



Ashcombe Farms Newsletter

Dover, Pennsylvania 17315

<http://www.ashcombefarmshoa.com>

Spring 2010

Volume 4, Issue 2

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In Case Of Emergency:

Fire/Ambulance: 911

Poison Control:

(800) 222-1222.

Executive Board

President: Rich Farr
Vice President: Kelly Mefford
Acting Secretary: Judy Jackson
Sitting Board Members:
Andrew Shaffer
Mel James
Supporting Representation
Bookkeeper/Treasurer:
Andrew Shaffer

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 **HOA Fees Are Due**
On April 15, 2010



 **Neighborhood Watch meeting**

 **Special meeting to discuss a regulation change.**

Think Spring Cleaning—Curbside!

As you begin your spring yard work, don't forget the curb area. Vegetation often grows in cracks of curbs and sidewalks. This is more than just an eyesore; it creates a situation for permanent damage. As weeds grow the roots expand in the cracks

breaking up the concrete. The plant growth will also allow water to penetrate into the sidewalk and curbing causing greater damage during the freezing and thawing of the winter season.

Homeowners with storm drains near their property are also asked to help keep the grates clear off debris. The storm drains often become a gathering point for sticks, leaves and trash. Keeping the drains clear will assist with storm water removal preventing urban flooding.

WELCOME NEWEST RESIDENTS

Thomas Benedict & Georgiann Panek
1734 Boxwood Court

Justin J Fields & Laura A Pierce
1896 Deerfield Drive

Roy, Ellise & Mark Sandridge
1881 Deerfield Drive

Michael & Heather Scappa
1867 Ashcombe Drive

Carl E & Kay A Baldwin
1912 Deerfield Drive

Board Member Needed

Any person who would be willing to be on the HOA Executive Board should do so before April 30, 2010. Nominations may be placed in the HOA drop box, PO Box 121, Dover, 17315, or via the email address listed throughout this newsletter. 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. Current board members are: Rich Farr (President), Kelly Mefford (vice-president), Judy Jackson (Acting Secretary), Andrew Shaffer (Treasurer and bookkeeper) and Mel James. Kelly Mefford's term ends in June 2010. Therefore, there is an opening for one board member. Each board member serves a term of three years so the newly elected Board member's term will end in 2013. The election will take place through a general mailing in May. The first Executive Board meeting will be held on Tuesday, June 8, 2010.

Please Scoop...

We love dogs. We love dog owners who clean up after their pets even more! It is important for owners to scoop up after their dogs. It keeps our community clean, especially the bottom of our shoes! More importantly, it keeps our environment clear of harmful bacteria.



Unscoped poop will allow harmful bacteria to penetrate the soil. Storm water runoff will carry the bacteria to our storm water retention ponds and ultimately to our waterways and even our drinking water!

Please visit the scoop friendly website for more tips and info:
www.poopbutler.com/pooper-scooper-health.htm

An advertisement for 'Frank of all Trades Home Improvements of all Types'. The ad features a background of various hand tools including a saw, a level, a hammer, and a wrench. The text includes: 'Frank of all Trades', 'Home Improvements of all Types', 'Renovations, Electrical, Decks, Painting, Flooring', '(717) 764-1003', 'Cellular 586-6700', and 'Completely Insured'. There is also a small American flag icon.

Garage Sale Dates

May 15, 2010
8:00 M to 2:00 PM

August 21, 2010
8:00 AM to 2:00 PM

Neighborhood Block Watch

WARNING



NEIGHBORHOOD WATCH

OUR NEIGHBORS ARE WATCHING
OVER ONE ANOTHERS FAMILY MEMBERS AND
PROPERTY AND THEY HAVE BEEN TRAINED
TO REPORT SUSPICIOUS ACTIVITY
OR PERSONS IN THE NEIGHBORHOOD
TO (YOUR) COUNTY
SHERIFF'S OFFICE

Members of our community have expressed some interest by in forming a Neighborhood Block Watch to enhance our neighborhood security. A Neighborhood Block Watch is a joint effort between law enforcement and the community. This effort would be supported and encouraged by the Northern York County Regional Police. It would heighten community observation and awareness thus encouraging mutual assistance and concern among neighbors.

The objectives of a Neighborhood Block Watch reduce the incidence of crime by:

1. Increasing citizen awareness of crime (or potential crime) by gaining more information
2. Providing more effective property security
3. Educating citizens so that they will recognize *and report* suspicious activity or persons in the community
4. Encouraging an effective working relationship between local law enforcement and the community.

