

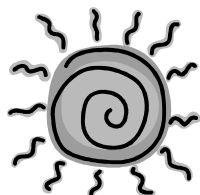


# Ashcombe Farms Newsletter

Dover, Pennsylvania 17315

Volume 7, Issue 3

## Summer 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.

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## REMINDER: Mowing & Fences

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.



## Executive Board Election

Since there was only one nomination for the opening on the Executive Board – Karen Hetrick – the Executive Board checked with our legal counsel as to whether or not we needed to go through the process of the election. This costs money and involves a lot of time. With legal counsel's approval Karen Hetrick is declared elected by a **Vote of Acclamation**. She will have a term of three years.

The Board members and officers are as follows: Executive Board President – Rich Farr; Executive Board Vice President – Karen Hetrick; HOA Treasurer – Scott Fiske; HOA Executive Board Secretary – Judy Jackson; and Mike Swank – member at large. Dennis Bowman remains as the HOA Bookkeeper.

## 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, **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.

## Definition Revision Regarding Trash and Fire Pits

(f) No rubbish, trash or garbage, or any other waste material shall be kept or permitted on any Lot except in sanitary containers located in the appropriate area on each Lot concealed from public view. The burning of trash, rubbish, garbage and other waste material, including leaves and other tree products, is prohibited.

The Executive Board has defined the term “in public view” as seen from the road or walking trail. All trash containers or garbage cans should not be seen from the street. Grass clippings, yard debris, and Christmas trees are trash and are not to be disposed of in the common areas. The Executive Board has determined this wording is meant to define the burning of “trash, rubbish, garbage and other waste material, including leaves and other tree products” does not prohibit backyard enclosed fire pits specifically meant for burning small logs in a controlled manner. The type of “fire pit” must be a UL (Underwriters Lab) approved appliance ( for example: barbeque grills, fire bowls, chimaneas, turkey roasters).



The regulation is intended to prohibit the burning of trash and rubbish which may include burning trash leaves, twigs, and sticks. It also does not prohibit the use of wood in fireplaces or heating home with wood.

This definition agrees with Dover Township regulations as well.

## Definition Revision Regarding “Neat & Tidy” Yards

(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. 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. 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. Yard lamps and garage lights shall have appropriate and fitted lids and fixtures designed for yard lamps and/or garage lights. 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. This includes front doors, windows, roofing shingles, siding, garage doors, and decks.

# Paying HOA Fees

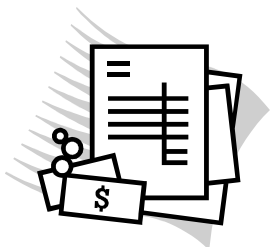
Please remember all HOA fees are to be sent to:

