



Ashcombe Farms Newsletter

Dover, Pennsylvania 17315

Volume 10, Issue 1

Spring/ Summer Issue



ATTENTION:

Dover Township's
Yard Debris Drop
Off Facility open
on the 2nd and
4th Saturdays
each month from
7:00 AM
to
4:00 PM.



For More info
292-3634

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REMINDER: Please Scoop...

We all enjoy dogs. We all love dog owners who are responsible and clean up after their pets even more! It is important for all lot owners to scoop up after their dogs. In addition all dogs are required to be on leashes when outside their home if they are not in a fence – physical or electronic. The law defines this as being under the control of the owner.

The HOA Regulations require dog poop to be scooped every day. **Consider sending your pets to the back yard to perform their daily needs. That way, front yards remain neat and clean for folks walking past your property.**

Failure to comply with this regulation can result in hefty fines. **When you walk your pet, remember to carry a bag to pick up any poop left behind by your pet. No poop should be ever left behind on any common area grounds.**

Board Members Election

Any person who would be willing to be on the HOA Executive Board should submit their name for nomination **before May 13, 2016**. Nominations may be sent via the HOA's email address – ashcombefarm-shoa@yahoo.com . You must be a lot owner in order to be eligible to serve on the Executive Board. Renters may not serve on the Board.

Persons who are nominated will be asked to write a brief summary about themselves so the lot owners may know something about the nominees. Potential Board members should have time available to devote to service on the Board. Please refer to this document on the HOA website - <http://www.ashcombefarmshoa.com/minutes/specialmeetingmay09.PDF>. It will provide you with information regarding the responsibilities of HOA Executive Board members.

There is one board seat up for election.

This board member will serve a term of three years. The newly elected Board member's term will end in 2019. The election will take place through a general mailing in May.

Neat and Tidy Yards - Regulation for ALL Homes

We want all lot owners to know the various items the Board considers to be part of this definition, including the statement: “**All aspects of the property shall be well maintained and kept in proper order.**” In addition to the items highlighted in bold above, the Board also considers these things to be part of a well-maintained lot:

- *All weeds at the curbside need to be removed on a regular basis.*
- *Bushes and trees shall be pruned and cared for, as is needed.*
- *Sidewalks shall not be blocked by overgrown shrubs or bushes.*
- *Yard lamps, porch lights, and garage lights shall have appropriate and fitted lids and fixtures designed for yard lamps and/or garage lights.*
- *Visible property required to be clean and in working order includes front doors, windows, roofing shingles, siding, garage doors, and decks.*



The HOA Executive Board wishes to remind single family lot owners that the contracted mowers do not mow the common areas all the way up to your fence. They will mow up to one foot (12 inches) behind your fence. Single family lot owners who have fences need to mow and maintain one foot (12 inches) behind your fence. This includes weeding the area behind your fence.

In addition, all lot owners need to be aware that keeping siding clean from mold and mildew is part of what the Executive Board considers maintaining all aspects of the property. After June 1, the Executive Board will be sending out non-compliance letters regarding mold on siding. Please keep our neighborhood looking nice and have a healthy environment for all! Mold causes many types of health issues for many people.

HOA Community Wide Yard Sales

Clean out that basement, garage, or shed—it's time to sell, sell, sell! The next community wide yard sale for the Ashcombe Farms HOA will be Friday and Saturday, **May 13th and 14th**. A second 2016 garage sale is scheduled for Friday and Saturday **August 12th and 13th**.

The hours of the community wide Garage Sale will be from **9:00 to 3:30 on all dates**. All residents are encouraged to participate if you so desire. The more the merrier!

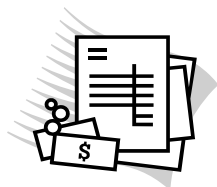


Paying HOA Fees

Please remember
all HOA fees are
to be sent to:

Dennis Bowman,
Redstone Financial
Services,
17 Parkland Court,
Gettysburg, PA
17325.

