



# 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

## Board of Directors

**President:** Mike Feldblum

**Secretary:** Judy Jackson

### Sitting Board Members:

Glenn Keppler

Cathy Morrison

Duane Wuorinen

## Supporting Representation

**Bookkeeper:** Gina Rohler

**Treasurer:** *Open Position*

**Newsletter Editor:**

Stephanie Abramo

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## Special points of interest:

- *Pets, the law, and your responsibilities as pet owners*
- *September -Yard of the Month Winner*
- *Lights Out!*



## Light Out! as suggested by: Marlene

It has been brought to the attention of the HOA that some residents are not fully complying with the HOA's regulation requiring a lit light at the front of each property from dusk until dawn. This regulation was approved by a two-thirds majority vote by the membership at a General Meeting in October 2006. All residents were made aware of this new requirement through a mailing to the entire community. It was our hope that each resident would have, by now, either installed a dusk-to-dawn sensor, or would turn on their lamp post lights at dusk each night. Apparently this is not happening as we anticipated. If you are complying, we thank you and applaud your compliance. If a neighbor is not,



would you be so kind as to bring this to their attention. It's for the safety of everyone. If your lawn lightbulb needs replacing, please do so. Our HOA by-laws provide for fines for non-compliance as described in the last newsletter. We would very much prefer not to have to resort to this measure to achieve the uniform appearance—and added safety—by lighting all our properties in Ashcombe Farms Dover HOA. It is our hope that by the end of October, we

will have a fully lit community.

The Executive Board will appreciate full compliance with this regulation. After October 31st, lots that are not compliant with the regulation can expect to receive letters of non-compliance mailed to the lot owner. If you do not have a current copy of the By-laws and Regulations for Ashcombe Farms Dover HOA, the HOA Executive Board secretary will be happy to provide a copy to you. Please use the gmail address for the HOA executive board to request a copy and it will be mailed to you. If you do not have an e-mail account or access to a computer, please place your request in the HOA's drop box and one will either be mailed to you or dropped off at your home. Please provide your address and phone number on your request so we can call and set up a convenient time to bring the document to you. Turning on your front porch lights at night will not only ensure your compliance, but will add in ensuring everyone's safety throughout the night.



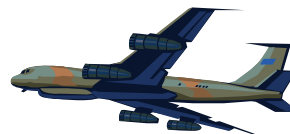
## Meet the Board

*Glenn Keppler, Board Member*

Glenn Keppler was re-elected in June 2007 to the HOA Executive Board, and currently serves as a Corporate Security Manager for a major aerospace corporation in the Baltimore area. Glenn holds nationally recognized professional certifications as an Industrial Security Professional and his job has him working closely with the Department of Defense. Glenn retired from the US Air Force in

2002, as a Master Sergeant with 22 years of dedicated military service to our country. Glenn has been through many military campaigns during his military career, to include operations Desert Shield/Desert Storm (Gulf

War 1) and no-fly zone operations in Iraq and the Arabian peninsula for many years following that campaign. Glenn is currently the publisher of our community newsletter.

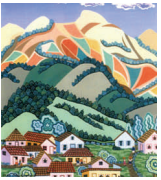


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## President's Corner

By: Mike Feldblum

The goal of the Ashcombe Farms Home Owners Association (HOA) is to have a community in which there is harmony, rapport, and concern for others, creating a community in which we all are proud to be a resident. We are still in the infancy stages and we are moving toward achieving our goal. One thing needed to ease us into satisfying our goal is the availability and use of proper tools resulting in consistent and effective communications. These two means are extremely important in communicating with our residents and we do this mainly through our newsletter. Other alternative means to effectively communicate with the community is via e-mail and web site: we are two thirds of the way there. Over the past several weeks, your board has been actively pursuing the hiring of a management company that will do many things for our community, make it a place we are all proud to be a part of, and satisfy the HOA goal. From a pro and con perspective, our research identified a multitude of pro's and ONE con. Our intent is to include on the agenda for the next General Meeting, on October 22nd at 7:00pm at the YMCA on Palomino road, the acquisition of a management company. A representative from the management company will address the residents and answer any questions. Upon completion of the presentation and Q&A session, a vote for the hiring of this company will be put to the residents. The current by-laws of the association indicate that we need 75% of the residents to approve the effort. Here are the many benefits of a management company:



