



WWW.ASHBROOKCOMMUNITY.ORG

# THE BROOK

Fall 2009



## Members elect a new Board of Directors

The Ashbrook Homeowners were finally able to hold their annual meeting of the membership on September 21st. The meeting was held at the Ashbrook pool under the stars with approximately 30 homeowners in attendance. The attendance plus the proxies provided a quorum.

The Board of Directors now consists of 8 members, with 3 new members elected at the Annual Meeting.

- Robert Kerr**—re-elected
- Tony Shamloo** — elected
- Paul Hontiveros** — elected
- Marla Fortner Regan

- Daren Magness
- Pete Karlak
- Amit Khare
- Rashid Faruk

Board members are charged with running a non-profit corporation under the auspices of very stringent fiduciary duties. **Fiduciary duty** means that your board members are bound under state law and homeowner association statutes to act within their authority, to exercise due care, and to act in good faith and with ordinary care that they believe to be in the best interests of

the association. Board members do not have individual authority or power. Rather, decision-making ability rests with the full board.

The Board's focus for 2010 is to continue improving the common area landscaping by relocating some trees to fill in some bare spots, aerating and over-seeding the turf; front entrance landscaping; pool maintenance (repair some cracks); bring the web site up to it's full potential; and, most important, recruiting, training and supporting our Committees.

The Architectural Review Committee (ARC) meets the 2nd Thursday of each month to review modification applications that have been received. Applications must be sent to MMI no later than the Friday before the meeting for review before forwarding to the ARC.

\* Meeting is currently held at the Golds Gym at 7:00 pm

## Board Meeting Schedule

All meetings held by the Board of Directors and the Committees of Ashbrook are open to all homeowners. The web site will post the dates, time and locations of all meetings. Be sure and check the site before you attend a meeting because there are times when a meeting must be postponed due to work, travel or illness.

Beginning in January 2010, the Board will meet bi-monthly (i.e., Jan, Mar,

May, Jul, Sept and Nov) on the first Tuesday of the month at 7:00 pm.

For the remainder of 2009 the meeting schedule is:

**Tuesday, November 3rd ...**

- Budget preparation

**Tuesday, December 1st ..**

- Present the budget to homeowners
- Present the BOD and all Committee members

to the membership and discuss the roles, responsibilities and expectations of each.

\* The Board is seeking an alternative to the Gold's Gym for a meeting place. We need a place that is quiet, where homeowners can sit when they attend and is more conducive to meetings. *Watch the web site for a new site location!*



### Pool Season was a big success



Wow! Another summer at the pool and what a great time it was. The Ashbrook pool is becoming the “hot spot” of the community. This past season the Board approved some significant enhancements such as new dining furniture, a new shade structure, a vending machine for snacks and drinks, toys, etc. A very generous family also paid for a basketball net for the pool and the kids really loved that.

The Social Committee hosted several events at the pool:

- A “school’s out” summer bar-b-que
- Several movie nights

**REMINDER:** Keep your pool passes for next year. A sticker will be affixed to your pass for 2010, just as it was for 2009. Replacement passes will cost \$10 per person, *so please*, hang onto those passes.



### Turn back the clock ... and other things

Daylight savings time ends on Sunday, November 1st. That means we turn the clock BACK an hour (an extra hour of sleep!)

Do you have fire extinguishers? Check them as well because they do have an expiration date.

termites in it and you don’t want to bring them into your house.

This is also the day we check our smoke detector batteries and the carbon monoxide batteries. Please do not overlook this very simple and quick chore as it may mean the difference between life and death.

Burn wood in your fireplace? A chimney sweep generally costs about \$100 to clean out the creosote from your chimney that will reduce the chances of a fire.

As an extra precaution to be ready for the winter ...

Power can go out during a storm, so check your flashlights to ensure the batteries are good and ensure you always keep an emergency supply of water and food so you don’t get “caught.”

