been chosen yet .
The Board will determine the new
date and you will receive your An-
nual Meeting Package, 30 days in
advance of the meeting .

POOL MONITORS NEEDED
You must be 21 years of age or old-
er. We have three (3), four (4) hour
shifts per day. Please call 770-422-
8292 and leave a message with
name, address and phone number.

POOL OPENING Schedule:

Keep pool open as long as the night
temp stays above 70 degrees

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ness office continues to be closed to
residents. The office is so small we
cannot adhere to the six (6) foot
social distancing rule, if we have
visitors. Please continue to phone:
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ough@bellsouth.net, mail to: P. O.
Box 6465, Marietta, GA 30065 or
drop a note/payment thru the slot in
the office door. We prefer email if
possible. Remember to put your
building number and unit letter on
all forms of communication.

New monthly meeting infor- mation listed above. ▲

**REMODELING PLAY-
GROUND:** Within the next 30
days we will have the playground
back up to standards. This in-
cludes replacing broken items and
re-painting the existing items. We
also have a company to repair the
fencing on the Road side.

COURTESY OFFICER: One of
the benefits of residency at Ash-
borough is we provide a Courtesy
Officer.

FREE PAYMENT ON-LINE:
To make a free on-line payment,
go to your account at your financial
institution, Select "Bill Pay". Your
account number with Ashborough
is your address, the building num-
ber and unit letter and street. Ex-
ample: 1813-F Circle. The address
for the payments to be sent is Ash-
borough Condo Assoc Inc.,
P. O. Box 6465, Marietta, GA
30065. You may also write a
check or money order and drop it
thru the slot in the Office door.
Any other type of payment has a
courtesy charge attached.

Clean Up Behind Your Pets

NOISE IS A PROBLEM

Permanent Reminder: There
are specific standards for ANY
changes to the exterior of your
unit OR visible on the outside of
your unit. Ex.: New Doors, New
Windows, Curtains, Mailbox,
door mat, anything on the build-
ing and in the yard, Ex. Pots,
Plants borders, etc. Call the of-
fice on 770-422-8192 if you
need a copy of the standards.

Reminder: You do not own
your: Parking spaces, porch,
sidewalk, steps, stone walls,
front yard (you may garden—
not farm the first four (4) feet
only, the rest is common ground
No objects are permitted left on
"common ground". If you have
left objects by mistake in these
areas, that have been stolen
please phone the Police. Ash-
borough has the right to remove
any objects found in these areas
at any time

Foliage behind the fences: We
are working with Crabapple our
landscapers to cut the yards be-
hind each fence, weed-eat be-
hind the fences and take more
care in pruning bushes.

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kimh.ashborough@bellsouth.net

Ashborough News

Monthly Homeowner's Meeting
The 4th Tuesday of each month
 Next M T G to be determined 2020 ~ 7:00 - 9:00 P M

MONTHLY ASSESSMENT FEE
\$350.00 is due the 1st of each mo.
 Please include a **late fee of \$35** if
 paid after the 15th. Remember to
 include your street number and unit
 letter on your check/money order.

OUR ANNUAL MEETING

CONTINUES POSTPONED: A
 new date has not been chosen yet .
 The Board will determine the new
 date and you will receive your An-
 nual Meeting Package, 30 days in
 advance of the meeting .

POOL OPENING Schedule:

We'll keep the pool open as long as
 weather stays warm. Thank you to
 all the residents that have used the
 pool this summer. Everything has
 gone smoothly.

COVID-19: The Ashborough busi-
 ness office is now open as usual
 from 8AM to Noon each day, Mon-
 day thru Friday. Please remember to
 wear your mask when coming to the
 office. Also, you may continue to
 phone: 770-422-8192, e-mail ash-
 borough@bellsouth.net, mail to: P.
 O. Box 6465, Marietta, GA 30065
 or drop a note/payment thru the slot
 in the office door. We prefer email
 if possible. Remember to put your
 building number and unit letter on
 all forms of communication.

Clean Up Behind Your Pets

Did you know that **MOSQUITOES**
 carry more diseases than any other
 insect. Pools of stagnant water are a
 breeding ground for them. Make
 sure there are no items to catch wa-
 ter in your front or back yards

New monthly meeting infor-
 mation listed above. ▲

REMODELING PLAY-

GROUND: Within the next 30
 days We are removing some fea-
 tures, and adding several new fea-
 tures to the playground.

