



Winter 2007
Volume 1, Issue 4

Ashcombe Farms Newsletter

Dover, Pennsylvania 17315

Publisher: Glenn Keppler
Editor: Stephanie Abramo

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HOA Executive Board

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Secretary: Judy Jackson

Sitting Board Members:

Glenn Keppler

Cathy Morrison

Duane Wuorinen

Supporting Representation

Bookkeeper: Gina Rohler

Treasurer: Andy Shaffer

Newsletter Editor:

Stephanie Abramo

Inside this issue:

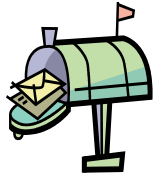
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Special points of interest:

- Remember your responsibilities as pet owners
- Halloween decoration contest winner announced
- Postal Delivery problems

Postal Delivery Problems as suggested by: Your Executive Board

In the past several weeks, both the Home Owner Association Executive Board and the Home Owners bookkeeper have been made aware of missing or delayed mail delivery. Both the bookkeeper and the secretary triple check address labels for all general mailings for the HOA community. It is difficult to know when you have not received a mailing from either the HOA Board or the bookkeeper. However, if you have not received a bill for town home fees by the first few days of the month that begins each quarter (January, April, July and October) send an e-mail to AshcombeFarmsHOA@gmail.com.



For all HOA lot owners, the same is true for the bill for the annual general fee sent in late December for early January delivery. If you do not have e-mail access, please place a note regarding a potentially missing bill in the HOA drop box. While the HOA always obtains a receipt for postage stamps we buy, we do not obtain a receipt for each piece of mail when we mail a stack of envelopes, as this would be too costly to the HOA. All general mailings are mailed to every lot owner in the HOA. Neither the HOA Executive Board, nor residents, have any control

over the mail system. If you do receive HOA mail that does not belong to you, we request that you hand deliver it to your neighbor as a matter of courtesy. That is greatly appreciated by all residents in the community. In November, the Board secretary mailed postcards to every resident. Highlights of the general meeting on November 16th were on the card. This postcard was mailed on Saturday 17 November, at the Lancaster post office facility. If you did not receive this post card, please send an e-mail to AshcombeFarmsHOA@gmail.com and the secretary will e-mail you a copy of the postcard information. We are also asking that when you receive this newsletter, you send an e-mail to the HOA G-mail address saying you received the newsletter on _____ and please enter the date received. This will help us in establishing some baseline facts in order to address the situation for HOA mailings. If you are aware of any mail you are not receiving or which is unreasonably delayed, contact the Dover Post Office directly.



Meet the Board

Andy Shaffer, HOA Supporting Representative: Treasurer

Andrew and his wife, Katie, are relatively new to our community. Andy (as he likes to be called) purchased 1909 Deerfield Drive in August of 2007. Andy and Katie are newlyweds, married this past September. Katie is currently a first grade elementary school teacher in the local area. Andy grew up outside Spring Grove and graduated from Spring Grove High School in 2003. He then went on to attend the University of

Pittsburgh at Johnstown, and graduated in May of this year with a degree in Business Accounting. Andy is currently the borough manager for the borough of Spring Grove. His day-to-day responsibilities include the oversight and management of 5 full time employees and 8 part-time employees for the borough. As such, the areas within the borough that fall under Andy's purview are: The Public Works Department, Waste-



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President's Corner

By: Mike Feldblum

State of the HOA

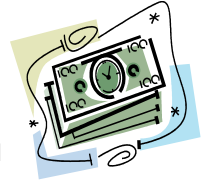
Since I became your President, I had a goal to make this community one we are all proud of, one with harmony among the residents, and one in which our property values continue to increase. To recap the past year, the HOA Executive Board has worked hard on the following activities:

- Yard of the month and decoration of the month.
- Continued garage sales twice yearly.
- Held National Night Out.
- Hired lawn mowing and snow removal contractors.
- Dealt with non-compliance issues and delinquent fees.
- Communicated with realtors when homes are put up for sale.
- Established a good working relationship with Dover Township and Northern York County Regional Police.
- Update the bookkeeper's accounting software.
- Reviewed building progress of town homes.
- Urged paving the rest of Deerfield Drive.
- Published a quarterly newsletter.
- Pursued hiring a management company in an attempt to bring the HOA into modern times.

