



NEIGHBORHOOD GAZETTE

Ashton Woods Owners Association, Inc.

MARCH 2018



OPEN HOUSE AT POOL **Saturday, May 19, 2018** **12:00 to 3:00 PM**

COME ONE – COME ALL! We will be holding an **Open House on Saturday, May 19, 2018, from 12:00 – 3:00 p.m.** Come by and take a look at the pool facility if you have never been. Pick up your pool passes early for the year. Get a copy of the pool rules. Pay your dues if that's still on your list to do and if you are new to the neighborhood. Come see what the fuss is all about.

For those who will be picking up their passes, remember to bring your ID if you are 18 or older and still living at home or if you rent your home. **Please note that if you have not turned in a pool pass request form, your passes will not be ready.** Request forms are attached to this newsletter and will be available at the open house, or on the website. If you are a renter and are unclear about how to obtain pool passes, please contact Tina Goode at (804)261-7338. Lifeguards do not have access to the association records and therefore are unable to accept dues payments or help with pool passes during the season. *(See Pool Schedule on page 4).*

BOARD OF DIRECTORS

Maryanne Butler, President
Ernest Santos, Vice-President
Maryanne Butler, Treasurer
Joy Ardillo, Secretary
Dustin Smith, ACC
Carolyn Chapman, Director
Tina Goode, Legal Assistant

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2018 Annual Budget

By Maryanne S. Butler

On the right, you will see the 2018 Annual Operating Budget for the Ashton Woods Owners Association, Inc. As you will see, this is a tight budget with a surplus of \$2,606.80.

Our Gross Potential Income of \$73,200.00 represents 244 houses x \$300.00 annual dues. However, we do not collect \$73,200.00. It is projected at this time that at least 18% or more of households will not pay their 2018 dues as of April 15, 2018. This represents a Delinquency of \$13,200.00. As in the past, we will pursue all delinquent accounts.

Many of the expenses that you see are based on actual figures from 2017. As with all budgets, the Pool Contract of \$34,500.00 continues to be our largest expense representing 52% of total expenses. This budget also includes the cost overrun of \$7,500.00 that we still owe to the Pool Company for the Pool repairs last summer.

We will continue to escrow \$2,000.00 per year into the sinking fund. The sinking fund is like a savings account or a reserve account. State Law requires Homeowner Associations to maintain a sinking fund to cover such items as extraordinary maintenance and capital improvements. The operating/checking account handles the day-to-day activities.

Part-Time Accountant Needed

The Board of Directors is looking for a volunteer part-time Accountant to assist the Treasurer with maintaining the Account Receivables. If you are interested, please contact Maryanne Butler, President, at (804)743-0600 or (804)743-9866.

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Gross Potential Income	\$73,200.00
Less 18% Delinquency Rate	-13,200.00
Net Income	\$60,000.00
Snack Bar Sales	\$750.00
Outside Pool Membership	4,500.00
Guest Fees	1,700.00
Disclosure Statements	\$900.00
Trust Account	500.00
Total Income	\$68,350.00
Administrative Expense	
Website	\$20.00
Office Supplies/Postage	200.00
Pool Snack Bar	\$500.00
Telephone/Internet	1,750.00
Miscellaneous/P. O. Box	91.00
Total Admin Expense	\$2,561.00
Utilities Expense	
Electricity	\$3,800.00
Water & Sewer	2,000.00
Trash Removal	\$625.00
Storm Water Drain	2,300.00
ADT	\$652.20
Total Utilities Expense	\$9,377.20
Operating Expense	
Pool Contract	\$34,500.00
Pool Equipment	\$500.00
Pool Repair	00
Pool Passes	110.00
Beautification	00
Grounds Contract	\$5,390.00
Total Operating Expense	\$40,500.00
Taxes & Insurance	
Property/Liability Ins.	\$3,502.00
Personal Property Tax	\$255.00
Licenses, Permits	00
Total Taxes & Insurance	\$3,757.00
Financial Expense	
Bank Fees	\$48.00
NSF	250.00
Sinking Fund	2,000.00
Total Financial Expense	\$2,048.00
Capital Expenditures	\$7,500.00
Total Expenses	\$65,743.20
Surplus/Deficit	\$2,606.80



ARCHITECTURAL REVIEW

By *Dustin C. Smith*

Hello everyone! I just started ACC duties about a month ago now (you may have seen me taking pictures with Maryanne Butler) and I wanted to touch on one of the more common violations we have been witnessing:

General Restriction #9- “Each improved Lot shall be maintained free of tall grass, undergrowth, dead trees, weeds, trash, and generally, free of any condition that would decrease the attractiveness of the property...”

We have had a few complaints about people receiving letters for this and they don't understand why having a yard covered in leaves is an issue so I will explain.