COURTESY OFFICER: One of
 the benefits of residency at Ash-
 borough is we provide a Courtesy
 Officer. His job is to see that 1)
 everyone is safe, 2) handle com-
 plaints about noise, pit fires, suspi-
 cious characters. List infractions to
 cars parked in the residential area.
 So, Please understand, he is only
doing the job he is paid to do by
you, the homeowner.

FREE PAYMENT ON-LINE:

To make a free on-line payment,
 go to your account at your financial
 institution, Select "Bill Pay". Your
 account number with Ashborough
 is your address, the building num-
 ber and unit letter and street. Ex-
 ample: 1813-F Circle. The address
 for the payments to be sent is Ash-
 borough Condo Assoc Inc.,
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 30065. You may also write a
 check or money order and drop it
 thru the slot in the Office door.
 Any other type of payment has a
 courtesy charge attached.

NO PARKING SIGN AT the SHOP & RV LOT = Your vehi- cle will be towed when found.

This sign has been there for the
 past 2 yrs. It is being ignored once
 again. Beginning Monday 9/14/20
 we will begin towing when a vehi-
 cle is found there. You are block-
 ing the R. V. Lot & Shop entrance

Permanent Reminder: There
 are specific standards for ANY
 changes to the exterior of your
 unit OR visible on the outside of
 your unit. Ex.: New Doors, New
 Windows, Curtains, Mailbox,
 door mat, anything on the build-
 ing and in the yard, Ex. Pots,
 Plants borders, etc. Call the of-
 fice on 770-422-8192 if you
 need a copy of the standards.

YOU DO NOT OWN your: Parking
 spaces, porch, sidewalk, steps, stone
 walls, front yard (you may garden—
 not farm the first four (4) feet only,
 the rest is common ground. No ob-
 jects are permitted left on "common
 ground". If you have left objects by
 mistake in these areas, that have been
 stolen please phone the Police. Ash-
borough has the right to remove any
objects found in these areas.

FOLIAGE BEHIND FENCES:

We've started this process. Behind
 1810 Road was cleaned out last week.
 We'll keep you posted when the next
 building will be done.

DUMPSTER PROBLEMS

If your dumpster is full, please take
 your trash to one of the other eleven
 (11) on the property—Please make
 sure your trash is bagged and placed
 inside the dumpster, not beside it.

Pls clean up behind your pets

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Ashborough News

Monthly Homeowner's Meeting
The 4th Tuesday of each month

Next MTG to be determined 2020 ~ 7:00 - 9:00 PM

Monthly Assessment Fee:

\$350.00 is due the 1st of each mo. Please include a late fee of \$35 if paid after the 15th. Remember to include your street number and unit letter on your check/money order.

Our Annual Meeting continues to be postponed:

The Board will determine the new date and you will receive your Annual Meeting Package, 30 days in advance of the meeting .

COVID-19: The Ashborough business office is now open as usual from 8AM to Noon each day, Monday thru Friday. Please remember to wear your mask when coming to the office.

Continuing Dumpster Problems:

If your dumpster is full, please take your trash to one of the other eleven (11) on the property and Please make sure your trash is bagged and placed inside the dumpster, not beside it.

FREE HOA dues PAYMENT ON-LINE:

To make on-line payment, go to your account at your financial institution, Select "Bill Pay". Use your address, building number and Unit i.e., 1813-F Circle as your Ashborough account number. The address for the payments to be sent to is:

Ashborough Condo Assoc Inc.,
 P. O. Box 6465,
 Marietta, GA 30065.

You may also write a check or money order and use the drop slot in the Office door. Any other type of payment has a courtesy fee.

**PLEASE, PLEASE, PLEASE
 CLEAN UP BEHIND YOUR
 PETS**

RV Lot:

We are trying to locate the owner of a faded black or green Ford truck parked in spot 3 in the RV lot. The vehicle appears to be abandoned. If this is your vehicle, or you know whose vehicle it is, please contact the office ASAP

Window Replacement:

The windows in your unit are your responsibility.

