



Ashcombe Farms Newsletter

Dover, Pennsylvania 17315

Volume 13, Issue 2

**Fall/Winter
2019**

ATTENTION:

Dover Township's Yard Debris Drop Off Facility is open on the 2nd and 4th Saturdays each month from 7 a.m. to 4 p.m.



For more info: 717-292-3634.

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MOLD ON SIDING

Mold on siding has become a persistent issue in the community. The Board is aware that the community has had a wet spring, and thus this made cleanup a difficult thing. However, as summer has waned into fall, cleanup of mold on siding must be a priority before winter sets in. Power washing is one easy way to take care of the problem. A quick consultation at Lowe's or Home Depot with a knowledgeable employee will also provide any number of reliable ways to remove mold from the siding of your home. Mold on siding is now a noncompliance issue, and the HOA will be issuing letters and fines if it isn't resolved. Please do your part to care for our community.



ANNUAL MEETING ANNOUNCEMENT

The Annual Meeting for Ashcombe Farms Dover HOA will be held on **Thursday, October 10, 2019**, at the **Dance Hall at Brookside Park on Fox Run Road**. The meeting will begin at **7:00 pm**. Please sign in with the Secretary upon your arrival.

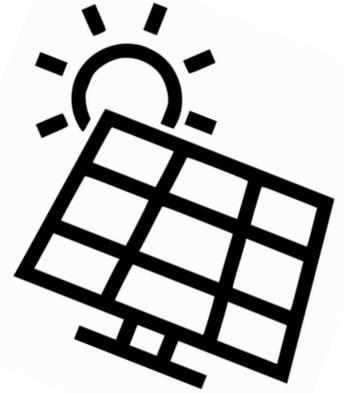
Agenda

- 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)
- 2019 Beautification Project: Updates
- General discussion
 - Solar Panels
 - Community improvements
 - Walking Trail repairs
 - Community concerns
- Meeting adjournment

The Proposed Budget for 2020 is included in this newsletter.

Solar Panels

Recently, the Board became aware that solar panels were being solicited within the community. The Board devoted a number of meetings to discussions on whether or not solar panels would be allowed in the community, and consulted with the attorney the HOA keeps on retainer for such subjects. After much conversation, the Board has determined that, due to a number of factors such as the effect of resale value, the unknown state of individual roofs at the time of lot owner requests, and other varied information, solar panels will be prohibited within the community.



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. Any vehicle parked there will be towed at the owner's expense.

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 NY-CRP 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.



PROPOSED 2020 BUDGET

Budget Line Item	2017		2018		2019		2019		2020		2019-20	
	Budget		Budget		Budget		Year to date	Budget	Difference		% Chg	
Townhome Income												
TH Income Fees (\$125 per qtr)	50,000.00		50,000.00		50,000.00		39,510.92	50,000.00	-		0%	
Total Townhome Income	50,000.00		50,000.00		50,000.00		39,510.92	50,000.00	-		0%	
Townhome Expenses												
TH Bank Charges	50.00		50.00		50.00		-	50.00	-		0%	
TH Bookkeeper	2,750.00		2,750.00		3,000.00		1,500.00	3,000.00	-		0%	
TH Financial Review	300.00		300.00		300.00		-	300.00	-		0%	
TH Lawn Care	31,150.00		31,150.00		31,000.00		24,949.00	31,000.00	-		0%	
TH Office Supplies	200.00		200.00		200.00		24.25	100.00	(100.00)		-50%	
TH Resale Certificates Issued	New		0.00		250.00		100.00	200.00	(50.00)			
TH Secretary	1,800.00		1,800.00		1,800.00		1,200.00	1,800.00	-		0%	
TH Snow Removal	13,750.00		13,750.00		13,400.00		3,520.00	13,550.00	150.00		1%	
Total Townhome Expenses	50,000.00		50,000.00		50,000.00		31,293.25	50,000.00	-		0%	
Townhome Net Income	0.00		0.00		0.00			0.00	-		0%	



Winter Weather Procedures

If you live in the townhomes 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*.

