



Summer 2008  
Volume 2, Issue 2

# Ashcombe Farms Newsletter

Dover, Pennsylvania 17315



Publisher: Andrew Shaffer  
Editor: TBA

## In Case of Emergency

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## Executive Board

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**Secretary:** Judy Jackson  
**Sitting Board Members:**  
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Duane Wuorien  
Kelly Mefford

## Supporting Representation

**Bookkeeper:** Gina Rohler  
**Treasurer:** Andrew Shaffer  
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**NOTE: NEW ADDRESS**

**AshcombeFarmsHOA  
@yahoo.com**

## The GOAL -- A United Community

The Executive Board has several projects that are in the planning stages and volunteers would be appreciated to lessen the expense. The Executive Board will check with the insurance company to be sure the HOA is covered in case of an accident. A "hold harmless" waiver will be required by all volunteers.

### Ashcombe Boulevard Island

The board wants to put shrubbery on the island as you enter the community. We need some strong backs and a few shovels. The HOA will purchase the shrubs and the volunteers will assist in the planting. Food and drink would be made available, or volunteers could bring food and or drink.

### The Retention Ponds and Walking Path

We also need volunteers to help clean up the retention ponds. Lots and lots of garbage end up there and we need to get that cleaned up. Please contact Mel James.



Are there any contractors/engineers out there who can help us fix the walking path? Any one who is interested in helping, please let the Executive Board know of your availability.

### Community Picnics

Would the HOA community be interested in gathering some afternoon at a designated spot within the community? We have *National Night Out* the first Tuesday of August, and, we believe another community gathering before the kids start back to school with food and drink would be a good thing. Are there any volunteers who would assist in the planning and preparation?

### Town Home Advisory Committee

The HOA advisory committee currently has three very active individuals looking after the up keep of the HOA community. The By-laws say there can be up to seven members of that committee. The Town Home Advisory committee works for the community and advises the board or recommends to the Executive Board courses of action (letting of contracts) to maintain the upkeep of the community. If there are any residents who would like to serve on this committee, please let the Executive Board know of your desire through the email address (located in the newsletter) or through the HOA Drop Box.



Unless otherwise designated, to volunteer for most of the above please contact **Mel James, 1884 Ashcombe Drive, before August 1, 2008.**



# STATE OF THE HOA THROUGH

By: Mike Feldblum



We have made it through almost six months of 2008 and are looking forward to the next six months. For the most part, all seems to be running smoothly with a few exceptions. Thus the purpose of this note is to bring you up to date. We are restricted in being able to take a more aggressive action because our funds are limited and we are attempting to balance true need with fiscal responsibility.

## WEATHER PROBLEMS

Heavy rains this year resulted in the destruction of the walking path behind Ashcombe Drive. The Town Home Advisory Committee and your Executive Board is working on a solution. We are working with Dover Township and engineers to fix the problem. The solution will take time and money, and we will need your patience as we work to get the repairs done wisely and as reasonably as possible. This is one of the things that the Township requires us to do, but it can benefit our community.



## MOWING

Some of the residents are not happy with our mowing team. With the frequent rains, the grass has a mind of its own and grows rapidly. Please remember the mowing team has several HOAs that they service. They may not be as precise as an individual would do if they were cutting their own yards. While we would all like the lawns and the common areas to look like the grass on golf courses,



the cost of doing that is too high. Additionally, the increased cost of gasoline has affected the costs of nearly everything, including mowing.

If the mowers wait too long to mow, the grass gets too high and they would need to bag the clippings.

Bagging would cost more. So, until the weather changes and we get into the summer months, we can expect the mowers about every five or six days.

Our mowers do their utmost to protect your personal property; if they damage it, please report it. They will fix it! When they blow the grass, it is away from your personal property. There is no intent to intentionally blow grass clippings on or against your personal properties. Please take into account the wind which we can't control.

Regarding the common areas (some 17 acres), it is

difficult to determine where an Ashcombe Drive lot owner's property line ends and the common areas start. The Executive Board has defined the line for mowing as was described in the recent mailing in May. If you feel the mowers are not mowing all of the common area near your property please contact us and we will work with you to correct this.

We are also working on fixing the area behind the Town Homes facing Ashcombe Drive. The area has leftover building debris, rocks, and ruts and cannot be mowed by the mowing machines. The mowing team must use the tractor to cut the grass. In doing our due diligence, we are working with the mowing contractor and another contractor on bids to re-do the area so that mowing machinery can traverse the area without damage to the equipment. It is unfortunate that the builder will not provide any assistance to the HOA to clean up their mess. The Executive Board hopes to have this resolved within the next few months.

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## INCOME (CREDITS AND DEBITS)

Currently the HOA is in the process of collecting unpaid dues/fees. It is unfortunate we have to go this route, but we are required to enforce the HOA By-laws and Regulations and we must pursue these obligations as this is our responsibility to the community as a whole. The HOA has been successful in collecting the debts owed to the community and recently received a substantial settlement for a debt that had been outstanding for the past two years.



**A general mailing to announce an amended agenda for the July 8 Special Meeting was mailed on June 27, 2008. If you did not receive one, please contact the HOA Secretary either through the drop box or the email address. You will receive a copy of the mailing.**

## Town Home Roofs

Recently we have learned of some problems with the roofs of some of the town homes. Some lot owners have noticed that their roofs apparently have warped areas and appear to be buckling in some places. Every town home lot owner should look carefully at both the front and rear of their roofs. Unfortunately, the HOA Executive Board cannot do any thing about any roof problems, nor can we negotiate or mediate between the town home lot owners and/or the builders or the roofing company. If any town home lot owner notices a problem with their roofs they should call their builder: Cornerstone Development Group at (717)-993-6300, Baldwin builders at (717)-577-3448, or Nadu construction at (717)-394-6621. If you need the name of the roofing company who installed the roof on your town home the builders should be able to give you this information.