Besides the fact that a yard and ditch filled with leaves and debris makes homes appear unattractive, the bigger issue is the leaves and debris clog our ditches which potentially could cause flooding in our neighborhood, and violates Chesterfield County Code: “Discharges to the Storm Water Sewer System Ordinance”, found in Part II, Chapter 8, Article III of the Code of Ordinances. Please refer to https://library.municode.com/va/chesterfield_county/code_s/code_of_ordinances?nodeId=10531.

Many of you may not know but the most recent FEMA report in 2012 declared a few areas near and surrounding our neighborhood as possible flood zones. (To view this map click on hyperlink below paragraph, click on folder FIRM Panels 129-190, then click 51041C0163D <http://www.chesterfield.gov/GISMaps.aspx>).

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This is why it is very important to get brush, leaves, debris, etc. removed as quickly as possible. My suggestion would be to get on top of raking yards early and often in the Fall before the cold nasty weather. One last note, when raking your yard, please do not rake anything directly into ditches or ravines. IF the ditch is the only place you can rake your leaves, the longest it will be allowed is for 2 weeks. Never rake the leaves into the cemented ditches.

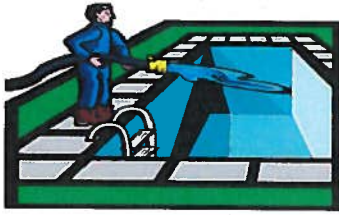
As a board member on the ACC we cannot and will not trespass on a person's property without being invited. This means that often we are not able to adequately see into people's back yards. But you can if you live next door. If you see or think you see a violation, please help us identify this with the following information:

- **Home Address**
Example: 1234 Peach Grove Rd
- **Date Violation Witnessed**
Example: February 1st, 2018
- **The Specific Violation**
(Or as specific as possible)
Example: Rear fence missing pickets
- **Picture of violation**

Your referral will remain confidential. We try to be very lenient with violations because we understand that life happens and we want to work with those who might be struggling. If you receive a violation letter and are having issues, please contact us so we can do everything we can to help work with you in getting those issues resolved.

Please remember that all improvements to the exterior require written plans and prior approval of the Architectural Review Committee. Plans or referrals may be emailed to our website at www.ashtonwoods.org, or mailed to P.O. Box 1364, Chesterfield, VA, 23832.

2018 POOL SEASON SCHEDULE



Opening Day – Memorial Day
Weekend, Saturday, May 26, 2018

Closing Day – Labor Day Weekend,
Monday, September 3, 2018

Closed Mondays

School Days (Tuesday- Friday Until the
last day of School – not to include
Weekends) – 4:00 pm to 7:00 pm

Holidays – 11:00 am to 7:00 pm

Monday – CLOSED (Except Holidays)

Tuesday – 11:00 am to 7:00 pm

Wednesday - 11:00 am to 7:00 pm

Thursday - 11:00 am to 7:00 pm

Friday - 11:00 am to 7:00 pm

Saturday - 11:00 am to 7:00 pm

Sunday - 11:00 am to 7:00 pm



Legal Corner *By Tina Goode*

This year's dues notices were mailed the first week of January. If you did not get yours, they are available to print at www.ashtonwoods.org. Don't forget that they are due by April 15, 2018. Beginning May 1, collection letters will go out and the late fees will begin to be added. So please get them in before the due date. Need to pay by debit or credit card? Call Tina Goode at (804)261-7388 to get it processed the same day. Once again, we appreciate everyone's efforts to continue to stay current in their dues.



Real Estate News *By Tina Goode*

Are you considering selling your home soon? If so, please be sure to tell your real estate agent that your neighborhood has an HOA. Signs are posted at the entrance of each neighborhood to alert any potential buyers. It is the responsibility of the real estate agent to obtain a Disclosure Packet from the HOA and provide that to the potential new buyers and the closing agents. Packets may be requested by calling (804) 275-4681 and leaving a message or by using the contact page on our website at www.ashtonwoods.org.



SAFETY FIRST

By Dustin Smith & Ernest Santos

As the hot weather draws near, it is important to cut tree limbs and bushes around windows and doors, so as to not give a potential burglar concealment as they attempt to get inside your home. Keep doors locked at all times. Often times we open our doors so fresh air can flow through the screen door. It is important to lock that door as well in case you have to go upstairs or to another part of the house.



Put away all tools such as rakes, shovels, and gardening tools. These can be used to break a window making entry into your home easier. A ladder that is left outside is just an invitation for someone to try and get through a window to your home.

One of the best ways to deter a burglar is to have appropriate lighting outside your home especially near windows and doors. A light that detects motion works wonders in helping to secure your property. Always check your mailbox, and never allow your mail or newspaper to pile up. This is an indicator to a potential burglar that you are not at home.