HOA fee
payments
placed in the
HOA Drop
Box or
mailed to the
HOA PO
Box will be
returned to
you and could
delay having
your payment
processed
appropriately.
All checks need to
be made out to
Ashcombe
Farms Dover
HOA.



Financial Statement

Ashcombe Farms Dover HOA Income & Expense vs. Budget January through March 2016

	<u>Jan - Mar 16</u>	<u>Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense			
Income			
General Account Income			
GA Annual Fees	32,602.50	39,120.00	83.3%
Total General Account Income	<u>32,602.50</u>	<u>39,120.00</u>	<u>83.3%</u>
Reserve Account Savings			
RA Initiation Fees	1,200.00	4,200.00	28.6%
RA Penalties & Interest	110.00	1,000.00	11.0%
RA Resale Certifications	200.00	700.00	28.6%
Total Reserve Account Savings	<u>1,510.00</u>	<u>5,900.00</u>	<u>25.6%</u>
Townhome Income			
TH Income Fees	12,449.00	50,000.00	24.9%
Total Townhome Income	<u>12,449.00</u>	<u>50,000.00</u>	<u>24.9%</u>
Total Income	<u>46,561.50</u>	<u>95,020.00</u>	<u>49.0%</u>
Expense			
General Account Expenses			
GA Attorney's Fees	2,397.48	3,000.00	79.9%
GA Bookkeeper	500.00	500.00	100.0%
GA Common Area Lawns	0.00	24,000.00	0.0%
GA Cont. to Cash Reserves	0.00	3,930.00	0.0%
GA Insurance	0.00	3,080.00	0.0%
GA Newsletter Printing	0.00	200.00	0.0%
GA Office Supplies	0.00	200.00	0.0%
GA Postage	0.00	200.00	0.0%
GA Printing - General Mailings	150.25	570.00	26.4%
GA Property Maintenance	0.00	600.00	0.0%
GA Secretary	375.00	1,200.00	31.3%
GA Snow Removal	675.00	1,200.00	56.3%
GA Tax Preparation/ Fin. Review	150.00	200.00	75.0%
GA Website Management	0.00	240.00	0.0%
Total General Account Expenses	<u>4,247.73</u>	<u>39,120.00</u>	<u>10.9%</u>
Townhome Expenses			
TH Bank Charges	0.00	50.00	0.0%
TH Bookkeeper	250.00	2,500.00	10.0%
TH Financial Review	0.00	300.00	0.0%
TH Lawn Care	3,980.00	32,000.00	12.4%
TH Office Supplies	0.00	200.00	0.0%
TH Secretary	375.00	1,200.00	31.3%
TH Snow Removal	9,565.00	13,750.00	69.6%
Total Townhome Expenses	<u>14,170.00</u>	<u>50,000.00</u>	<u>28.3%</u>
Total Expense	<u>18,417.73</u>	<u>89,120.00</u>	<u>20.7%</u>
Net Ordinary Income	<u>28,143.77</u>	<u>5,900.00</u>	<u>477.0%</u>
Net Income	<u><u>28,143.77</u></u>	<u><u>5,900.00</u></u>	<u><u>477.0%</u></u>

ITEMS OF IMPORTANCE



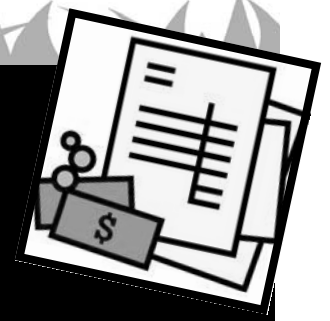
No Motor Vehicles on Walking Trail or Common



Recreational motor vehicles, by township ordinance, are prohibited on all common land, including the walking trail. Vehicles are also prohibited from parking on the HOA's lawns, including the center islands.

<http://www.keystatepub.com/keystate-pdf//PA/York/Dover%20Township/Chapter%2010%20Health%20and%20Safety.pdf>

The Book Keeper should only be contacted for billing questions. He is unable to answer questions related to HOA business. He has no knowledge of snow removal, lawn mowing or non-compliance issues. His number was provided as a courtesy for billing questions. He is not compensated to answer non-billing questions.



