



Ashcombe Farms Newsletter

Dover, Pennsylvania 17315

Volume 11, Issue 2

**Fall/Winter
2017**

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:

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Like Us on Facebook!

The Board has decided to establish a Facebook page for information and announcements. For those who are Internet savvy, please visit the HOA's page at www.facebook.com/ashcombefarmsdover and like the page to be kept informed of our current events, information updates, and to access posted notes with Board Member names and the contact information for the HOA Secretary.



ANNUAL MEETING ANNOUNCEMENT

The Annual Meeting for Ashcombe Farms Dover HOA will be held on **Monday, December 11, 2017**, at the **YMCA on Palomino Road**. The meeting will begin at **7 pm**. Please sign in with the Secretary upon your arrival.

Agenda

- Meeting called to order
- Secretary will determine quorum
- Secretary will summarize minutes of last meeting
- Presentation of Annual Budget
- Vote on proposed Budget (yes/no vote)
- General discussion
- Meeting adjournment

The Proposed Budget for 2018 is included in this newsletter.

Sidewalk Ownership

Our sidewalks are considered both “public” and “private” property in most communities and in most states. Sidewalks are “public” in that the general public may walk on the sidewalks and cannot be forbidden to have access to the sidewalks in a community. However, sidewalks are generally considered “private” in that each home owner is responsible for the maintenance and upkeep of the sidewalk in front of their individual home. In the HOA’s review of the plat maps of our community, the Board has confirmed through the township that the sidewalks in our community fall under this description: they are open and accessible to all public, but privately owned by each homeowner whose lot abuts the sidewalk. The HOA is responsible only for the sidewalk segments that abut common grounds.



ITEMS OF IMPORTANCE

The Bookkeeper 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. The best way to contact the HOA is through email.



No Motor Vehicles on Walking Trail or Common Land

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>

WE LOVE DOGS

A couple of reminders about dogs in our community:

- Please leash your dogs. Dover Township requires all dogs to be leashed when out in public. The HOA cannot enforce this regulation; please call NYCPRP if you have an issue.
- Please clean up after your dogs. The HOA Regulations require that dog waste is removed regularly. Please consider sending your dogs to the back yard to keep front yards neat and tidy for our community.



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 pay-
ments placed
in the HOA
Drop Box or
mailed to the
HOA PO
Box will be
returned to
you and will
delay having
your payment
processed ap-
propriately.
All checks need
to be made out to
Ashcombe
Farms Dover
HOA.

Financial Statement

Ashcombe Farms Dover HOA Income & Expense vs. Budget January through October 2017

	<u>Jan - Oct ...</u>	<u>Budget</u>	<u>% of Bud...</u>
Ordinary Income/Expense			
Income			
General Account Income			
GA Annual Fees	37,842.73	39,120.00	96.7%
Total General Account Income	37,842.73	39,120.00	96.7%
Reserve Account Savings			
RA Initiation Fees	6,000.00	3,600.00	166.7%
RA Penalties & Interest	443.50	1,000.00	44.4%
RA Recale Certifications	1,000.00	600.00	166.7%
Total Reserve Account Savings	7,443.50	5,200.00	143.1%
Townhome Income			
TH Income Fees	49,308.19	50,000.00	98.6%
Total Townhome Income	49,308.19	50,000.00	98.6%
Total Income	94,594.42	94,320.00	100.3%
Expense			
General Account Expenses			
GA Attorney's Fees	6,262.63	3,000.00	208.8%
GA Bookkeeper	550.00	550.00	100.0%
GA Common Area Lawnc	25,170.00	24,000.00	104.9%
GA Cont. to Cash Reserves	0.00	2,950.00	0.0%
GA Insurance	3,228.00	3,080.00	104.8%
GA Newsletter Printing	63.45	200.00	31.7%
GA Office Supplies	40.22	200.00	20.1%
GA Postage	171.75	200.00	85.9%
GA Printing - General Mailings	430.10	650.00	66.2%
GA Property Maintenance	4,050.00	800.00	506.3%
GA Secretary	1,500.00	1,800.00	83.3%
GA Snow Removal	335.00	1,200.00	27.9%
GA Tax Preparation/ Fin. Review	200.00	250.00	80.0%
GA Website Management	20.00	240.00	8.3%
Total General Account Expenses	42,021.15	39,120.00	107.4%
Townhome Expenses			
TH Bank Charges	0.00	50.00	0.0%
TH Bookkeeper	2,400.00	2,750.00	87.3%
TH Financial Review	0.00	300.00	0.0%
TH Lawn Care	25,870.00	31,150.00	83.0%
TH Office Supplies	0.00	200.00	0.0%
TH Secretary	1,500.00	1,800.00	83.3%
TH Snow Removal	4,765.00	13,750.00	34.7%
Total Townhome Expenses	34,535.00	50,000.00	69.1%
Total Expense	76,556.15	89,120.00	85.9%
Net Ordinary Income	18,038.27	5,200.00	346.9%
Net Income	18,038.27	5,200.00	348.8%



