



Summer 2009
Volume 3, Issue 3

Ashcombe Farms Newsletter

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Publishers/ Editors:
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Executive Board

President: Russ La Barca
Vice President: Kelly Mefford
Secretary: Judy Jackson
Sitting Board Members:
Andrew Shaffer
Mel James

Supporting Representation

Bookkeeper: Andrew Shaffer
Treasurer: Andrew Shaffer



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New Executive Board Members

The 2009 election is final and the new Executive Board met on June 9, 2009. The results of the election are as follows: Gina Grudovich – 26 votes, Russ La Barca – 68 votes, and Andy Shaffer – 81 votes. More information about the election is on the HOA web site: www.ashcombefarmshoa.com.

The Executive Board members elect the Board officers. The new Board officers are Russ LaBarca – president, Kelly Mefford – vice-president, and Judy Jackson – secretary. The Executive Board appointed Andy Shaffer as bookkeeper and treasurer. Mel James is the fifth member of the Executive Board.

TOWN HOME FEES ARE DUE ON July 15, 2009

JULY 2009

Sun	Mo	Tue	We	Th	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Community Support Committee

Perhaps you remember the newsletter article regarding forming a new committee for the HOA called the Community Support Committee (CSC). This committee was formed in late March to early April and began their work right away. The members of the CSC are Larry Rower - chairman, Pat Cavanagh, and Rich Farr.

The Community Support Committee has been active during the last quarter. In an article called *Executive Board Actions* in this newsletter you can read a list of the types of non-compliance issues that have been reported to the Executive Board. The CSC is fully aware that all of the HOA regulations must be enforced.

Any lot owner may discuss with the members of the CSC a situation with which they are concerned. However, this process must begin with an email, letter to the PO Box, or a note dropped in the HOA Drop Box. This correspondence will be forwarded to the CSC for suggested resolution. The Executive Board secretary keeps a copy of all correspondence to the HOA. Lot owners may not first address questions or concerns to the CSC members – this process must begin with communication to the Executive Board.

After the CSC has made a recommendation to the Executive Board, a decision will be made. The final decision must be made by the Executive Board, as the Board is legally responsible for any such decisions, and the CSC is not.

The CSC has already met or talked with a few lot owners during this quarter and have made recommendations to the Board for resolution in those matters. All of these discussions have been met with a favorable conclusion for all parties involved.

Meet Our New Board President

I'd like to take this opportunity to introduce myself as the new HOA Executive Board President. I want to thank everyone who voted and took an interest in our community's proceedings.

I'm originally from Rochester, NY, and moved to the York area by way of Bucknell University, where I earned a degree as a mechanical engineer. In my day job I work for Voith Hydro in West Manchester as a hydraulic design engineer, but my hobbies span from music to baseball, aeronautics to dogs. One of my favorite activities is walking our dogs with my bride to be (or, if you're reading this after mid-July, my wife!) Lauren.

I'm looking forward to serving the Board and the community as a whole in my new position. Our out-going President, Mike, started several good initiatives in his tenure, and has helped to make my transition very smooth. I hope together that the Board and the community at large can continue to make Ashcombe Farms a wonderful place for us all to call home.

Russ LaBarca
HOA Executive Board President

Goals Accomplished During Mike Feldblum's Term Of Office

My term of Office as President of the Association began in June 2006. My goal was to make this community - one we are all proud of, one with harmony among the residents, one of concern for others, and one in which our property values rise or, given today's economy, stay at their current levels. A lot of the work of the Executive board and its officers is done behind the scenes, and therefore is not visible to the community at large. I'd like to recap my successes while serving as President of the Executive Board of the HOA:

- ◆ Yard of the Month (during the summer) award with a gift certificate to Olive Garden
- ◆ Initiated Fall and Christmas Decorating contest with a gift certificate to Olive Garden
- ◆ Continued Garage Sales twice a year
- ◆ National Night Out – first Tuesday in August
- ◆ Approved letter to be sent to Realtors who represent sellers of homes in the HOA
- ◆ Established a working rapport with the Dover Township and Northern York Regional Police
- ◆ Pushed for paving all of Deerfield Drive – this was done by the Developer
- ◆ Published a quarterly newsletter (first published in spring 2007)
- ◆ Approved beautification of the island off of Palomino Road
- ◆ Established Special Advisors to support the Board on difficult matters
- ◆ Approved the creation of a Community Support Committee
- ◆ Approved creation of a web site for the community
- ◆ Held annual meetings in the October time frame to avoid conflict with the holidays
- ◆ Stressed decision making process to serve the “entire community” and not individual needs.
- ◆ Established a Welcome committee
- ◆ Established means by which to effectively communicate between the Residents and the Board via email and the newsletter and through the web site
- ◆ Established a committee to review necessity to hire a management company, and to provide the board with recommendations. (Need 75% of lot owners to approve a management company)
- ◆ Created a new savings account for future maintenance and repairs as needed

