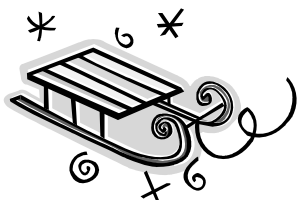




Ashcombe Farms Newsletter

Dover, Pennsylvania 17315

Volume 8, Issue 1



Winter Issue

What's Up In Dover?

Stay informed.
Check out the
township
newsletter at the
following link:

[www.dovertownship.org/
Downloads/Newsletter/](http://www.dovertownship.org/Downloads/Newsletter/)



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REMINDER: New Address for HOA Fees

Important Information Regarding the Payment of HOA Fees

Please remember all HOA fees are to be sent to:

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

Placing HOA fee payments in the HOA Drop Box or mailing them to the HOA PO Box will **delay** having your payment processed appropriately. All checks need to be made out to **Ashcombe Farms Dover HOA.**

If you place your HOA fee in the Drop Box or mail it to the HOA's post office box, it will be returned to you.

If you use a bill pay service through your bank, please notify them of the address where fees are to be mailed.



SNOW, SNOW, SNOW



Most of us enjoy the beautiful sight of snow falling. Few of us enjoy the havoc that lots of snow can cause. If you live in the town homes of our HOA then you pay an extra fee each month to have snow removed from your driveway and sidewalk. Snow is only removed after an accumulation of over two (2) inches.

The Executive Board has previously published a complete description of what is covered during snow removal in previous newsletters. This is just a brief recap of that information.

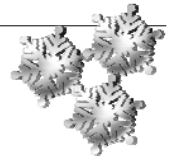
What is covered for the town homes:

- Driveways – up to 12 inches of any vehicle parked in the driveway
- Sidewalks and ramps – up to the front porch
- Re-clearing of the ends of driveways *if needed*
- Clearing of town home driveways and sidewalks are priorities before common area sidewalks

CONTINUED ON PAGE 2



SNOW, SNOW, SNOW



What is not covered for town homes:

- Steps and porches are not included in the snow removal process even with drifting.
- Clearing of snow drifts that may occur on driveways or sidewalks clearly after snow removal has been completed for the HOA is at the discretion of the Executive Board *and may not be covered*.
- During the snow removal process for the Town Homes any damage to personal property of the first 12 inches on either side of any driveway will be excluded from required repair by the contractor; with the following exception: the item damaged was installed by a builder; i.e. the stand pipes in between some town homes, and the electrical boxes which are quite close to some driveways, and yard lamp poles.
- Scraping of driveway surfaces during plowing is considered to be normal during the snow removal process. It will also be considered normal consequences of heavy snow if some damage to shrubs and plants occurs during the removal of heavy snow fall amounts.

What is covered for the common areas:

Sidewalks bordering common areas will be cleared but these are a secondary priority to clearing driveways and sidewalks of the town homes because of the time involved in clearing the snow for the town homes.

Snow Etiquette for all of us who live in Ashcombe Farms Dover HOA:

- Snow should not be pushed or shoveled into any road way.
- Snow should not be shoveled or blown onto any neighboring property. Helping neighbors who are elderly, ill, or disabled *is encouraged*. We should all be good neighbors.

Minutes of the December Special Meeting

Ashcombe Farms Dover HOA Special Meeting – December 10, 2013, 7:00PM

Voting Results:

Proposed Sign Regulation – votes to approve 18; votes to not approve 59

Proposed regulation regarding Commercial vehicles for single family homes –
votes to approve 18; votes to not approve 69

Proposed regulation regarding Commercial vehicles for town homes –
votes to approve 17; votes to not approve 64

29 lot owners were physically in attendance. While four lot owners hold a total of 60 proxies, 8 lot owners represented by proxies were physically present at meeting which voided their proxies. Therefore, only 52 of the total number of proxies collected were allowed to be used for voting purposes. 51 proxies voted no on all 3 issues and 1 proxy voted yes on all three issues. Of the 51 proxies that voted “no” to approve the proposed changes, 26 lot owners had written on the bottom of their proxy to vote no to all three regulations concerning commercial vehicles.

None of the proposed regulations were passed. The current regulations will stand unamended.

**Regulations
Found
on-line at:**

AshcombeFarmsHOA.com

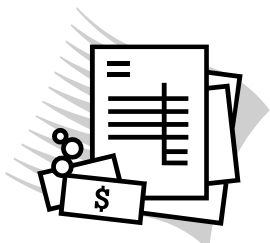
Paying HOA Fees

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Financial Statement

Ashcombe Farms Dover HOA Income & Expense vs. Budget January 1 through December 30, 2013