PROPOSED 2018 BUDGET

10-30-17

Ashcombe Farms Dover Homeowners Assn. 2018 Proposed Budget

		2016	2017	2018	2017-18
Budget Line Item		Budget	Budget	Budget	Difference
Ordinary Income/Expense					
Income					
General Account Income					
	GA Annual Fees	39,120.00	39,120.00	39,120.00	-
Total General Account Income		39,120.00	39,120.00	39,120.00	-
Reserve Account Savings					-
	RA Initiation Fees	4,200.00	3,600.00	4,800.00	1,200.00
	RA Penalties & Interest	1,000.00	1,000.00	1,000.00	-
	RA Resale Certifications	700.00	600.00	800.00	200.00
Total Reserve Account Savings		5,900.00	5,200.00	6,600.00	1,400.00
Townhome Income					
	TH Income Fees	50,000.00	50,000.00	50,000.00	-
Total Townhome Income		50,000.00	50,000.00	50,000.00	-
Total Income		95,020.00	94,320.00	95,720.00	1,400.00
Expense					-
General Account Expenses					-
	GA Attorney's Fees	3,000.00	3,000.00	3,000.00	-
	GA Bookkeeper	500.00	550.00	550.00	-
	GA Common Area Lawns	24,000.00	24,000.00	25,500.00	1,500.00
	GA Cont. to Cash Reserves	3,930.00	2,950.00	1,180.00	(1,770.00)
	GA Insurance	3,080.00	3,080.00	3,300.00	220.00
	GA Miscellaneous	0.00	0.00	250.00	250.00
	GA Newsletter Printing	200.00	200.00	100.00	(100.00)
	GA Office Supplies	200.00	200.00	100.00	(100.00)
	GA Postage	200.00	200.00	200.00	-
	GA Printing - General Mailings	570.00	650.00	650.00	-
	GA Property Maintenance	600.00	800.00	800.00	-
	GA Secretary	1,200.00	1,800.00	1,800.00	-
	GA Snow Removal	1,200.00	1,200.00	1,200.00	-
	GA Tax Preparation/ Fin. Review	200.00	250.00	250.00	-
	GA Website Management	240.00	240.00	240.00	-
Total General Account Expenses		39,120.00	39,120.00	39,120.00	-
Townhome Expenses					-
	TH Bank Charges	50.00	50.00	50.00	-
	TH Bookkeeper	2,500.00	2,750.00	2,750.00	-
	TH Financial Review	300.00	300.00	300.00	-
	TH Lawn Care	32,000.00	31,150.00	31,150.00	-
	TH Office Supplies	200.00	200.00	200.00	-
	TH Secretary	1,200.00	1,800.00	1,800.00	-
	TH Snow Removal	13,750.00	13,750.00	13,750.00	-
Total Townhome Expenses		50,000.00	50,000.00	50,000.00	-
Total Expense		89,120.00	89,120.00	89,120.00	-
Net Ordinary Income		5,900.00	5,200.00	6,600.00	1,400.00
Net Income		5,900.00	5,200.00	6,600.00	1,400.00

PROPOSED 2018 BUDGET

Budget Line Item	2016 Budget	2017 Budget	2018 Budget	2017-18 Difference
Income				
General Account Income				
GA Annual Fees	39,120.00	39,120.00	39,120.00	-
Total General Account Income	39,120.00	39,120.00	39,120.00	-
Expense				
General Account Expenses				
GA Attorney's Fees	3,000.00	3,000.00	3,000.00	-
GA Bookkeeper	500.00	550.00	550.00	-
GA Common Area Lawns	24,000.00	24,000.00	25,500.00	1,500.00
GA Cont. to Cash Reserves	3,930.00	2,950.00	1,180.00	(1,770.00)
GA Insurance	3,080.00	3,080.00	3,300.00	220.00
GA Miscellaneous	0.00	0.00	250.00	250.00
GA Newsletter Printing	200.00	200.00	100.00	(100.00)
GA Office Supplies	200.00	200.00	100.00	(100.00)
GA Postage	200.00	200.00	200.00	-
GA Printing - General Mailings	570.00	650.00	650.00	-
GA Property Maintenance	600.00	800.00	800.00	-
GA Secretary	1,200.00	1,800.00	1,800.00	-
GA Snow Removal	1,200.00	1,200.00	1,200.00	-
GA Tax Preparation/ Fin. Review	200.00	250.00	250.00	-
GA Website Management	240.00	240.00	240.00	-
Total General Account Expenses	39,120.00	39,120.00	39,120.00	-
Reserve Account Savings				
RA Initiation Fees	4,200.00	3,600.00	4,800.00	1,200.00
RA Penalties & Interest	1,000.00	1,000.00	1,000.00	-
RA Resale Certifications	700.00	600.00	800.00	200.00
Total Reserve Account Savings	5,900.00	5,200.00	6,600.00	1,400.00