While no one wants to ever re-live the January Blizzard, we do live in Pennsylvania and it is without any doubt we will see snow again in the future. The snow removal teams struggled immensely with **snow buried newspapers in the driveways**. Each time the snow blower picked up a news paper, it sheared the pin. The snow blower had to be taken apart and repaired. This is costly to the HOA, which is your money! It also slows down the snow removal process. We had lots of concerned correspondence about the length of time it took to remove the snow. Help us, help the snow removal team - which really means you are helping yourself.



Remove Newspapers from Snow Covered Driveways!

DOGS ON A LEASH

We have had complaints from homeowners that neighbors are not keeping their dogs tied up. Township law requires dogs to be leashed. Many fear that they will be bitten while walking on the sidewalks in the community. HOA does not have jurisdiction over non-leashed dogs. Please call law enforcement.



Please Notice This



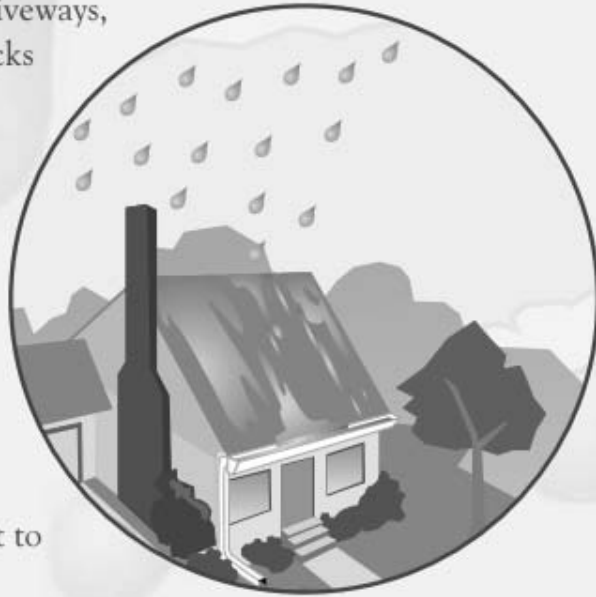
Non-Compliance Procedures

All non-compliance is kept confidential. The HOA secretary does not disclose who made the report. Issues must be reported with great detail. The reports should include the name of the individual who is

corresponding, the address related to the issue, photos of the situation in question (if possible) and other related details that may provide specifics to assist in the investigation. **Anonymous non-compliance reports will not be investigated.**

http://www.dovertownship.org/New_Website/watershed.html

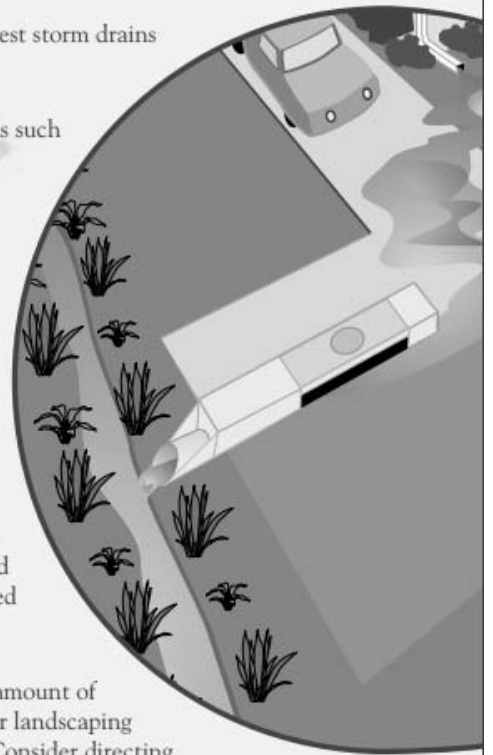
As stormwater flows over driveways, lawns, and sidewalks, it picks up debris, chemicals, dirt, and other pollutants. Stormwater can flow into a storm sewer system or directly to a lake, stream, river, wetland, or coastal water. Anything that enters a storm sewer system is discharged untreated into the waterbodies we use for swimming, fishing, and providing drinking water. Polluted runoff is the nation's greatest threat to clean water.



