

Ashley Oaks Newsletter

August 2010



Ashley Oaks Homeowners Association Board of Trustees

Ron Schroth President
Rand Lennox Trustee
Jason Acierno Trustee

Randy Spencer Treasurer
Manbir Sandhu Trustee

Next Board Meeting
September 28, 2010

Ashley Oaks Website

To contact any board member you may go to www.ashleyoakshoa.org and link to an email address to write your concerns or any information that the trustees should know. It will also have upcoming events for the development. The budget is on the site as well.

Dues

The board would like to thank those homeowners who have been diligent in paying their yearly dues. Dues not paid will be assessed a monthly late fee and the possibility of further action.

New Trustees Needed

We will have three openings for the next term for trustees. It is important to have individuals step up and volunteer for these important positions. If we fail to get new trustees, the board may have to hire an outside management company to take care of the needs of the development. This would inflate our dues by at least 3-4 times what it is now. Please talk to a current trustee to volunteer for these positions. Rand Lennox (served 4 years), Randy Spencer (3 years), and Ron Schroth (3 years) will be stepping down.

City Ordinances

All homeowners should be aware that the city has ordinances on parking and post lamps. The lamps must be in working order. This is to deter vandalism and keep walkers safe at night. Also note that parking is on the opposite side of the fire hydrants.

Residents Concerns

- Please watch your speed. Children are playing in the yards and biking.
- Residents are required to maintain their flower beds and keep them free of unsightly weeds. This is for the front of the home as well as the backyard.
- When walking your dog please pick up the dog doo-doo.
- Residents are to be sure their dog is restrained from running after individuals. We have had a serious attack on a resident and a scare in another instance. If an incident does take place call the city and the Animal Warden will respond.

Words from the Board

Again we are asking residents to stop dumping yard waste around the pond. We have had this cleaned several times which causes an added expense to all residents. The board is asking for your help to identify who is doing so as it can take the proper action. Additionally, if you see older kids loitering there in the evening please call the police. Several 12 packs of beer have been found there.

COMMON AREA(S) ENFORCEMENT

The Board has been asked about the ability of owners to use the common properties of the Association.

“Common Properties” are defined as those areas within Ashley Oaks owned by the Association rather than individual property owners. They are specifically drawn on the city maps that were used by Ashley Oaks’ developers when they created Ashley Oaks. Generally, these areas are those tracts of land in the development that are not part of owners’ lots as specifically described in the owners’ deeds. All owners and their guests have a non-exclusive right to use the Common Properties. This means not only are they permitted to use the Common Properties, but also that they cannot prohibit anyone from using the Common Properties. No owner can take a portion of the Common Properties for his or her exclusive use or deny other owners or their guests the ability to use any portion of the areas. Please understand that the Ashley Oaks Home Owners Association retains all rights and ownership of all common areas and residents are not to alter the common areas in any way and are also prohibited from placing materials (swing sets, fireplaces, etc.) on said common areas.

The Board has the responsibility to manage the affairs of the Association including maintaining Common Properties. This responsibility includes managing the liability for injury that might be incurred by owners or guests while on Common Properties. If someone is hurt on any part of the Common Property the Association may have to pay for the injuries. Because of these responsibilities the Board has decided to take steps to protect its homeowners. The Board will notify owners who have encroached upon Common Properties. Such owners will be asked to remedy any encroachments. The Association has the authority to remedy any encroachments and assess the cost for such remedy to the owner. The Association also has the authority to charge a penalty assessment to the owner. The Association hopes that none of these enforcement provisions will have to be invoked. Any resident that is unsure if he or she is in violation should contact the Board in writing. The Board will answer all questions timely.

Carbon Monoxide (CO) Detectors

Most typical CO detectors have an effective life cycle of around 7 years. As many of our homes are now, or have already reached that age, it would be a good time to check the expiration date of yours and replace as necessary. The CO detectors are typically found in the basement (if you have one).

Future Ashley Oaks Events

- Block Party will be August 21st. From 3:00 to ?? The committee of Melissa Patterson and Emily Cost are looking for volunteers. You should have received a flyer with more information. If you have not seen this, please contact a board member for a copy.
- Clam Bake is the third Saturday in September. September 18th. Mark your calendars for another fun time of good food and friends.