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### Management Company Responsibilities:

- \* 24/7 service to the community
- \* Possess Community Association institute certification
- \* Provide experienced bonded professionals and full service management services
- \* Accurate, timely and computerized reporting of all financial information
- \* Knowledge of all local, state and national laws that concern or affect an HOA
- \* Provide frequent inspection of the HOA
- \* Review non-compliance issues by professionally trained individuals for continued consistency
- \* Review property prior to issuance of resale certificates for delinquency/issues
- \* Provide welcome packages for new home owners
- \* Immediate access to local contractors in getting proposals to support HOA needs
- \* Prepare budgets for Executive Board approval
- \* Set up arrangements for paying dues and fees



- \* Present neutral representation at General Meetings
- \* Establish a forum to address any concerns of the residents
- \* Create and maintain an HOA website for residents to buy and sell items
- \* Alert and advise residents of general concerns through the web site
- \* Handle all requests from lot owners for home improvements
- \* Assist in quarterly publication of HOA newsletter
- \* Maintain all files and records in one central location
- \* Provide professional expertise to handle paper work required to support the HOA
- \* Receive and review all correspondence affecting the HOA
- \* Establish rapport and effective communications with the community



### Reductions in Costs and Time to HOA :

- \* Drastically reduce legal fees
- \* Eliminate bookkeeper position and PO box rental payment and fees
- \* Reduce costs of mailings and reproduction with establishment of website
- \* Drastically reduce time expended by executive board in day to day operations
- \* Board will not be directly involved in non-compliance issues

The CON is an increase of the monthly cost to town home owners of \$ 10.00 per month and for single family homes, an increase of \$ 5.00 per month which is minimal for the services received.

Most importantly is the overall professional service this company brings to the table. The management company will be a single point of contact for all actions affecting the HOA. The HOA and the management company will work in concert to make the most correct and accurate determinations affecting all issues raised within the community. The incorporation of a management company will give the HOA Executive Board the time desperately needed to address more important issues concerning the community. Be a voice and ensure you come to the general meeting and vote, your vote is needed to further the development of our community.



### Ashcombe Farms Dover HOA General Meeting

Tuesday, October 22nd @ 7:00 PM

Dover YMCA (Palomino Rd.)

**BE HEARD!**

[AshcombeFarmsHOA@gmail.com](mailto:AshcombeFarmsHOA@gmail.com)

## Yard Decoration Contest

In light of the upcoming holidays, the HOA board has developed a holiday yard/home decorating contest. This contest will include Halloween and the Christmas/Chanukah/Kwanza season. The board has a local independent judge who will decide the winner for all contests. The reward? A \$25 gift certificate to a local restaurant to relax after all your hard work, and most importantly—  
**bragging rights until next year!!!**

Get going people- there's only a few days left to decorate for Halloween and the winter holidays are just around the corner.

Please ensure your yard deer or any other decorations put out are not committing any acts or acts of nature that may be found offensive to others enjoying your yard and home decorations.



**Holiday Yard Contest**  
You could win a \$25 Gift Certificate to a local restaurant! *Bon Appetito!*

## Trick or Treating

This year trick-or-treating within the Ashcombe HOA will be on October 31st from 6 to 8 pm. Please ensure the safety of your loved ones by escorting them throughout the neighborhood, preferably with a flashlight. Enjoy the ghouls, goblins, and candy! The Northern Regional Police will also be patrolling the neighborhood.