The HOA Executive Board wishes to thank two groups of people for their hard work in the past year. Thank you to Stephanie Abramo and board member Glenn Keppler for their time and work putting together our newsletter. And without the support of the Town Home Advisory Committee, the requests for bids from contractors would not have occurred. From the HOA Executive Board, many thanks to the Town Home Advisory Committee (Ken Hoffman, Jim Cannon, and Ron Jackson) for your expertise and support.

The Town Home Advisory Committee met several times during the year. They solicited bids and made recommendations to the Executive Board for lawn mowing and snow removal as well as the repair and maintenance of the walking path. The HOA Executive Board considered the cost of paving, maintenance of the walking path, and the added costs to insure against liability. Unfortunately, the costs to do these things were more expensive than first thought. If the walking path were to be paved, each lot would have to pay a special assessment of several hundred dollars before any work could begin. However, to keep costs low and to meet our obligation with the township, the board decided to maintain the walking path by using weed killer instead of paving the walking path. In order to retain the integrity of the community, all lot owners must do their part by keeping their property values up. In an attempt to increase the effectiveness of the HOA Executive Board and also to protect maximum property values, the HOA Executive Board presented a plan to the community for hiring a management company. The HOA Board Secretary and the HOA Board

President went to as many homes as possible in the community and explained what a management company could do for the HOA community. The HOA Board Secretary went well above and beyond any expectations in order to ensure the contacted residents understood the purpose and need of a Management Company. Thank you, Judy, for that effort. We, as the Executive Board, wanted the management company to be active within the community, to help foster enjoyment and cooperation, to establish respect for our neighbors, and to ensure our rules and regulations were applied fairly and consistently therefore making sure our property values are being retained. The good news is the majority of the folks we talked to liked the idea; the bad news is the proposition failed because we needed 75% of the lot owners to approve this proposal (if you are unable to attend a general meeting, please consider allowing someone on the Executive Board to have your proxy vote so your vote will be counted. You may indicate how you wish to vote on the proxy form). Without the management company, we must continue to seek guidance and advice from the HOA lawyer. As the HOA Executive Board President, I foresee more use and advice from the lawyer's service. This will result in a potential increase in our costs. For example, when a request is received from a resident which has legal implications, it will be forwarded to the lawyer for input or clarification. To keep up with these increasing costs, and although I would not want to do this, there may need to be occasional special assessments to cover the cost of the HOA doing business. In addition, without the management company, I foresee the need to outsource some of the tasks currently handled by the HOA Executive Board members. At this time, many hours each week are required to meet the needs of the HOA.



What is the result when a homeowner violates a rule or regulation, and the board attempts to rectify the situation? These activities cost money; monies that come out of our pockets which get directed away from the upkeep of the community. Every time a resident comes into non-compliance or decides not to pay their fair share of dues, or there is a request from a resident that requires legal interpretation, funds get diverted from the welfare of the community. Is this what the residents want?

We will always have these issues, but we can lessen some of these burdens by getting volunteers to help the Executive Board oversee OUR COMMUNITY activities. Your HOA Executive Board is voluntary; at times individual board members may spend ten to twelve hours a day in support of the community. We need more residents to volunteer to help OUR COMMUNITY, and to assist the board in doing their due diligence. Without those volunteers, the board must review its policies and procedures on how to continue supporting the community. In the coming year, I plan to ask the HOA Executive Board to work towards accomplishing the following goals:

- Continue managing activities cited at the beginning of this letter.
- Beautify the island as you enter our community from Palomino Road.
- Review the by-laws and regulations in order to improve the overall integrity of the community through the Board's direction.

Cont'd on page 4

Yard Decoration Contest

As you know, the HOA board developed a holiday yard/home decorating contest. This contest included the Christmas/Hanukkah/Kwanza season. The board has a local independent who volunteered to judge and decided the winner for the contests. The reward? How about a \$25 gift certificate to a local restaurant to relax after all your hard work, and most importantly—**bragging rights until next year !!!**

There was a lot of great decorating out there! The neighborhood looked like a festival of lights and really showed a lot of holiday spirit. This year's holiday yard decoration winner was 1895 Ashcombe Drive—Christian & Christina Sharp were the big winners and will receive a \$25 gift certificate to a local area restaurant. Thanks to everyone who decorated their properties this year.



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Exercise Caution !!!