- ◆ Walking Trail repaired behind homes on lower Ashcombe Drive
- ◆ Revamped/revised some debt collection letters to help defray legal costs – sent as a third letter
- ◆ Held meetings (one on one) between concerned residents and Board officers

I found my task as Board President to be difficult at times, but always interesting. Thank you for allowing me to serve this community in this manner. Best wishes to the new Executive Board and the new President!

Court Case Won!

At the Annual HOA meeting in October 2008, a short statement was read (and then placed on the HOA website) regarding a lawsuit involving the HOA and a former lot owner and spouse.

One of the difficult tasks the HOA Executive Board occasionally must take on, for the benefit of the entire community, is following through on legal matters. For confidentiality reasons we cannot discuss the matters (while they are ongoing) with the community.

A long legal process began in February of 2006 and has only recently ended. During this time frame, this lot owner and spouse filed both a HUD lawsuit (which was dismissed in 2008) and a Civil Lawsuit claiming discrimination based on race and physical handicaps. In March 2009 Judge Smyser, for the Federal Court in the Middle District, found for the HOA stating in effect that the HOA was cleared of all charges by the Plaintiffs. The case was dismissed. The time period for an appeal has expired and no appeal has been filed.

The HOA Executive Board and our attorneys, involved throughout the legal procedures, have worked with confidence that the HOA would be exonerated of all charges. For a more complete listing of events relating to this litigation you may contact the HOA Board and a summary document will be provided.



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Community Yard Sale

We wish to thank Libby Loser for arranging the advertising (newspaper and the signs) for the community wide garage sale in May. We believe it was a real success based on the number of cars that drove through the neighborhood. This is just one of the ways the HOA is helping to support the community. We hope you sold lots of "stuff!" But if you didn't – or weren't able to - participate in May then you have another chance this summer. The **next** Community Wide Garage Sale will be on **Saturday, August 15, 2009.**



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Mowing/Snow Removal Bids

At the April 7, 2009 Executive Board meeting, there was discussion regarding obtaining new bids for lawn mowing and snow removal. A decision was made to instruct the Town Home Advisory Committee to begin this process. However, after that meeting it was discovered that the HOA is locked into a contract with the current contractor until

October 2010. The Town Home Advisory Committee will begin the work of obtaining new bids for the winter season of 2010-2011 and the mowing season of 2011 in the late summer of 2010 to early fall of 2010.

WELCOME NEWEST RESIDENTS

Luann Mundis 1867 Deerfield Drive



Reminders From Your Executive Board

PET OWNER'S RESPONSIBILITIES

All pets, regardless of how well they are disciplined, shall be controlled by their owner at all times when out in the public (outside the house); dogs (and cats if necessary) shall be on a leash or in a fence (or pet fence).

Pet owners should be aware that although the common areas are nice areas in which to walk your pet, **the common areas MUST also be cleaned after your pet defecates.** Children also play in the common areas and stepping in pet waste is unpleasant and potentially unhealthy. In addition, if your pet uses your back yard for this purpose, please remember this area needs to be **cleaned up as soon as your pet finishes his "business."** *To do otherwise is in violation of the HOA regulation which says all yards are to be neat and tidy.* This should not be left to only once a week.

We are a small community! We ask that everyone, as residents within our community, help contribute to making this a friendly community in which to live. One way to do that is to be sure and **clean up your pet's mess immediately.**

Mowing and Fences

Just a friendly reminder that the HOA mowers will only mow common area properties up to one foot behind to 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!

**National Night Out
Tuesday, August 4, 2009**

Hosts: *Bonnie and David Ryan - 1850 Deerfield Drive
Pat Cavanagh - 1892 Deerfield Drive*



This is an excellent time to get to know your neighbors.