Budget Line Item	2016 Budget	2017 Budget	2018 Budget	2017-18 Difference
Townhome Income				
TH Income Fees	50,000.00	50,000.00	50,000.00	-
Total Townhome Income	50,000.00	50,000.00	50,000.00	-
Townhome Expenses				
TH Bank Charges	50.00	50.00	50.00	-
TH Bookkeeper	2,500.00	2,750.00	2,750.00	-
TH Financial Review	300.00	300.00	300.00	-
TH Lawn Care	32,000.00	31,150.00	31,150.00	-
TH Office Supplies	200.00	200.00	200.00	-
TH Secretary	1,200.00	1,800.00	1,800.00	-
TH Snow Removal	13,750.00	13,750.00	13,750.00	-
Total Townhome Expenses	50,000.00	50,000.00	50,000.00	-

Winter Weather Procedures

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 at least two (2) inches. The Executive Board has previously published what is and is not covered during snow removal in previous newsletters. This is just a brief recap of that information.

What is covered for town homes:

- Driveways: snow will be cleared up to 12 inches around vehicles parked in any driveway
- Sidewalks and ramps: up to the front porch
- Re-clearing of driveways if needed

The clearing of town home driveways and sidewalks is a priority over common area sidewalks.

What is not covered for town homes:

- Steps and porches are not included, even with drifting.

Clearing of snow drifts that may occur on sidewalks and driveways after snow removal in the HOA has been completed is at the discretion of the Executive Board and *may not be covered*.

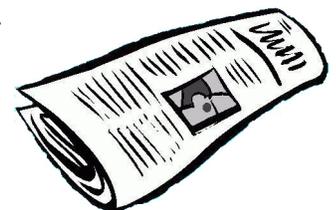
During the snow removal process for the town homes, any damage to personal property within the first twelve (12) inches on either side of any driveway will be excluded from required repair by the contractor, with the following exception: the item damaged was installed by the builder (i.e., the stand pipes between some town homes), the electrical boxes which are quite close to some driveways, and yard lamp poles. Scraping of driveway surfaces during plowing is considered to be a normal part of the snow removal process and thus is normal wear and tear on a driveway. It will also be considered normal consequences of heavy snow if some damage to plants or shrubs occurs during the removal of heavy snowfall amounts.



What is covered for the common areas:

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

REMOVE NEWSPAPERS FROM DRIVEWAYS. Failure to remove newspapers causes damage to the snow blowers used by the snow removal teams. Such damage slows down the removal process as crews are forced to repair machines on the job, and snow removal takes longer. This has, on occasion, presented such an extensive problem for our crews that the Executive Board has considered fines for snow blower damage caused by newspaper. The HOA pays for snow removal by the hour, and repeated stops for repairs causes us to pay more for snow removal. If you have physical limitations and a storm is forecasted, please consider calling the newspaper and suspending your service, or make arrangements for someone to retrieve your papers for you.



Yard Sale Information Update

At the last Board meeting, the Board discussed how best to handle our annual yard sales in the spring and summer.



The Board has determined that it will be best, going forward, to limit the HOA's official involvement in **one** community yard sale each year. This will be held annually, always on the first weekend in May. Next year's yard sale dates have already been determined: May 4 and 5, 2018.

Information will be posted around the neighborhood next spring at yard sale time, as well as posted on the HOA's Facebook page.

Maintenance Memo



Attention, all lot owners! Some homes in our community are currently in need of a little TLC. The Board knows winter is coming, but wanted to draw your attention to some items of maintenance that have been noticed throughout the community. Please make a note of these things, and make sure your home gets the attention it might need:

- Algae build-up on siding and decking.
- Summer/fall storm damage (missing siding, etc.) on homes
- Faded shutters in need of fresh paint
- Faded garage medallions in need of fresh paint

These are all issues that do fall under the neat-and-tidy regulations. The Board is not planning on issuing noncompliance letters regarding any of these items at this time, knowing that winter is looming. But the Board asks that homeowners please keep these items in mind for spring work lists, so that they can then be taken care of at the proper time. Thank you for your continued efforts to make our community such a beautiful place to live.



Check us out online at
AshcombeFarmsHOA.com

Executive Board

Richard Farr - President

Fred King - Vice President

Eric Saindon - Treasurer

Judy Jackson - Board Member

Bill Paules - Board Member

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.

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

www.facebook.com/ashcombefarmsdover

Drop box at Ashcombe & Deerfield

1.717.467.1442 (leave message)

Non-Compliance Procedures

All non-compliance is kept confidential. Issues must be reported with great detail. Please 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.**