| | <u>Jan 1 - Dec</u> | <u>Budget</u> | <u>% of Budget</u> |
|---------------------------------------|--------------------|------------------|--------------------|
| Income | | | |
| General Account Income | | | |
| GA Annual Fees | 30,030.34 | 39,120.00 | 76.8% |
| GA Undesignated Funds | 215.55 | 0.00 | 100.0% |
| Total General Account Income | 30,245.89 | 39,120.00 | 77.3% |
| Reserve Account Savings | | | |
| RA Initiation Fees | 5,400.00 | 4,200.00 | 128.6% |
| RA Penalties & Interest | 942.92 | 2,500.00 | 37.7% |
| RA Resale Certifications | 900.00 | 700.00 | 128.6% |
| RA Undesignated Funds | 284.45 | 0.00 | 100.0% |
| Total Reserve Account Savings | 7,527.37 | 7,400.00 | 101.7% |
| Townhome Income | | | |
| TH Income Fees | 42,120.00 | 48,000.00 | 87.8% |
| Total Townhome Income | 42,120.00 | 48,000.00 | 87.8% |
| Uncategorized Income | 210.75 | 0.00 | 100.0% |
| Total Income | 80,104.01 | 94,520.00 | 84.7% |
| Expense | | | |
| General Account Expenses | | | |
| GA Attorney's Fees | 4,334.42 | 3,000.00 | 144.5% |
| GA Bookkeeper | 1,800.00 | 400.00 | 450.0% |
| GA Common Area Lawns | 20,857.25 | 26,000.00 | 80.2% |
| GA Insurance | 3,147.00 | 3,250.00 | 96.8% |
| GA Miscellaneous | 90.00 | 620.00 | 14.5% |
| GA Newsletter Printing | 98.85 | 400.00 | 24.7% |
| GA Office Supplies | 101.66 | 200.00 | 50.8% |
| GA Postage | 326.80 | 500.00 | 65.4% |
| GA Printing - General Mailings | 345.17 | 150.00 | 230.1% |
| GA Property Maintenance | 60.00 | 2,000.00 | 3.0% |
| GA Secretary | 650.00 | 600.00 | 108.3% |
| GA Snow Removal | 145.00 | 1,200.00 | 12.1% |
| GA Tax Preparation/ Fin. Review | 130.00 | 800.00 | 16.3% |
| Total General Account Expenses | 32,086.15 | 39,120.00 | 82.0% |
| Reconciliation Discrepancies | 20.00 | 0.00 | 100.0% |
| Townhome Expenses | | | |
| Miscellaneous | 0.00 | 150.00 | 0.0% |
| TH Bank Charges | 0.00 | 50.00 | 0.0% |
| TH Bookkeeper | 200.00 | 1,600.00 | 12.5% |
| TH Financial Review | 0.00 | 400.00 | 0.0% |
| TH Lawn Care | 25,699.30 | 30,000.00 | 85.7% |
| TH Office Supplies | 0.00 | 200.00 | 0.0% |
| TH Secretary | 550.00 | 600.00 | 91.7% |
| TH Snow Removal | 1,680.00 | 15,000.00 | 11.2% |
| Total Townhome Expenses | 28,129.30 | 48,000.00 | 58.6% |
| Total Expense | 60,235.45 | 87,120.00 | 69.1% |
| Net Income | 19,868.56 | 7,400.00 | 268.5% |

HOA Policy on School Support Signs



In the last few years, the HOA Community and the Executive Board worked together to write a regulation for both the single Family Homes and the Town Homes. This newer sign regulation has worked well for our community. However, this fall Dover School District has made available signs to support the children in Dover schools. These signs benefit both the children and the Dover School District. We readily recognize that lot owners who install the school support signs are definitely in non-compliance of this regulation. Some lot owners have placed the signs and have received non-compliance letters.

The Executive Board wants to support both our children and our local school district. Therefore, the Executive Board has written a new policy or “definition” regarding the school support signs and this new policy was discussed with the HOA attorney. It is HOA Attorney Duane Stone’s legal opinion that as long the Executive Board posts a new policy regarding SCHOOL SUPPORT SIGNS and enforces the school support signs exactly the same for all lot owners and residents within our HOA, the Board may allow signs for school support. Please remember this new policy **ONLY APPLIES to Dover School District issued school support signs**. All other signs are still prohibited. This new policy will go into effect January 1, 2014.

School support signs will be permitted with these conditions:

- ◆ The school support sign must be no larger than two (2) feet by three (3) feet.
- ◆ The school support sign must be for **Dover School District only** and must be deemed as a school official sign.
- ◆ The sign may only be placed in a yard September 1 to June 1 and may not be placed in any yard or lot during the summer months.
- ◆ The school support sign for any sport must be removed within 48 hours of that particular sport season.
- ◆ **Only ONE (1) school support sign** will be allowed for any home within the HOA.
- ◆ The school support sign must be placed within six (6) feet of the **front wall** of the house on any lot within the HOA.
- ◆ The school support sign must be in good condition. Any sign that shows weathering, tearing, or damage must be removed immediately.

Check us out on line at
AshcombeFarmsHOA.com

Executive Board

Richard Farr - President
Karen Hetrick - Vice President
Judy Jackson - Secretary
Scott Fiske - Treasurer
Mike Swank- Board Member