



Spring 2007
Volume 1, Issue 1

Ashcombe Farms Newsletter

Dover, Pennsylvania 17315

Publisher: Glenn Keppler
Editor: Stephanie Abramo

In Case of Emergency

Fire/Ambulance: 911
Poison Control: (800) 222-1222
Regional Police: (717) 292-3647



Welcome to Our First Newsletter!

Board of Directors

President: Mike Feldblum

Secretary: Judy Jackson

Sitting Board Members:

Glenn Keppler

Mark Lawton

Cathy Morrison

Supporting Representation

Bookkeeper: Gina Rohler

Treasurer: Don Althoff

Newsletter Editor:

Stephanie Abramo

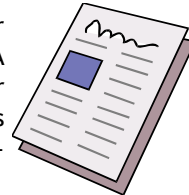
Inside this issue:

<i>President's Corner</i>	2
<i>What Makes a Great</i>	2
<i>Onesies, Twosies</i>	2
<i>Community Garage Sale</i>	2
<i>National Night Out</i>	3
<i>Walking Path</i>	3
<i>About the HOA</i>	4

Special points of interest:

- *Community Garage Sale*
Saturday, May 19th
- *National Night Out*
Tuesday, August 7th
- *Summer Pasta Salad and*
Backyard Margarita Recipes

The Ashcombe Farms Homeowners Association has decided to put together a neighborhood newsletter to keep homeowners abreast of what's happening in the neighborhood. What better way to get to know your neighbors, your elected HOA members, and what your Homeowners Association is doing for you and your community!



The newsletter will be published and printed on a quarterly basis, then distributed to Ashcombe Farms homeowners. The intent of this newsletter is to encourage homeowners to offer input and share information with each other, as well as bring us together as a neighborhood.

A neighborhood newsletter may seem a little strange, but a lot of homeowners have expressed concern as to what the HOA does and how they can get information to and from the HOA board. Well, this is the board's solution to opening the lines of communication to everyone in the neighborhood.

So, what makes a great newsletter? YOU! The HOA board hopes you'll not only enjoy this newsletter, but also that you'll make it yours! Send your suggestions for columns, topics you want covered, questions you need answered, etc. to

AshcombeFarmsHOA@gmail.com

and we'll consider it for a future issue. Or maybe you have a recipe you'd like to share (check out Backyard Margaritas on page 4) a special announcement (new baby, retirement, significant anniversary, etc.) or you have a service you'd like to offer to your neighbors? Tell us about it! This is your chance to be heard so take it and run. We welcome any and all suggestions, and will do our best to include as much as possible in each edition. Look for contests in future publications where you can win prizes from local Dover businesses. Who knows what you'll see in the next edition?!



Ashcombe Farms Email Account

Information swapping has just become easier for Ashcombe Farms homeowners. The HOA board has opened an e-mail account for homeowners to offer information to the HOA board and swap information. This tool will be available to all homeowners in the neighborhood. For those homeowners who may not have access to a computer, the old fashioned way of making requests to the HOA board is still through the use of the drop boxes located



throughout the community. Please remember that the use of the e-mail account is reserved for Ashcombe Farms residents only. We do not want spam or junk e-mails bombarding this account. The account will be managed by Mark Lawton and maintained with the use of funds from the general HOA account. The fee for this account is minimal and budgeted by the HOA board.

AshcombeFarmsHOA@gmail.com

President's Corner

Welcome to the President's Corner, where our current HOA president will take the opportunity to address issues, questions, and concerns brought to the attention of the HOA.

The current HOA president is Mike "Mikey" Feldblum. Previously, Mike served on an HOA in San Antonio, Texas. He was very active in both the communities of San Antonio and Naples, Florida, where he also has lived. Currently, Mike is working with H&R Block in York. In addition, he has an active real estate license from the state of Texas and a Radio Operator's license. Mike and his wife, Betty, have been married for 44 years. They enjoy spending time with their 4 children and 9 grandchildren, all of whom live in Maryland.



This is the first of many newsletters the HOA will be forwarding to you on a quarterly basis. Some of the ideas and thoughts I want to share with everyone include holding an annual meeting in October and on a quarterly basis, providing HOA information through the newsletter. As your HOA executive board president, I look to you - the residents - to keep us informed on how we are doing. Our decisions are based upon what the total community needs, not individual needs.