Also, do not store your firewood up close to your house. Most firewood has

*Daylight savings time ends on Sunday, November 1st. Change the batteries in your smoke alarms*

### Fall is also when the kids return to school ...



“School days, school days, dear old Golden Rule days

You wrote on my slate, "I Love You So" ...When we were a couple o' kids “

Reading and 'riting and 'rithmetic Taught to the tune of the hick'ry stick

Let’s all commit to watching out for our children

You were my queen in calico, I was your bashful, barefoot beau



**HAPPY FALL**

**HAVE A GOOD YEAR KIDS!!**

**Who is going to plow the snow from our streets?**

Virginia Department of Transportation (VDOT). Ashbrook is now off bond and the roads are public, which means that VDOT is responsible for clearing the streets. You won't see a truck immediately .... Neighborhoods are third on the priority list, after main arteries, side streets and then neighborhood streets. And don't expect it to be totally cleaned. Trucks will make one pass

up and down the street and they will do their best not to block individual driveways. It would be extremely helpful if homeowners would move all cars off the street and into the garage or driveway. It's safer and does allow for better snow removal.

**Homeowners are required to shovel their porches, lead walks and the sidewalk in front of their**

**house.** You can use ice melt, but **DO NOT** use rock salt .. It will ruin the cement.

Do you know of a neighbor or an elderly person who "should not" be shoveling snow? Why not help them out? You never know when you might need a helping hand someday. Being a good neighbor has many rewards.



**EVERYONE ENJOYS THE HOLIDAY DECORATIONS!**

*Thanks* to all of you who make the outside of your home festive for the holidays. Remember, however, that all decorations must be removed by the end of January. No lights may be left on the house or the trees.

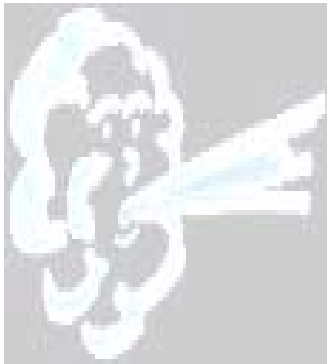
**What should I do to get ready for winter?**

**Good question!** Like every season, there are things we as homeowners must do to prepare so we get the maximum amount of enjoyment with the least amount of hassles. The winter season in this area is generally mild; however, we can never take the weather for granted. It only takes one good storm to create some very expensive problems if we're not careful. Here is a simple "honey-do" list to help make your winter season less of a hassle:

- Turn off your outside water and thoroughly drain the lines
- Remove and store your hoses and all lawn equipment
- Bring your empty flower pots into the garage for storage ... they will crack during the freezing weather if you leave them outside
- Prune dead limbs from all your trees, bushes and shrubs
- Check the caulking around your doors and windows
- Check your gutters and downspouts to ensure they are secure and free of leaves and trash
- Have your heating system checked by a professional
- Have your chimney cleaned if you burn wood in the fireplace
- Move your firewood away from the house ... all wood has termites and you don't want them to have access to your home!

**Like every season, there are things we as homeowners must do to prepare ...**

**Clean up around your yard ...** bring seasonal furniture and equipment into the garage or shed. Don't leave things out that can blow around and possibly cause damage. Throughout the winter months, keep papers and trash picked up as much as possible.



**IMPORTANT PHONE NUMERS**

|                                  |                |
|----------------------------------|----------------|
| American Disposal (Trash)        | (703) 368-0500 |
| Ashburn Library                  | (703) 737-8100 |
| Ashburn Volunteer Fire Dept      | (703) 729-0006 |
| Dominion Virginia Power          | (888) 667-3000 |
| DMV                              | (866) 368-5463 |
| Loudoun Co. Animal Control       | (703) 777-0406 |
| Loudoun Co. Board of Supervisors | (703) 777-0204 |
| Loudoun Co. Chamber of Commerce  | (703) 777-2176 |
| Loudoun Co. Crime Solvers        | (703) 777-1919 |
| Loudoun Co. Game Warden          | (703) 777-0445 |
| Loudoun Co. Health Dept.         | (703) 777-0236 |
| Loudoun Co. Parks & Rec          | (703) 777-0343 |
| Loudoun Co. Public Schools       | (703) 771-6400 |
| Ashburn Elementary               | (571) 252-2350 |
| Broad Run High School            | (571) 252-2300 |
| Farmwell Station Middle          | (571) 252-2320 |
| Loudoun Co. Senior Center        | (703) 430-2397 |
| Loudoun Co. Sheriff's Dept       |                |
| Administration                   | (703) 777-0407 |
| Emergency                        | <b>911</b>     |
| Non-Emergency                    | (703) 777-1021 |
| Loudoun Co. Traffic Hot Line     | (703) 771-5798 |
| Miss Utility                     | (800) 552-7001 |
| Virginia State Police            | (800) 572-4510 |
| Dulles International Airport     | (703) 572-2700 |
| Washington Gas                   | (703) 750-1000 |
| YMCA of Loudoun County           | (703) 777-9622 |