#1 The new windows must match the same style as your current windows in appearance. Each pane in your new windows must be of **equal** size with no bars or decorative features.

#2 Your window trim color must match the window trim color of your building. If the trim color is brown, the trim of the windows must be brown. If the trim color is cream then the trim of the windows must be cream.

If you have already replaced windows in white, you will need to paint to match the color of building trim. This is in keeping with the AR&R and keeps the neighborhood uniform in appearance.

Several homeowners have already replaced their windows.

Window replacement Referrals:

All Window Company, Mableton
 770-944-2230. Licensed, Bonded and Insured. Fair Prices

Help at Home—Windows and Door Specialists, Wes Shirley—404-933-8724 cell or 678-296-7448 office

Please call the office if you have windows that are painted shut on the exterior side of the window.

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Behind your fence: NO items of any kind should be stored behind your units fence. If maintenance needs to remove these items, there will be a charge placed on your account based on the number of items removed.

Satellite dishes: MUST be on a free standing pole in your back yard. They may not be attached to the building, roof, or an Ashborough tree. For any other details, please phone the office at the number listed below.

POOL CLOSED for the season:

Thank you everyone for adapting to the new normal, new hours and co-operation in making it a successful season. Special thanks to the pool monitors for their hard work and diligence in following sanitizing procedures to help keep every one healthy.

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How to Winterize on the back▶

Happy Halloween, Please be careful
 More info delivered to you soon.

WINTERIZE: STEP 1: The outside water spigots and attached pipe is the responsibility of each homeowner. Every year we have these water pipes break because they pipes weren't "Winterized". This costs you money, 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. Please call the Management Office on 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 areas. Before going to bed, turn on the faucets & let the water drip in the sinks. This will also stop your pipes from freezing.



Ashborough News

Monthly Board of Director's Meeting
Monday January 25, 2020 7 PM

WISHING YOU ALL A VERY HAPPY HOLIDAY SEASON!!!

Welcome Gwen Charles: Ashborough has a new Property Manager. Gwen comes to us with extensive property management experience and know she will be a great asset to our community.

New office hours: The office will now offer extended hours of operation. The new hours are 8 AM—2 PM

Playground redesign: As some of you may have noticed the neighborhood playground has been undergoing some much needed renovation. It should be completed very soon. Playground hours will be 8AM—10PM.

Water cutoff valves: White arrows have been painted of the sidewalk in front of each building to identify the location of the water cutoff valves. If you need to turn off the water for any reason, please notify your neighbors in the building and let them know when and how long the water will be off.

Freeze warning signs - will be put out as weather dictates.

Please see the back side of this newsletter for information: "WINTERIZE YOUR OUTSIDE SPIGOT".

Window replacement Referrals: All Window Company, Mableton 770-944-2230. Licensed, Bonded and Insured. Fair Prices

Help at Home—Windows and Door Specialists, Wes Shirley—404-933-8724 cell or 678-296-7448 office

Behind your fence: NO items of any kind should be stored behind your units fence. If maintenance needs to remove these items, there will be a charge placed on your account based on the number of items removed.

Parking in a Residential Community: Each unit is assigned 2 parking spaces. If you have a business vehicle that is used for personal use then park in your assigned space. Otherwise, business vehicle should be parked at your place of business and not taking up visitor spots.

There is absolutely no parking in the grass. If you receive a parking violation for parking in the grass, this is a warning. 2nd occurrence the vehicle will be towed at the owners expense—all vehicles must be parked in designated parking spaces only.

Notify the office if you received a violation that you feel is not warranted—do not approach our Courtesy officer, he is just doing his job.

Dumpster etiquette: Please tie your bags of trash securely prior to putting in the dumpster. Place bags IN the dumpster and not along side or in front. Throw bags of trash toward the back of the dumpster. If your dumpster is full, please take your trash to one of the other eleven (11) on the property that may not be full.

Roof leaks: If you suspect a possible roof leak in your unit, Please contact the office immediately.

AR&R: There are specific standards for ANY changes to the exterior of your unit OR visible from the outside of your unit. Call the office for a copy of the standards.

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Free On-line Payment Process for paying HOA dues:

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