The board encourages any resident to attend meetings to discuss issues affecting him/her. We are still growing and learning about HOA matters. Our goal is to have a neighborhood that looks and shows great and in addition, has the potential to keep-up with modern times. We have rules and regulations as our guide in determining what can and cannot be done. I hope that as we attempt to be creative with our homes and property we think not only of ourselves, but of how what we are doing reflects on the total neighborhood.

I have established a road map on the direction I would like to see the HOA go, which has been reviewed by the HOA board and now I would like to share it with you. Several of these items include action by the residents as participants and as overseers of some of these activities; thus, if you can spare the time and have the expertise, the HOA executive board would appreciate your input. Here are some activities the HOA board is currently planning to initiate. We want to make this a community we are all proud to be part of:

- Establishing a newsletter committee
- Christmas decoration contest for best decorated home (need committee to run program)
- Yard of the month award (need committee to run program)
- National Night Out
- "Welcome to the Neighborhood" Committee
- Garage sales at least twice a year
- Block parties during the warmer months

President's Corner (cont'd)

Currently, board member Glenn Keppler and Stephanie Abramo are working to get the newsletter published. Obviously they have done their homework because you are reading the results of their efforts. Glenn is working with local area businesses to obtain advertisements for the newsletter, which will not only provide funds to assist in paying for the publication, but also to reward our residents. In addition, we are in search of contacts in the publishing industry that can provide assistance and/or would be willing to print our newsletters. If anyone would like to contribute by obtaining an ad or is willing to work on the newsletter committee, please contact us at:

AshcombeFarmsHOA@gmail.com.

**BROOKSIDE
MOTORS**

3885 CARLISLE ROAD
DOVER, PA 17315

Dealership: (717) 292-9222
Cellular: (717) 542-7379

DAVE TALLEY

Ask for Dave!

Onesies, Twosies

Pets—please enjoy the neighborhood as you walk your pet, but be sure to clean up after them so everyone else can enjoy it, too!



Trash Removal—Pick-up is one day a week - Thursdays. If the weather turns windy, please do what is necessary to prevent trash from blowing around the neighborhood. Lately the



pick-ups have been on Friday; this is due to the trucks being full and having to empty before they can finish the neighborhood.

Solicitations- Nobody enjoys unsolicited knocks on your door. If you don't want solicitors knocking, please post a sign indicating such. ACE Hardware sells a variety of No Solicitation signs. If someone is particularly persistent, don't hesitate to contact the Northern York County Regional Police at (717)212-3647 and/or the HOA board through AshcombeFarmshOA@gmail.com and provide information on the people who are soliciting within the neighborhood.



Treasurer- The HOA board is in need of a treasurer. If interested contact Mike Feldblum by e-mail or drop off your intent/information in the drop box.

National Night Out

What is National Night Out? National Night Out is "America's Night Out Against Drugs and Crime." National Night Out includes the traditional "lights on," front porch vigils, and over the years, has expanded considerably to include a variety of events and activities such as block parties with cookouts, visits from local law enforcement agencies (the Northern York Regional Police Department will visit ours) and visits by local government officials. It is a wonderful opportunity for communities nationwide to promote police/community partnerships, crime prevention, and neighborhood camaraderie. National Night Out represents the kind of spirit, energy, and determination that communities use to make their neighborhoods safer places throughout the year. It is a night to celebrate crime prevention successes and to expand and strengthen programs for the coming year. The executive board has approved reimbursing residents of the community up to \$75.00 who volunteer to host a cookout point in front of their homes for all residents to stop by, converse, and enjoy a hot dog or burger. Others are encouraged to drop off a bag of chips and/or a jug of iced tea for everyone to enjoy. These "host" residents are requested to notify the board at least two weeks in advance of their intent to host, and to submit their receipts to the board for reimbursement. Starting times should be about 7:00 PM and go to about 10pm. Your participation will help make this a memorable event and give us something to look forward to in future years.



National Night Out
Tuesday, August 7, 2007
7:00 PM - Until?

Board Member Needed

Any person who would be willing to be on the HOA Executive Board should submit their name prior to the next Executive board meeting on June 12. Nominations may be placed in the HOA drop box or via the email address listed throughout this newsletter. Current board members are: Mike Feldblum (President), Judy Jackson (Secretary), Glenn Keppler, Mark Lawton and Cathy Morrison. There is an opening for one board member. (Glenn Keppler joined the HOA Executive Board because of a mid-year resignation and the term ends this year.) Each board member serves a term of three years so the newly elected board member's term will end in 2010. The election will take place through a general mailing after the June 12 board meeting.



