

Ashley Oaks Newsletter



Board of Trustees:

President: Manbir Sandhu
Treasurer: Jason Acierno
Trustee: Manny Estrela

Vice President: Justin King
Secretary: Brian Stephens

Website: <http://ashleyoakshoa.org/>

April 2012

Why are we paying association dues every year?

This question was posed to us by a resident who wondered why they were paying the annual association fee. Every year the board reviews the previous year's costs and presents the next year's budget at the annual association meeting held each January. Any resident is welcome to attend that meeting to discuss the budget or other association issues. In case you are unable to attend the meeting we have posted current and past year's budgets on the association web site (ashleyoakshoa.org) under financial statements. Yearly costs that must be covered include landscaping fees, insurance, legal fees, and certain reserves which must be maintained according to state law. Every effort is taken by the board to minimize the financial impact to our fellow residents but there are definite expenses that the association has and your annual fees are intended to cover those yearly costs. It is also very important, that all residents pay their dues on time as we need this revenue to pay our association's costs.



New Entrance Signs

The neighborhood signs at Prospect and Lunn Rd. are in a state of disrepair. The signs themselves are weathered and damaged. The posts are plastic and not in good shape. A new resident, who attended the annual meeting in January, commented that he was surprised how poor the entry signs were for such a nice neighborhood. It has been delayed for many years but the time has come to replace these signs. The board is currently in the rebidding process from several construction companies to decide upon a design and put together a cost proposal. Once the groundwork has been done, the board will hold an informational meeting for the entire association detailing the aspects of this project. The time frame of this meeting will be in May and more details will follow as we get closer to the meeting date.

Construction Forms

As we move from Spring into Summer, please remember that all external construction projects must be submitted to the board before proceeding with the project. These projects would include fences, decks, patios, and any other project which changes the look of your exterior. The construction forms can be found at the association web site (ashleyoakshoa.org). The completed forms can be returned to any board member or mailed to association post office box. Include as much detail as you can to prevent the requirement of multiple contacts for further clarification. The board will review and vote on all submittals promptly but you should submit your documentation as soon as possible to minimize any delays to your project.



Fence Policy Update

Comments have been made that many fences within the neighborhood are less than appealing to look at and the wide variations of fence styles within Ashley Oaks lowers the aesthetics of the development. It has therefore been suggested that the board put into place a more formalized fence standard that will be used going forward. The plan will be to have a few types of material and design available for future fences. The policy will be formalized in the next couple of months but newly submitted fence proposals will potentially be subject to these updated standards.



E-Mail Confidentiality



It was brought to the board's attention that several residents did not want their e-mail addresses shown to the entire development when the board sent out any information via e-mail. We have therefore made it a board procedure that e-mail addresses will be hidden from other residents on all official association correspondence. However we know that many residents have prior e-mail lists and have sent out various e-mails to all persons on those lists in the past. We would ask that in the future you please respect the privacy of your neighbors when sending out blast e-mails to everyone on your Ashley Oaks e-mail list. Obviously, this would not include any of the social groups within the development (i.e. Bunco, Euchre, etc.) as neighbors have expressed an interest in being involved in these groups. If you have something of which you would like for the entire neighborhood to be informed, please e-mail it to the current secretary of the board and it will be distributed accordingly. The secretary can be reached at the following e-mail address secretary@ashleyoaksHOA.org.

General Maintenance and Upkeep

As the weather gets nicer, we all like to spend more time outside enjoying the neighborhood but it is also the time of year to be sure that your residence is well maintained. In order to keep our neighborhood as beautiful as possible please keep these things in mind this Spring:

- Keep your grass mowed
- Keep weeds in your bedding to a minimum
- Make sure that any fences are repaired, painted and in good general shape
- Replace your post light bulbs as necessary
- When walking your dog, pick up any gifts your pooch leaves on neighbor's yards

Taking care of these few items will make everyone's spring and summer a whole lot better.

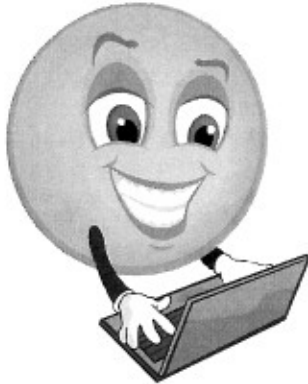


Yard Signs

Just a friendly reminder, no yard signs of any kind are permitted in Ashley Oaks. This would include any political signs or even commercial signs by contractors who have done work in your home. Should a board member see a yard sign, the resident will be approached and asked to remove it from their yard. Make it easier on everyone by not putting them up in the first place.

Speeding in the Development

Every year we make the plea for our residents and their guests to drive carefully in Ashley Oaks but it seems that we still have people speeding in the development. So far we haven't had anyone hurt by a speeding vehicle but we don't want this year to be the year it happens. **SLOW DOWN AND WATCH OUT FOR OUR KIDS!**



Association Annual Audit

The current by-laws state that we must have an annual audit of the association books by a CPA. An estimate of the cost of these audits was approximately 15% of our total annual budget and was not included in our budget forecasts. The association will be pursuing the necessary steps to change our by-laws so this requirement can be amended. Our intent is to still have an annual audit but be sure the language is written in a way that doesn't require such an expensive and formal process that would require the board to raise the association dues considerably. It was also determined that the association would invest in a laptop computer and accounting software to be able to meet the bookkeeping requirements of the association by-laws. This laptop would then be passed to future association treasurers to maintain the books in subsequent years.

Have a safe and healthy Spring. If you have any questions about any of these topics or would like to address any other issues please feel free to contact any member of the association's board.