



Ashcombe Farms Newsletter

Dover, Pennsylvania 17315

Volume 8, Issue 2

Spring Issue



ATTENTION:

Dover Township's Brush Drop Off Facility open on the 2nd and 4th Saturdays each month from 7:00 AM to 4:00 PM.

Inside this issue:

Neat & Tidy Yards	2
Pet Issues	2
Income Statement	3
Where to send your payments	3
Elections	4

HOA Secretary

Good computer skills, Organized, Take Minutes, Coordinating meetings & calendars, Cultivation of newsletter articles, Respond to and typing letters, Reviewing documents, manuals and other correspondence, and More ...

HELP WANTED

After nearly a decade of service to the Dover Ashcombe Farms HOA, Judy Jackson will be stepping down this spring as the HOA Secretary. The Executive Board would like to take this opportunity to thank her for her dedication to our community - A job well done!

Her departure will leave a vacancy in our Association that must be filled. The Executive Board is seeking volunteers from our community to fill the role of HOA Secretary. This position is not a member of the Executive Board, but will provide support for the HOA business. The HOA offers a nominal stipend for the work performed. Interested individual are asked to contact the HOA by email:

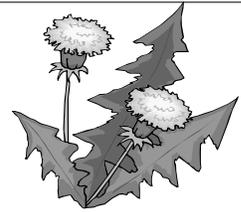
AshcombefarmsHOA@yahoo.com. Your email should contain a statement of interest and a brief description of your qualifications for the job. A job description is available upon request.

HOA Announces Garage Sale Dates

Clean out that basement, garage, or shed—it's time to sell, sell, sell! The next community wide garage sale for the Ashcombe Farms HOA will be Friday and Saturday, **May 2nd and 3rd**. A second 2014 garage sale is scheduled for Friday and Saturday **August 15th and 16th**. The hours of the community wide Garage Sale will be from **9:00 to 3:30 on all dates**. All residents are encouraged to participate!



Neat and Tidy Yards



Recently, the Executive Board discussed the following regulation and the Board's definition in detail in an Executive Board meeting.

Current regulation definition language:

(n) All Lots are to be maintained in clean and sanitary condition and all lawns, shrubs and other vegetation shall be groomed –“The Executive Board has defined this as having weeds under control in the lot owner's flower gardens. There shall be no debris of any kind left in the yard. There shall be no toys or equipment of any kind left outside on any lot longer than one day. All items shall be moved from any yard prior to nightfall. Pet refuse shall be picked up and disposed of daily. No item shall impede HOA service providers from performing their jobs. All aspects of the property shall be well maintained and kept in proper order. The wording “well maintained” shall be broadly interpreted by the Executive Board to ensure cleanliness, and that all parts of visible property shall be in working order.”

We want all lot owners to know the various items the Board considers to be part of this definition, including the statement: “All aspects of the property shall be well maintained and kept in proper order.” In addition to the items highlighted in bold above, the Board also considers these things to be part of a well-maintained lot:

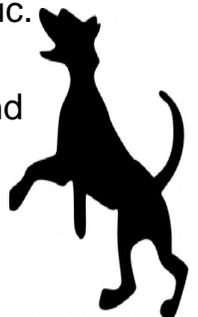
- *All weeds at the curbside need to be removed on a regular basis.*
- *Bushes and trees shall be pruned and cared for, as is needed.*
- *Sidewalks shall not be blocked by overgrown shrubs or bushes.*
- *Yard lamps, porch lights, and garage lights shall have appropriate and fitted lids and fixtures designed for yard lamps and/or garage lights.*
- *Visible property required to be clean, and in working order includes front doors, windows, roofing shingles, siding, garage doors, and decks.*



**Please
Keep
Under
Control
and
Scoop**

We all enjoy dogs. We all love dog owners who are responsible and clean up after their pets even more! It is important for all lot owners to scoop up after their dogs. In addition all dogs are required to be on leashes when outside their home if they are not in a fence – physical or electronic. The law defines this as being under the control of the owner.

The Executive Board appreciates compliance with this civil law and definition of a HOA regulation. Even in your own yard, please remember to scoop the poop! It keeps our community clean, especially the bottom of our shoes! More importantly, it keeps our environment clear of harmful bacteria.



Paying HOA Fees

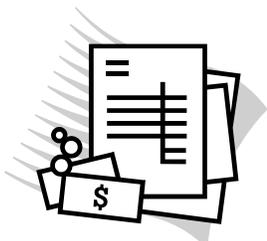
Please remember all HOA fees are to be sent to:

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 could **delay** having your payment processed appropriately.

All checks need to be made out to **Ashcombe Farms Dover HOA.**

The Board thanks you for your assistance in this matter!



Financial Statement

Ashcombe Farms Dover HOA Income & Expense vs. Budget January through February 2014

