

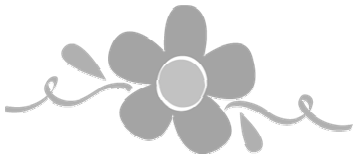


Ashcombe Farms Newsletter

Dover, Pennsylvania 17315

Volume 7, 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.

For More info
292-3634

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Help Save - Use Electronic Correspondence

On occasion, the HOA has the need to communicate with the lot owners. This is done primarily through the newsletter. In addition to the quarterly newsletter, the HOA announces various meetings, announcements from Dover Township, warnings from Northern York Regional Police, etc. Mailing such communications is an expense that could be lessened. Switching to an email format is a cost-preventative measure – reducing the need for copying, envelopes, and postage.

We recognize that there are lot owners who do not own computers and therefore cannot receive email. However, if you do have email, it is helpful for the HOA to be able to email community-wide communications to lot owners.

The HOA safeguards lot owners email addresses. HOA email notifications are sent out blind copied so that the mail addresses are hidden. The HOA does not share or provide email addresses to anyone else. It is only used to send out notifications for the HOA community.

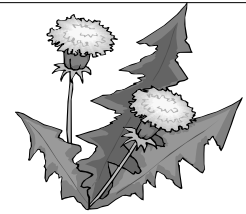
Enclosed in this newsletter is a form that we ask you to complete and deposit into the drop box. You may also scan and email the form to the HOA at ashcomefarmshoa@yahoo.com.

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 17 and 18th**. A second 2013 garage sale is scheduled for Friday and Saturday **August 9th and 10th**. The hours of the community wide Garage Sale will be from **9:00 to 3:30 on all**. All residents are encouraged to participate if you so desire.



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**"* (emphasis added).

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.*

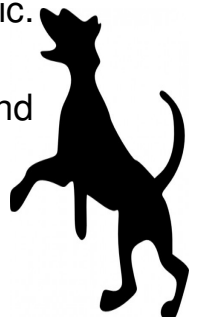
The HOA Executive Board wishes to remind single family lot owners that the contracted mowers do not mow the common areas all the way up to your fence. They will mow up to one foot (12 inches) behind your fence. Single family lot owners who have fences need to mow and maintain one foot (12 inches) behind your fence. This includes weeding the area behind your fence.



**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

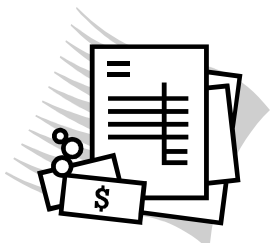
Please remember all HOA fees are to be sent to:

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 2013

	Jan - Feb 13	Budget	% of Budget
Income			
General Account Income			
GA Annual Fees	21,650.20	39,120.00	55.3%
Total General Account Income	21,650.20	39,120.00	55.3%
Reserve Account Savings			
RA Initiation Fees	600.00	4,200.00	14.3%
RA Penalties & Interest	170.00	2,500.00	6.8%
RA Resale Certifications	100.00	700.00	14.3%
RA Undesignated Funds	250.22		
Total Reserve Account Savings	1,120.22	7,400.00	15.1%
Townhome Income			
TH Income Fees	7,800.00	48,000.00	16.3%
Total Townhome Income	7,800.00	48,000.00	16.3%
Total Income	30,570.42	94,520.00	32.3%
Expense			
General Account Expenses			
GA Attorney's Fees	230.32	3,000.00	7.7%
GA Bookkeeper	0.00	400.00	0.0%
GA Common Area Lawns	0.00	26,000.00	0.0%
GA Insurance	0.00	3,250.00	0.0%
GA Miscellaneous	0.00	620.00	0.0%
GA Newsletter Printing	0.00	400.00	0.0%
GA Office Supplies	0.00	200.00	0.0%
GA Postage	0.00	500.00	0.0%
GA Printing - General Mailings	0.00	150.00	0.0%
GA Property Maintenance	0.00	2,000.00	0.0%
GA Secretary	100.00	600.00	16.7%
GA Snow Removal	65.00	1,200.00	5.4%
GA Tax Preparation/ Fin. Review	0.00	800.00	0.0%
Total General Account Expenses	395.32	39,120.00	1.0%
Townhome Expenses			
Miscellaneous	0.00	150.00	0.0%
TH Bank Charges	0.00	50.00	0.0%
TH Bookkeeper	0.00	1,600.00	0.0%
TH Financial Review	0.00	400.00	0.0%
TH Lawn Care	0.00	30,000.00	0.0%
TH Office Supplies	0.00	200.00	0.0%
TH Secretary	100.00	600.00	16.7%
TH Snow Removal	890.00	15,000.00	5.9%
Total Townhome Expenses	990.00	48,000.00	2.1%
Total Expense	1,385.32	87,120.00	1.6%
Net Income	29,185.10	7,400.00	394.4%

Check us out on line at
AshcombeFarmsHOA.com

Board Members Needed

Any person who would be willing to be on the HOA Executive Board should do so before April 20, 2013. Nominations may be placed in the HOA drop box, PO Box 121, Dover, 17315, or via the email address listed throughout this newsletter. You must be a lot owner in order to be eligible to serve on the Executive Board. Renters may not serve on the Board.

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), Karen Hetrick (vice-president), Judy Jackson (Secretary), Scott Fiske, and Mike Swank. Karen Hetrick's terms end in June 2013. Therefore, there is one 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 2016. The election will take place through a general mailing in early May. The first meeting of the new Executive Board will be held on Wednesday, May 29, 2013.

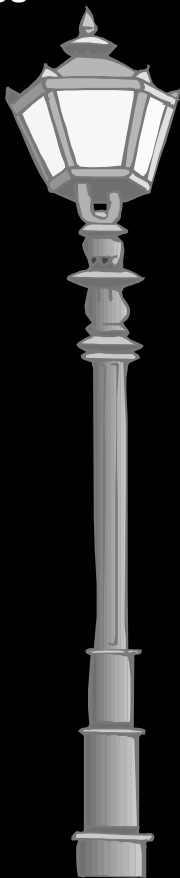
Executive Board

Richard Farr - President
Karen Hetrick - Vice President
Judy Jackson - Secretary
Scott Fiske - Treasurer
Mike Swank- Board Member



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**



The speed limit in our neighborhood is 25 mph!
Our neighbors and the children are enjoying the warmer weather. **DRIVE SAFELY!**