The HOA has received numerous calls and pieces of information about an individual stalking our neighborhood. This person has been seen around the rear areas of lower Deerfield Dr. and Boxwood Ct. Please be aware of suspicious activity in our neighborhood and report all activity to the Northern Regional Police at 292-3647. This individual has been seen within our neighborhood anywhere from 10 pm to 4 am.

Ensure you lock all windows and doors before retiring for the evening.

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DAVE TALLEY

Ask for Dave!

Onesies, Twosies

Here comes the snow!! As the winter season is upon us please apply these simple measures:

Snow Removal (single family)- Ensure your sidewalk is cleared of snow after the snowfall to keep our walkers safe from slips and falls. Also ensure you leave a clear area around your mailbox for the mail to be delivered. If your mail box is blocked by mounds of snow, they will not deliver to your address until it is clear.

Pets- Control your pets at all times, it's the law!!! Please be courteous of others and pick up after your pets.

Common Areas— If your yard backs up to a "common area" please pick up any trash that may have been blown there by the high winter winds. We care about our community and sincerely appreciate your help in keeping it clean and presentable.



Halloween Decoration Winner

The Executive Board likes to recognize the hard work of our neighbors. For the Halloween decorating contest, we would like to congratulate Dan and Jessica Weigle of 1834 Ashcombe Drive. Your prize is a \$25 gift certificate to the Olive Garden Restaurant! Thanks for your decorating efforts.

The holiday season decorating contest is well under way, maybe you will be the winner of the next gift certificate!!!

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Each Office Is Independently Owned And Operated

State of the HOA
(cont'd from page 2)

- Move board meetings to a quarterly schedule vs. once a month.
- Hire a secretary for the board to handle minutes and management of all HOA documents.
- Require all requests for action to the board be in writing and sent either through:
 1. the G-mail account
 2. written correspondence through the USPS, or
 3. the HOA drop box

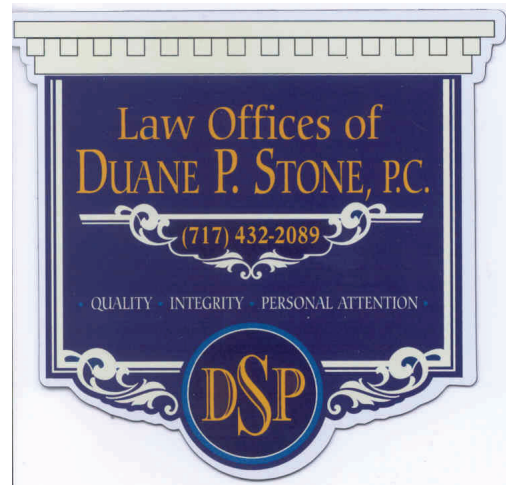
Each written request will be handled at the next scheduled board meeting. Since the goal will be to have the board meetings quarterly, it could be several months before requests are discussed by the board.

I have asked in previous newsletters and at general meetings for volunteers to help run the community, but have had minimal and inadequate for volunteers. Here is where the board needs help:

- A committee to address non-compliance issues.
- A committee to oversee architectural changes on homes and/or yards in the community.
- A welcome committee.
- Volunteers to assist board members in maintaining community relations. Residents who volunteer for these committees will be known only to the board if necessary.

The important thing to remember is that we are a community. The board must focus not on individual requirements, but on those requirements best for the total community.

One final comment: Any resident may submit a change to rules, regulations, and by-laws at any time by forwarding the proposed change(s) in writing to the board. The existing by-law or regulation needs to be cited first, and then the proposed change would follow. The lot owner's name and contact information should be included so that if the board has questions, we are able to contact the proposal writer for clarification. The board will compile proposed changes to be presented to the community within the next few months. Let the HOA board know your thoughts and ideas, but please keep them as a total community effort and not just an attempt to satisfy one's own desires.



Meet the Board (con't from pg.1)
 Andy Shaffer, Supporting Representative; Treasurer

water Treatment Facilities, and Recreation Facilities. Andy's expertise as a community manager and other areas are going to be helpful and beneficial to our community. The Executive Board would like to thank Andy for volunteering to act as the HOA Treasurer, and wishes him and his new wife Katie the best of luck as they go forward together. Thanks again, Andy, for stepping forward and helping us out.



We have moved! Touch of Life's new address is now –
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