Walking Path

The townhouse committee has had the charge of soliciting bids for the refurbishment of the walking path. They've received bids from local contractors and have submitted them to the board for referral and/or approval. The bids were too high - we don't have the funds to cover the high costs of total refurbishment. The committee has gone back to soliciting other contractors for weed killer and minor repair of the path. We expect to have the new bids received and to the board for approval within the next 30 days. The board then has to determine if this is the best course as a temporary solution for the path. Note to pet owners, that in the contract, any weed killer must be pet-friendly and meet EPA approval. The board would like feedback from the community on the walking path, i.e. how many people use it and how often, is it a necessary enhancement to the community, etc. Please submit your thoughts via the HOA email address.



Moving up? Buying or Selling? Call Chuck!

 Dale Realty Co. 360 Loucks Road (Rt. 30 West) York, Pennsylvania 17404 Business (717) 848-6163 Ext. 176 Toll Free (800) 735-3253 Ext. 176 Cellular (717) 801-7324 Fax (717) 854-6070 Residence (717) 292-6401 <small>Each Office is Independently Owned And Operated</small>	Chuck Sennett REALTOR®  MLS
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Community Garage Sale

Clean out that basement, garage, or shed—it's time to sell, sell, sell! The next community garage sale for the Ashcombe Farms HOA will be Saturday, May 19th. A second 2007 garage sale is tentatively scheduled for sometime in August. Check out the next edition of the newsletter for details.



Saturday
May 19, 2007

Look for our new location, coming in August 2007!



Touch Of Life
Therapeutic Center
(717) 292-6888
Dee Hornock
Certified Massage Therapist
3701 Carlisle Rd.
Dover, Pa. 17315

What is an HOA?

By: Mike Feldblum

From the administrative side, the following recaps how we function as an executive board of directors. We are governed by legal interpretation of the bylaws in all matters.

A board meeting is held once a month, usually at the president's residence. **All residents are welcome at board meetings.** Items affecting the HOA are discussed and voted



upon during these sessions. Our financial status is reviewed every month along with the status of new construction. Both resident's and board concerns are also reviewed. In all instances, board members provide their input and once a board decision has been agreed upon, that decision will remain as the board's position. Other concerns the board takes for action are two fold: delinquencies and non-compliance issues. Since we are a small HOA, there is no management agency to do many of the tasks performed by the board. As the occasion requires, the legal team in some instances performs the function of the management agency for the HOA and will attend the monthly board meetings. In the past



Summer Pasta Salad

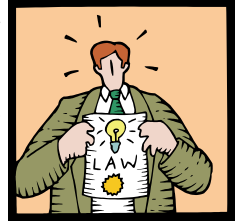
Submitted by: Stephanie Abramo

- 1 box tri-color pasta
- Part-skim mozzarella cheese, cubed
- Sliced pepperoni
- Carrots, diced
- Grape or cherry tomatoes, quartered
- 8 oz. bottle Wishbone Just-2-Good Italian dressing
- Freshly grated parmesan cheese



Cook pasta according to box directions. Drain and rinse with cold water until completely cooled. Add mozzarella, pepperoni, carrots and tomatoes. Toss with the dressing and sprinkle with Parmesan cheese.

there was legal representation at all board meetings; today, their presence is not required thus cutting down on some of the costs. I did a review with the legal team to determine if paying by the hour was better than by retainer. It works out to our advantage to pay by the hour. Our legal team is behind the scenes in many instances, much of which is researching documents, providing guidance on issues involving residents and board activities, ensuring the rules and regulations are consistent and that the bylaws conform to Pennsylvania state law, coordinating with local officials on legal matters, and representing the HOA on all legal issues. While the budget indicates bunches of dollars going to the lawyer, much of that is returned once court cases are resolved.



If an item requiring immediate board attention arises and occurs before a board meeting is scheduled, all board members are e-mailed necessary information and asked to respond within a reasonable time frame; otherwise most items are discussed and voted upon at monthly board meetings.

Backyard Margaritas

Submitted by: Glenn Kepler



- 1 1/2 oz Tequila
- 1 1/2 oz Triple Sec
- 1/2 oz lime juice
- 4 1/2 oz Margarita Mix

Combine all ingredients, shake with ice. Pour into salt-rimmed glasses. (Coarse sea salt works best.)

ENJOY!