Hope to see everyone participating in this national event.

PARKING ON DEERFIELD DRIVE

Overflow Parking lots

Occasionally lot owners have asked questions regarding parking in the overflow parking areas. All of Deerfield Drive was totally adopted by Dover Township in 2007 and is therefore considered to be a public roadway. The HOA has no jurisdiction over parking in the overflow lots, and it is entirely up to the residents to share the parking areas with their fellow neighbors; please consider your neighbor when using these parking areas.

One thing to consider, however, is that according to the Dover Township ordinances (please see <http://www.dovertownship.org/Policies.html>, Chapter 10) no cars should be parked on the street anywhere [or in overflow parking lots] with expired registration stickers and/or expired inspection stickers. If left for longer than 15 days, the Township considers such vehicles abandoned and they can be removed.

When valuable parking spaces are taken up by unused vehicles, the neighborhood suffers the loss of these spaces. Please be considerate to the entire Ashcombe Farms community and our visitors when parking cars in the overflow lots. It would also be very courteous to move your car(s) to your driveway when going on vacation!

Street Parking on Deerfield Drive

Because of the narrowness of Deerfield, please be aware that street parking can hinder both emergency vehicle travel and residents backing out of their driveways. A reminder that the narrowest section of Deerfield is zoned No Parking. Also, please do not park on sidewalks, as this can damage them. Sidewalks bordering a home are the responsibility of individual lot owners to repair if necessary.

Children playing and riding bikes in the Overflow lots

Parents, we ask that you be aware of this. Young children do not always understand the danger of a parking lot. Several young children have been observed riding their bikes in between parked cars in the overflow lots on Deerfield. Please ask your children not to do this. We do not want an accident to happen to any of our children.



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Executive Board Actions

Do you ever wonder just exactly what the Executive Board does? Is the Board dealing with non-compliance issues you may see in the neighborhood? Well wonder no more! Beginning with this newsletter there will be an article in each issue giving an overview of the actions by the Executive Board during that quarter. For confidentially reasons no names or addresses will be listed. But this article will give the community an idea of what actions the Executive Board has been involved in for the community as a whole. The following is our first overview report.

Improvements and maintenance in the last year:

- Volunteers beautified the island on Ashcombe Boulevard, and the mowers have taken over the maintenance of this island.
- The lower section of the walking trail (near Fox Run road) has been repaired. Left over stone will be used to repair the walking trail behind the town homes between Deerfield Drive and Boxwood Court.

Lot owner Requests were approved for:

- Sheds
- Swing sets
- Play houses or tree houses
- Railings
- Fences
- Roof extension
- Decks
- Stairs from decks
- Awnings

Legal Actions:

In addition, and unfortunately, the HOA has been forced to take some lot owners to court for non-payments of fees, late fees, and/or the Special Assessment from last summer. The HOA has recouped over \$15,600 through the legal process. This is a larger amount than usual due to one large settlement and other smaller judgments. The HOA has won additional judgments and the money is the process of being collected.

All lot owners should be aware that the HOA Executive Board always attempts to reach a resolution involving late or other fees without resorting to the process of going to court. It saves everyone money in the long run. When we are forced to resort to the legal process to recoup fees, then the lot owner always has all of the legal fees added to the final total owed to the HOA. The Executive Board never wants to resort to this process, because it only increases the amount of money, which will be owed to the HOA.

General Actions:

- Publishing the quarterly newsletter
- Maintaining the HOA web site
- Answering emails and letters to the HOA
- Election of new Executive Board members
- Working with the contracted mower for the HOA

Compliance Issues:

The HOA Executive Board is tasked with enforcing all of the regulations for the HOA, and governing the HOA according to the By-laws. The Board has no choice in this matter, and may not choose which regulations to enforce or not to enforce. As previously reported, the Executive Board has established a Community Support Committee (CSC). The CSC has been active in reporting non-compliance issues to the Executive Board. Non-compliance issues addressed by the HOA during the last quarter were:

- Garbage cans
- Lack of lights in the front of each lot
- Yards not neatly maintained
- Trailers parked longer than 24 hours on any lot – this includes utility trailers and recreational vehicles
- Obstacles impeding mowing on town home lots
- Dumping on common grounds
- Commercial vehicles
- Pet waste not being cleaned up

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.