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## Lot Owner Concerns and The Executive Board

The Executive Board has learned that some residents are not happy with some of the Executive Board decisions and how they affect the community. The Executive Board would like the opportunity to answer any and all concerns expressed by any lot owner within the community. The only way the Executive Board can resolve and/or explain their actions is if the concerned residents bring these matters to the Executive Board either in writing (email, USPS, or HOA drop box), or come to the next board meeting scheduled for August 8<sup>th</sup> to present your concerns. If August 8<sup>th</sup> is not a good time, a special board meeting can be held to address each and every concern. Please remember, your Executive Board can not resolve resident's concerns unless the Executive Board is told directly what the concern entails.



## Election of Board Members

Election of Board members for three year terms occurred on June 5, the following is a summary of the results.

- Judy Jackson - 73 votes
- Mel James - 29 votes
- Duane Wuorinen - 43 votes



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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, August 23, 2008.



**Saturday,  
 August 23, 2008**

**National Night Out  
 Tuesday, August 5, 2008  
 7:00 PM - Until?**



**Hosts:**  
 Pat Cavanaugh - 1892 Deerfield Drive  
 Ron and Judy Jackson - 1842 Deerfield Drive  
 Kelly Mefford - 1714 Ashcombe Drive

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## June Yard of the Month



The Executive Board likes to recognize the hard work of our neighbors. For June, we would like to congratulate Mr. and Mrs. Richard Farr of 1907 Ashcombe Drive. Congratulations! Who will be the next winner? Maybe you!



From time to time various concerns are brought to the attention of the HOA Executive board over which we have no jurisdiction. We have spoken to the local authorities about these concerns and we are providing the following information for your consideration. The bottom line is always being courteous and considerate of your neighbor, talk out your concerns with each other, and if necessary you have the option of taking your concerns to the local authorities.

**PARKING IN COMMON AREAS**

Occasionally lot owners have asked questions regarding parking in the common parking areas. All of Deerfield Drive was totally adopted by Dover Township last year and is therefore considered to be a public roadway. The HOA has no jurisdiction over parking; it is entirely up to the residents to share the parking areas with their fellow neighbors. While lot owners can call the police, they will be told this is a public road and anyone can park here. There are some exceptions. One of these is when a car appears to have been abandoned - please call the police.



The other exception is when vehicles are parked with expired registration stickers and expired inspection stickers. As neighbors, please consider your neighbor when using these parking areas. We ask that all lot owners be courteous to one another.



**NOISE**

We have had some complaints about noise, in particular dogs barking. The Dover Township ordinance for noise is chapter 10-602. Under this ordinance, "no person shall make, continue, or cause to be made or continued, or allow any noise disturbance which annoys or disturbs a reasonable person of normal sensitivities." The noise can be continuous or intermittently for half an hour or more. According to the Northern York County Regional Police this includes barking dogs. This is a civil disturbance, and if reported, will be dealt with by the Police. Again, courtesy is the best rule of thumb.

**PLAYING IN COMMON AREAS**

We want our kids to enjoy our common areas. We ask that if your children play in areas where there are drainage pipes/culverts that they are very carefully monitored and be advised of the danger if there are flood waters or excess standing water. We also request that the children do not disturb any area by taking away rocks and/or throwing them into the culverts. If they take their toys into the area, please remove them when they are finished playing.

**ALL TERRAIN VEHICLES**

Dover Township Ordinance 10-702 deals with use of Recreational Vehicles. The Ordinance states that a person operating a recreational vehicle (ATV) must remain at least 150 feet from any adjoining property line. Using an ATV on the walking path is in violation of the Dover Township ordinance. Many residents have seen ATVs using the walking path. If anyone knows the owner and/or residence, please call the local police with the information.



**COMPLAINTS ABOUT BUILDERS OR REALTORS**

The HOA Executive Board continues to be reminded about complaints of several lot owners regarding realtors and the builders of single family homes and some town homes in our HOA community. The HOA Executive Board cannot do anything towards resolving any of these issues. The HOA was not a contractual party to any business contract between any lot owner and any builder.

The problem is not with the HOA but it is between the lot owner and the builder or the real estate agent. Thus, if you still have complaints, lot owners should communicate these concerns either with the builder, the realtor, and/or the York County Board of Realtors. The sooner a lot owner does this, the better. There are often statutes of limitations regarding matters like this. A realtor cannot make promises for the HOA. The HOA is governed by the By-laws that each lot owner receives (plus any changes adopted by the HOA community). For Developer responsibilities, please contact the Dover Township office.



Recently, the Executive Board was told that a realtor promised a particular lot owner that the walking trail would be paved. If this were true, it would have been recorded that way at the Dover Township office. This promise was not true. There are no indications in the plot plans at the Dover Township office that the developer would pave the walking trail. All the plot plan shows is that there would be a trail, with no recorded specifications regarding the walking trail. However, the Executive Board is actively pursuing an approach to repair and maintain the trail.

If you have other questions regarding concerns you have with the builder or realtor, you may always send the Board a email with your concerns, or put your question in writing and place it in the HOA drop box. Please state your name and address so we may contact you. We can tell you whether or not a concern is within the HOA Executive board's area of jurisdiction. We cannot give you legal advice. Lot owners who have legitimate concerns may need to contact a lawyer with your specific concerns. In consideration of other lot owners, this issue will no longer be addressed at any public Annual or Special meetings of the community.