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 May 2013

	<u>Jan - May 13</u>	<u>Budget</u>	<u>% of Budget</u>
<b>Income</b>			
General Account Income			
GA Annual Fees	26,576.19	39,120.00	67.9%
GA Undesignated Funds	215.55		
<b>Total General Account Income</b>	<b>26,791.74</b>	<b>39,120.00</b>	<b>68.5%</b>
Reserve Account Savings			
RA Initiation Fees	2,400.00	4,200.00	57.1%
RA Penalties & Interest	362.97	2,500.00	14.5%
RA Resale Certifications	400.00	700.00	57.1%
RA Undesignated Funds	284.45		
<b>Total Reserve Account Savings</b>	<b>3,447.42</b>	<b>7,400.00</b>	<b>46.6%</b>
Townhome Income			
TH Income Fees	19,090.00	48,000.00	39.8%
<b>Total Townhome Income</b>	<b>19,090.00</b>	<b>48,000.00</b>	<b>39.8%</b>
Uncategorized Income	210.75		
<b>Total Income</b>	<b>49,539.91</b>	<b>94,520.00</b>	<b>52.4%</b>
<b>Expense</b>			
General Account Expenses			
GA Attorney's Fees	507.82	3,000.00	16.9%
GA Bookkeeper	600.00	400.00	150.0%
GA Common Area Lawns	1,431.00	26,000.00	5.5%
GA Insurance	501.00	3,250.00	15.4%
GA Miscellaneous	0.00	620.00	0.0%
GA Newsletter Printing	30.00	400.00	7.5%
GA Office Supplies	0.00	200.00	0.0%
GA Postage	0.00	500.00	0.0%
GA Printing - General Mailings	259.25	150.00	172.8%
GA Property Maintenance	0.00	2,000.00	0.0%
GA Secretary	350.00	600.00	58.3%
GA Snow Removal	145.00	1,200.00	12.1%
GA Tax Preparation/ Fin. Review	130.00	800.00	16.3%
<b>Total General Account Expenses</b>	<b>3,954.07</b>	<b>39,120.00</b>	<b>10.1%</b>
Reconciliation Discrepancies	20.00		
Townhome Expenses			
Miscellaneous	0.00	150.00	0.0%
TH Bank Charges	0.00	50.00	0.0%
TH Bookkeeper	200.00	1,600.00	12.5%
TH Financial Review	0.00	400.00	0.0%
TH Lawn Care	2,825.80	30,000.00	9.4%
TH Office Supplies	0.00	200.00	0.0%
TH Secretary	250.00	600.00	41.7%
TH Snow Removal	1,680.00	15,000.00	11.2%
<b>Total Townhome Expenses</b>	<b>4,955.80</b>	<b>48,000.00</b>	<b>10.3%</b>
<b>Total Expense</b>	<b>8,929.87</b>	<b>87,120.00</b>	<b>10.3%</b>
<b>Net Income</b>	<b>40,610.04</b>	<b>7,400.00</b>	<b>548.8%</b>

## Lot Owner Request Form

Check us out on line at  
[AshcombeFarmsHOA.com](http://AshcombeFarmsHOA.com)

### Executive Board

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

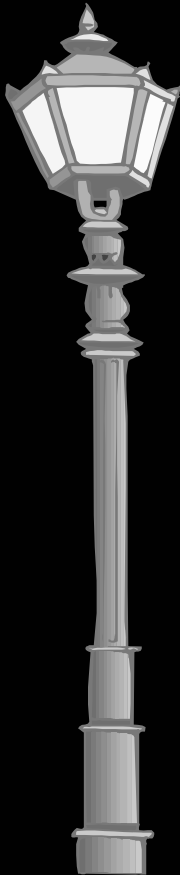
Please note that the Executive Board requires advance approval for any change in the footprint of the home, patio, sidewalk, general additions, and any other improvements/changes to a property. Please use the approved form which can be found at the website. All requests for changes must comply with the Ashcombe Farms HOA By-laws and Regulations. Work may not begin until Executive Board approval has been granted. Please allow thirty (30) days from date of request for the Board to act and for work to begin. Verbal approval will not be given. You will receive a written decision from the Executive Board. You may be required to obtain a Dover Township building permit. The Executive Board does not have knowledge of the codes



which require a building permit. This must be verified by the lot owner. Each lot owner must submit their own request. Multiple lot requests will automatically be denied.

### **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**



## **USEFUL NAMES AND NUMBERS**

<b>Emergency</b> (Fire, Ambulance, etc)	<b>911</b>
<b>Poison Control</b>	<b>1.800.222.2222</b>
<b>NYCRPD</b> (non-emergency only)	<b>1.717.292.3647</b> <a href="http://www.nycrpd.org">www.nycrpd.org</a>
<b>Dover Township</b>	<b>1.717.292.3634</b> <a href="http://www.dovertownship.org">www.dovertownship.org</a> <a href="mailto:dovertwp@dovertownship.org">dovertwp@dovertownship.org</a>
<b>York County</b>	<a href="http://www.york-county.org">www.york-county.org</a>
<b>State Elected Officials</b>	<a href="http://www.legis.state.pa.us">www.legis.state.pa.us</a>
<b>Ashcombe Farms HOA</b>	<a href="http://www.ashcombefarmshoa.com">www.ashcombefarmshoa.com</a> <a href="mailto:ashcombefarmshoa@yahoo.com">ashcombefarmshoa@yahoo.com</a> Drop box at Ashcombe & Deerfield



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