	<u>Jan - Feb 14</u>	<u>Budget</u>	<u>% of Budget</u>
Income			
General Account Income			
GA Annual Fees	<u>29,691.94</u>	<u>39,120.00</u>	<u>75.9%</u>
Total General Account Income	29,691.94	39,120.00	75.9%
Reserve Account Savings			
RA Initiation Fees	1,200.00	4,200.00	28.6%
RA Penalties & Interest	223.97	1,000.00	22.4%
RA Resale Certifications	<u>200.00</u>	<u>700.00</u>	<u>28.6%</u>
Total Reserve Account Savings	1,623.97	5,900.00	27.5%
Townhome Income			
TH Income Fees	<u>11,800.00</u>	<u>50,000.00</u>	<u>23.6%</u>
Total Townhome Income	<u>11,800.00</u>	<u>50,000.00</u>	<u>23.6%</u>
Total Income	<u>43,115.91</u>	<u>95,020.00</u>	<u>45.4%</u>
Expense			
General Account Expenses			
GA Attorney's Fees	2,057.95	3,000.00	68.6%
GA Bookkeeper	450.00	450.00	100.0%
GA Common Area Lawns	495.00	26,000.00	1.9%
GA Cont. to Cash Reserves	0.00	2,000.00	0.0%
GA Insurance	0.00	3,250.00	0.0%
GA Miscellaneous	0.00	130.00	0.0%
GA Newsletter Printing	0.00	400.00	0.0%
GA Office Supplies	0.00	200.00	0.0%
GA Postage	73.60	200.00	36.8%
GA Printing - General Mailings	72.00	350.00	20.6%
GA Property Maintenance	0.00	600.00	0.0%
GA Secretary	100.00	600.00	16.7%
GA Snow Removal	1,630.00	1,200.00	135.8%
GA Tax Preparation/ Fin. Review	0.00	500.00	0.0%
GA Website Management	<u>0.00</u>	<u>240.00</u>	<u>0.0%</u>
Total General Account Expenses	4,878.55	39,120.00	12.5%
Townhome Expenses			
Miscellaneous	0.00	100.00	0.0%
TH Bank Charges	0.00	50.00	0.0%
TH Bookkeeper	0.00	2,250.00	0.0%
TH Cont. to Cash Reserves	0.00	1,500.00	0.0%
TH Financial Review	0.00	300.00	0.0%
TH Lawn Care	10,972.50	30,000.00	36.6%
TH Office Supplies	0.00	200.00	0.0%
TH Secretary	100.00	600.00	16.7%
TH Snow Removal	<u>7,220.00</u>	<u>15,000.00</u>	<u>48.1%</u>
Total Townhome Expenses	<u>18,292.50</u>	<u>50,000.00</u>	<u>36.6%</u>
Total Expense	<u>23,171.05</u>	<u>89,120.00</u>	<u>26.0%</u>
Net Income	<u>19,944.86</u>	<u>5,900.00</u>	<u>338.0%</u>

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

Mowing, Fences, and Weeds

Just a friendly reminder that the HOA's contracted mowers will only mow common area properties up to one foot behind any fence located on single family lots. The mowing, weeding, and maintenance of that approximate one foot is up to that particular lot owner. Please remember to maintain the grassy area behind your fences. Thank you!

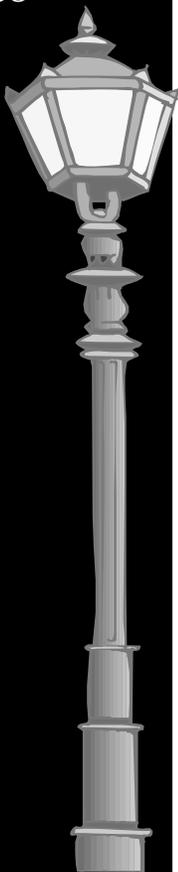


Each lot owner is also expected to keep weeds

under control in their garden beds. This is part of the "neat and tidy" regulation. We fully understand that folks may go on vacation and not notice weeds but weeds are high and obviously not under control non-compliance letters will be sent. One way to avoid weeds in flower beds is to sprinkle a weed preventer, such as *Preen*, in your flower beds in April before weeds start to germinate. Everyone is expected to keep our neighborhood looking its best. Thanks for all you do.

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



Thank You!

It has come to the Board's attention that several neighbors throughout our community helped neighbors who have a disability or is elderly during the several snow storms in the past winter months. For that we say a hearty **THANK YOU!** This is what being a good neighbor is all about. These acts of kindness are deeply appreciated.

Board Elections

Any person who would be willing to be on the HOA Executive Board should do so **before April 21, 2014**. Nominations may be placed in the HOA drop box, PO Box 121, Dover, 17315, or via the HOA's email address – ashcombefarmshoa@yahoo.com. You must be a lot owner in order to be eligible to serve on the Executive Board. Renters may not serve on the Board.

Nominees will be asked to write a brief summary about themselves to inform lot owners about themselves. Nominees 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. There are two openings for Board members to serve a term of three years. The election will take place through a general mailing in early May.

We Put Our
Members First.

Home Equity Line of Credit

Rates as low as

1.99%
APR*

Perfect for home remodeling,
vacations and more!

Borrow up to 100% of your home's available equity.
No prepayment penalties. No points. No closing costs.

Regular HELOC rates as low as 3.99% APR*
Promotional rate available through July 31, 2014.

Apply today at our Dover Branch,
www.members1st.org or (800) 283-2328, ext. 6040.



Because Ashcombe Farms is a Select
Employer Group, homeowners are
eligible for credit union membership!*

Visit our Dover Branch to open your account today!

*APR = Annual Percentage Rate. Home Equity Line of Credit (HELOC) promotional rate of 1.99% APR is available on all new money advanced for a 6 month period of time from the date of the first advance. The HELOC permits borrowing up to 100% of the available equity in a primary residence (excludes rental properties). Minimum advance of \$200 to qualify. Any principal payments will apply to promotional balance first. Regular home equity line of credit is based on Prime Rates published in the Wall Street Journal on the last business day of the month plus a margin based on loan to value and credit worthiness with a floor of 3.99%. Maximum rate of 18%. This promotional annual percentage rate will automatically terminate at the end of the promotional period. No notice to borrower required. Other restrictions or conditions may apply.



*Must meet current eligibility requirements. Federally insured by NCUA. We do business in accordance with the Federal Fair Housing Law and Equal Credit Opportunity Act.