Alarm Systems

Have you thought about getting an alarm system for your home but when you get a quote from these security companies, the price per month is \$50, \$60, \$70+? Well now there are security systems out there where you pay a one-time fee for the equipment and it is yours to keep forever. You can pick and choose what equipment you want. The only thing you get charged for on a monthly basis is for the security monitoring. If you look around you can find that some companies charge a very low fee for this security monitoring of \$14.95. It is definitely something affordable to look into to protect your home?



www.ashtonwoods.org

By Tina Goode

The Ashton Woods HOA website can be accessed at www.ashtonwoods.org. Here you will find downloads available for the pool pass request form, pool rules, outside membership applications, and unofficial copies of the Covenants and By-Laws. In addition, there is contact information to reach the President, the ACC Committee, the Treasurer and the Pool Manager. Minutes of each Board meeting once ratified are also posted to the website.



Welcome to the Neighborhood!

On behalf of the Ashton Woods Owners Association, Inc. and families, I would like to welcome all newcomers to the neighborhood. You will discover that many places are very close to this nice, well established neighborhood.

Department of Motor Vehicles

12100 Branders Creek Drive, Chester, VA 23831
(804)494-7100

Remember you have thirty days to change your address with the Department of Motor Vehicles.

Grocery Stores

Martins – 6401 Centralia Road, Chesterfield – open seven days a week from 6 am to 12 am.

Kroger Marketplace – 10800 Iron Bridge Road, Chesterfield – open seven days a week from 6 am to 12 am.

Walmart Neighborhood Market – 7000 Iron Bridge Road, Richmond – open 24 hours.

Walmart Supercenter – 12000 Iron Bridge Road, Chester – open daily from 6 am to 11 pm.

Food Lion – 6425 Iron Bridge Road, Richmond – (804)271-9885

Pharmacies

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CVS, Rite-Aid and Walgreen Pharmacies are located less than ten minutes away off of Centralia Road.

Fast Food Restaurants

Wendy's, McDonalds and Burger King are all less than ten minutes away off of Centralia and Iron Bridge Roads.

Chesterfield County Services

Chesterfield County Police Department, 10001 Iron Bridge Road, Chesterfield, VA 23831 (804)748-1251. Emergencies 911.

Chesterfield County Fire Department, 6731 Mimms Loop, Chesterfield, VA 23832 (804)748-1360. Emergencies 911.

County of Chesterfield Government Complex (for taxes, etc.), 9901 Lori Road, Chesterfield, VA 23832. (804)748-1000.

Chesterfield County Courthouse, Iron Bridge and Courthouse Roads

Chesterfield County Central Library, 9501 Lori Road, Chesterfield, VA 23832

Churches

We are surrounded by Churches of all denominations.

Thank you for choosing the Ashton Woods Subdivison, a nice place to live!

ASHTON WOODS OWNERS ASSOCIATION, INC. POOL PASSES REQUEST FORM

Please fill out all pool pass information completely in order to issue pool passes in a timely manner. Please also provide a telephone number in case any questions arise while preparing the passes.

Every lot is entitled to two (2) adult passes. Passes can be either *both* designated or *one* designated and the *other* undesignated. The biggest benefit of having one undesignated pass is it can be used as a free guest pass but the guest must be accompanied by the homeowner. If you do not want a second pass or an undesignated pass, simply leave it blank.

Any child residing at the property that is or will be 18 during the swim season will be required to provide proof of residency. Proof of residency can be, but isn't limited to, a copy of a driver's license or official mail. Proof of residency is to be provided with this form or at the time pool passes are picked up. New this year, if your child will turn either 14 (the age to swim alone) or 18 (the age to bring a guest) **during the swim season**, they will now get to enjoy those benefits at the start of the swim season, even if they don't have their birthday until the end of the season. We hope this new rule will allow some flexibility to parents but please talk with your kids about appropriate behavior so that we can continue to provide this service.

PLEASE PRINT!!!

PROPERTY ADDRESS: _____ **

1. ADULT HOMEOWNER: _____
Must be designated

2. ADULT HOMEOWNER: _____
OR CHECK FOR _____ undesignated

NAME(S) OF CHILDREN LIVING IN THE RESIDENCE(*):

_____ Date of Birth _____
_____ Date of Birth _____
_____ Date of Birth _____
_____ Date of Birth _____
_____ Date of Birth _____

Telephone number: _____ (home) _____ (cell)
Please provide a name for the cell phone so we will know who we are calling: _____

SIGNATURE: _____ DATE _____

*Any young adult who is 14 or will turn 14 during the pool season may enter the pool without adult supervision; however, they may not bring guests without adult supervision until age 18.

**If this is rental property, the owner(s) must inform the Association that the tenants have their permission to use the pool passes. This must be in writing and included with this form.

**ASHTON WOODS OWNERS ASOC., INC.
P. O. BOX 1364
CHESTERFIELD, VIRGINIA 23832**

**RESIDENT
ASHTON WOODS SUBDIVISION**