Therefore, to begin facilitating a Neighborhood Block Watch in our community we have scheduled a meeting with Officer Todd Wise at the Northern York County Regional Police Station on **Saturday, April 17, 2010 at 12:00 noon**. The meeting will be approximately 45 minutes to one hour in length. We encourage everyone to come for this informational meeting. For more information about for the Neighborhood Block Watch please contact the HOA coordinators, Kelly Mefford at 717-413-4042, or Judy Jackson at 292-3786.

Executive Board Actions

Actions of the Executive Board for the past quarter include:

Legal Actions:

Some legal actions were in process for reclaiming delinquent fees and some legal work was done on some noncompliant issues.

General Actions:

- Publishing the quarterly newsletter
- Maintaining the HOA web site
- Answering emails and letters to the HOA
- Worked with the contractor for snow removal for two very large storms.
- Held a Special meeting regarding a regulation change, which passed
- Worked on plans regarding a proposed sign regulation from a lot owner and scheduled a Special Meeting for this
- Developed an action plan for a Neighborhood Watch for the HOA.

Compliance Issues:

As of this writing there are current non-compliance issues being dealt with. As always, if any lot owner notices issues of non-compliance they are asked to notify issues they observe and the Board will investigate the situation. The CSC has been active.

The HOA Executive Board always works for the entire HOA community. The decisions the Board has to make are not always easy but they are always made for the benefit of the entire community. Executive Board decisions are unbiased, and the Board always strives for consistency in all of its decisions.

Town Home Fees

The Executive Board is always conscious of the cost of operating the different aspects of the HOA. The Treasurer/Bookkeeper first evaluates the previous year's expenses when preparing the budget for the next fiscal year. This is then evaluated and discussed by the Executive Board before being mailed – or emailed – to all lot owners within the HOA. This mailing is completed at least ten (10) days prior to the Annual Meeting where the Budget is approved by the HOA lot owners.

In October 2005, the Executive Board lowered the fees for the town home lot owners to \$25 per month (\$75 paid quarterly) effective for the fiscal year 2006. This was because there was a large amount of money in the Town Home account. The Executive Board has recently revised a previous policy regarding the Town Home fees. The revised policy reads: ***“Should at any time the town home account balance fall below \$15,000 the Executive Board shall assess an additional fee on all town homes double to the current monthly town home fee. The Board will assess this additional charge until the town home account reaches \$25,000. It shall be the responsibility of the Board to notify all town home lot owners no later than two weeks before the upcoming quarter bills are due. The notification should include the reasons for the increase, current town home account balance and projected date at which the town home account will reach \$25,000.”***

According to local news, February 2010 has been the snowiest month on record for this general area, and in addition this winter has been the ninth snowiest winter ever for this area. Therefore, it is no surprise to the Executive Board that the invoice for snow removal exceeded \$10,000. These bills have reduced the Town Home account below the former policy of a \$15,000 threshold. The current townhome balance (as of March 6, 2010) is \$9,448. **The 2010 second quarter Town Home bill reflects the policy stated above and the amount due is \$150.00. This bill must be paid by April 15, 2010.** Andy Shaffer, HOA treasurer, has reported to the Board that there should be a minimum operating balance of \$25,000 in order to provide an adequate operations amount. As soon as the Town Home account reaches the \$25,000 threshold, the quarterly bills for the town home lot owners will automatically be reduced to the previously billed amount. It is projected that it will take two periods of quarterly billing to reach this amount. Therefore, both the second and third quarter 2010 town home bills will be at the increased amount.

When preparations are made for the 2011 fiscal year, all of the costs for the 2010 fiscal year will be evaluated and a recommendation will be made at that time for the upcoming fiscal year.

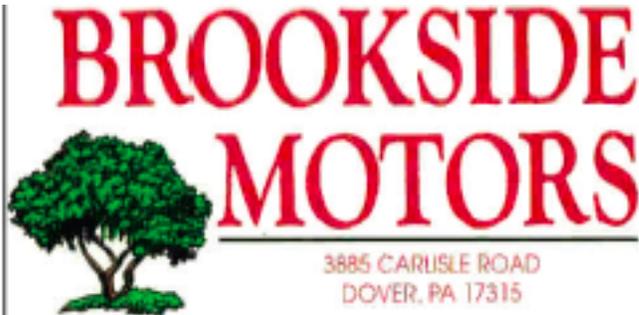
Cold Strawberry Soup

2 pints strawberries, stems removed (or frozen strawberries)
3/4 c. sour cream
1/2 c. sugar
1 c. heavy cream
1/2 c. orange juice

Blend all the ingredients together in a blender or food processor until smooth. Serve chilled garnished with a sliced strawberry and fresh mint leaf. If using frozen strawberries with sugar, omit the sugar in the recipe.



From the kitchen of Faithe Rotz/Judy Jackson



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DOVER, PA 17315

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DAVE TALLEY