By practicing healthy household habits, homeowners can keep common pollutants like pesticides, pet waste, grass clippings, and automotive fluids off the ground and out of stormwater. Adopt these healthy household habits and help protect lakes, streams, rivers, wetlands, and coastal waters. Remember to share the habits with your neighbors!

Home Repair and Improvement

- Before beginning an outdoor project, locate the nearest storm drains and **protect** them from debris and other materials.
- **Sweep up** and properly dispose of construction debris such as concrete and mortar.
- Use hazardous substances like paints, solvents, and cleaners in the **smallest amounts possible**, and follow the directions on the label. Clean up spills **immediately**, and dispose of the waste safely. Store substances properly to avoid leaks and spills.
- Purchase and use **nontoxic, biodegradable, recycled, and recyclable** products whenever possible.
- **Clean** paint brushes in a sink, not outdoors. Filter and reuse paint thinner when using oil-based paints. Properly dispose of excess paints through a household hazardous waste collection program, or donate unused paint to local organizations.
- **Reduce** the amount of paved area and increase the amount of vegetated area in your yard. Use native plants in your landscaping to reduce the need for watering during dry periods. Consider directing downspouts away from paved surfaces onto lawns and other measures to increase infiltration and reduce polluted runoff.



Watershed Maintenance -
It's everyone's responsibility.

Check us out on line at
AshcombeFarmsHOA.com

Lot Owner Request Form

Please note that the Executive Board requires advance approval for any change in the footprint of the home, patio, sidewalk, general additions, and any other improvements/changes to a property. Please use the approved form which can be found at the website. All requests for changes must comply with the Ashcombe Farms HOA By-laws and Regulations. Work may not begin until Executive Board approval has been granted. Please allow thirty (30) days from date of request for the Board to act and for work to begin. Verbal approval will not be given. You will receive a written decision from the Executive Board. You may be required to obtain a Dover Township building permit. The Executive Board does not have knowledge of the codes

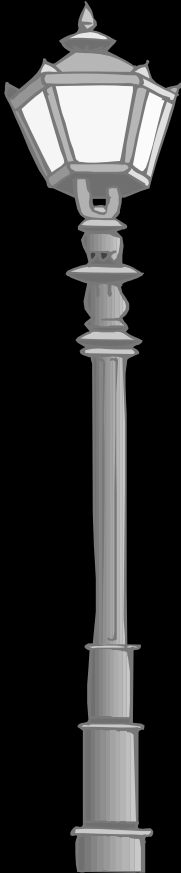


which require a building permit. This must be verified by the lot owner. Each lot owner must submit their own request. Multiple lot requests will automatically be denied.

Executive Board
Richard Farr - President
Fred King - Vice President
Eric Saindon - Treasurer
Mike Swank- Board Member
Judy Jackson - Board Member

Top
Noncompliance
Issues:

- 1) Keep Outside Light on Overnight
- 2) Trash Can Stored Out of sight
- 3) Cleaning Up "Dog Dirt"
- 4) Lot Owner Requests
- 5) Recreation vehicles stored out of sight



USEFUL NAMES AND NUMBERS

Emergency (Fire, Ambulance, etc)	911
Poison Control	1.800.222.2222
NYCRPD (non-emergency only)	1.717.292.3647
	www.nycrpd.org
Dover Township	1.717.292.3634
	www.dovertownship.org
	dovertwp@dovertownship.org
York County	www.york-county.org
State Elected Officials	www.legis.state.pa.us
Ashcombe Farms HOA	
	www.ashcombefarmshoa.com
	ashcombefarmshoa@yahoo.com
	Drop box at Ashcombe & Deerfield



Maintaining HOA Assets

The HOA has begun to make some needed improvements. In April the parking areas were striped to allow for better parking organization. Later this spring we will begin making repairs to the storm water retention basin off of Boxwood Drive. Storm water has eroded sections of the basin floor.