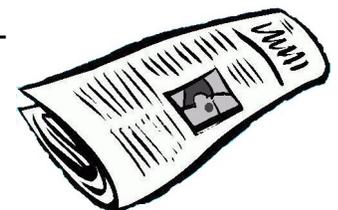


During the snow removal process for the town homes, any damage to personal property within the first twelve (12) inches on either side of any driveway will be excluded from required repair by the contractor, with the following exception: the item damaged was installed by the builder (i.e., the stand 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.



HOA Fees and Due Dates

For all homes:

The Annual Fee is \$240, and is invoiced on January 1 and due January 30th every year.

If you participate in the payment plan, the fee is broken into 3 payments.

- \$80 invoiced January 1st, due January 30th
- \$80 invoiced April 1st, due April 30th
- \$80 invoiced July 1st, due July 30th



For Townhomes:

Quarterly fees are \$125 per quarter.

- Invoiced on the 1st of January, April, July, and November
- Due on the 30th of January, April, July, and November

Volunteer Opportunities

Attention, all lot owners!

Have you wondered how you could be more involved in our community? Great! That's fantastic! We need your help to keep our community looking great.

WE 
VOLUNTEERS

We are currently in need of volunteers for a number of community positions. Both the Townhome Advisory Committee and the Community Support Committee need to be fully staffed. The Townhome Advisory Committee helps solicit bids for work done in the Townhome section of our community, and assists with other ventures as the Board needs. The Community Support Committee follows up as the eyes and ears of the Board and keeps a look out for issues that need Board attention.

Also, we are looking for anyone who might be interested in volunteering to help out with website-related duties.



Additionally, there are two Board seats available for election this coming June. We are always looking for people willing to volunteer their time to serve our community on the Board.

Please reach out to the Board Secretary via the HOA's email address (ashcombefarmsdover@yahoo.com) or speak to any Board member in person if you're interested in helping out. We'd love to have you on our crew!

2019 Beautification Project

The Board is pleased to see that progress is being made throughout the community on the beautification project as shutters and medallions are being painted. The Board encourages cost-sharing measures among townhome neighbors when it comes to the painting of medallions. From reports, it seems that no more than a quart of paint is needed.

For single-family homes, the HOA requests that each home choose a shutter color that is complementary to its existing siding.

We hope that many of you have made the necessary plans to complete this project by the end of the year. If you have questions or concerns or need assistance in communicating with your neighbors about cost-sharing, the Board secretary is available to help you. You can reach her at ashcombefarmshoa@yahoo.com.



No noncompliance letters will be issued regarding this project until after January 1, 2020. The Board is willing to accept appropriate plans of action to avoid noncompliance fines after January 1, 2020.

Executive Board Members

Richard Farr—President (Term Expires June 2021)
Fred King—Vice President (Term Expires June 2020)
Eric Saindon—Treasurer (Term Expires June 2020)
Judy Jackson—Board Member (Term Expires June 2022)
Lisa Tate—Board Member (Term Expires June 2021)



Upcoming Board Meetings

The 4th quarter Board Meeting will be on November 12, 201, at 7:30 p.m., held at 1842 Deerfield Dr.

Additionally, these are the tentative meeting dates set for 2020:

- 1st Quarter, Tuesday, March 10, 2020
- 2nd Quarter, Tuesday, June 9, 2020
- 3rd Quarter, Tuesday, September 8, 2020
- Annual Meeting between October 12-23, 2020
- 4th Quarter, Tuesday, November 10, 2020

All dates are tentative and subject to change. Please check the website link to confirm the meeting dates ahead of time.



Check us out online at
AshcombeFarmsHOA.com

Find us on Facebook!

www.facebook.com/ashcombefarmsdover



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 (preferably) and other related details that may provide specifics to assist in the investigation. **Anonymous non-compliance reports will not be investigated.**