[AshcombeFarmsHOA@gmail.com](mailto:AshcombeFarmsHOA@gmail.com)

# BROOKSIDE MOTORS



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## Onesies, Twosies

Welcome back from the summer fun! It seems like the summer just began and here we are pushing towards the fall season.

**Backyards-** Backyard patios should not be used as storage facilities and if so, should be cleaned up immediately. Weeds on the back of single family home fences are not to exceed one foot in height, please cut as necessary.

**Pets-** Control your pets at all times, it's the law!!! Please be courteous of others and pick up after your pets.

**Common Areas-** If your yard backs up to a "common area" please pick up any trash that may have been blown there by high winds. We care about our community and sincerely appreciate your help in keeping it clean and presentable.



## September Yard of the Month

The Executive Board likes to recognize the hard work of our neighbors. For September, we would like to congratulate Mr. & Mrs. Ken Hoffman of 1726 Boxwood Drive. Your prize is a \$25 gift certificate to a local restaurant and will be delivered by the HOA Executive Board in the near future. This is the last Y.O.M. recognition for 2007, get ready for 2008 Ashcombe! Maybe you will win a gift certificate!!!





**Pets: Your Responsibility as Owners**

*By: Judy Jackson & Glenn Keppler*

**Pets.** Everyone loves them, but are we being courteous to others? As pet owners we have the responsibility to our neighbors to be mindful of their rights and their property. As you walk your pets, please ensure you pick up after them. Recently it has become a problem and many residents are voicing complaints over the messes left behind. Not only is it unsanitary, but it is considered littering in the eyes of the law and could become a matter of civil suit should a property owner wish to pursue any action. All pets, regardless of how well they are disciplined, shall be controlled by their owners at all times when put out in the public; dogs and cats (if necessary) shall be on a leash. There are residents who allow their pets to run free. This is a dangerous action as the animal could attack someone within the community.



Animal lovers don't always like to see their pets under strict control, but at the same time we need to consider our neighbors and their property. On occasion these pets can become a nuisance because of their potty visits to our common areas. These areas may seem a good place for your animal to relieve themselves, but as owners you must ensure you clean up after them at all times. We hope that, out of common courtesy to our neighbors, you would not allow your pets onto someone else's lawn at all and if it does occur, any mess or destruction to property caused by these animals is taken care of by the pet owner. We are a small community, and ask of all within our community, to help contribute to making this a friendly place in which to live. One way to do that is to be sure to clean up your pets' messes immediately. Please understand the concerns here.



According to our attorney, all grievances, complaints, and/or reporting of pet actions are not matters for the HOA board, but civil actions.

We ask the pet owner and the complainant to try and work out any issues. Should this not be possible, the complainant is asked by the HOA board to report the incident/grievance to the Northern York County Regional Police for further action.

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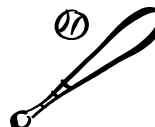
**10% discount on all carpet cleaning services for  
Ashcombe Farms residents  
through September 30th, 2007**



**Meet the Board** -(con't from pg.1)

*Glenn Keppler, Board Member*

Glenn enjoys spending his off time with his family. His wife Victoria also spent time in the Air Force (the two met during the first Gulf War). Their children, Auriel and Alexander, are very active in Dover area youth sports. Auriel plays softball, and Alexander plays baseball and football, loving every minute of it. The Keppler's are members of the local Friendship Community Church and occasionally volunteer some of their time to the church to help when possible. Many times you will see Glenn in sports gear or team outfits because he volunteers a lot of his off-work time to the community as a baseball and softball coach for Dover community youth sports. When asked why he spends so much time coaching the kids, he said, " I enjoy coaching the kids, and this is my way of giving back to the Dover community. Knowing that my efforts help these kids grow, learn, and develop into well-rounded athletes and individuals is self-satisfying." Thanks Coach!!!



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**Leon Zellers, Jr.**  
Flooring Sales Consultant

*We have moved! Touch of Life's new address is now –  
2300 Dogwood Road, Dover, PA 17315.*