**MILLENIUM MANAGEMENT, INC.**

**MMI**

**P.O. Box 1757**

**Ashburn, VA 20146**

Office: (703) 723-8450

Fax: (703) 729-1644

Email: [CStirner@mmi-loudoun.com](mailto:CStirner@mmi-loudoun.com)

Hours: Mon—Thur 9:00—5:00  
Friday 9:00—2:00

Manager Carol Stirner

Admin Tracey Wood

Tracy MacDonald

Accounting Stephanie Johnson

Doris Hall

Maintenance Gordon Smith

**BOARD OF DIRECTORS**

[BOD@ashbrookcommunity.com](mailto:BOD@ashbrookcommunity.com)

President Marla Regan

Vice President Pete Karlak

Secretary Tony Shamloo

Treasurer Robert Kerr

At Large Daren Magness

Rashid Faruk

Amit Khare

Paul Hontiveros

**ASHBROOK WEB SITE: The “official” means of transferring information to the homeowners and residents of the Ashbrook Community. [WWW.ASHBROOKCOMMUNITY.ORG](http://WWW.ASHBROOKCOMMUNITY.ORG)**

## Are you renting your home?

There are times when a homeowner must rent their home to another family and we welcome those resident renters into our community.

As the OWNER, however, you have some responsibilities you may not have thought of.

1. You must notify MMI when you are renting your house and you must provide the first page of the lease. It is important that we have the name and contact information for those renting your house, AND, we have a location and contact information for you, the owner.
2. You are responsible for providing your tenants with a copy

of the rules and regulations — trash can policies, keeping the lawn maintained, picking up newspapers, etc. Any violation of the rules will be charged to you, the owner.

3. Let MMI know when tenants change, or you move back into the home.



## Renting “rooms” or the basement of your home

Renting out rooms or a portion of your home is against the covenants in Ashbrook.

Section 9.1.1(b) and (d) specifically states that “no Lot may ... constitute not more than one Dwelling, and may be used as a residence at any one time by **not more than one family**”

And “no ... basement ... on any Lot shall be used as a temporary or permanent residence. “

Ashbrook cannot allow homeowners to violate these covenants. Family members may stay with you and you may have short-term “guests” but any room rentals or boarding will

**not be allowed in Ashbrook.**

Please understand these were not rules recently imposed by the BOD or the ARC ... they were developed by the builder and filed with the County to protect the future of Ashbrook.

*All homeowners should have received a copy of these covenants at settlement . Within the near future, a copy will be placed on the web site.*

## Commercial Vehicles Parked in Ashbrook

Another issue we face in Ashbrook is parking of Commercial Vehicles. Section 9.2.12 of the covenants states “no commercial truck, commercial bus or other commercial vehicle of any kind shall be permitted to be kept or parked overnight upon any portion of the Property except if properly garaged. Unless garaged, no vehicle bearing signage shall be permitted to be kept or parked overnight on any portion of the property.”

Section 9.2.13 states “no portion of the Property shall be used for repair of automobiles, nor shall any vehicles other than a private automobile, properly licensed and inspected and in an operable condition, be parked on the Property.”

## Homeowners now have web access to their accounts

Did you know that you can go on-line and pull up your account with MMI? You can check your assessment account and see if your latest payment was credited, what your current balance is, etc. You can verify that your Architectural Modification application was received or even check to see if there are any outstanding covenants violations against your property.

You can change your address, phone number, email, etc., all from your own computer. You can also obtain various HOA forms .

All you need to do is log onto

**www.mmi-loudoun.com** and click on Account Services. Use the password that was provided to you a few months ago. If you have misplaced your password, please call Stephanie at MMI.

It is **SO** important that we have your day-time phone number and email address so we can notify you of important, time-sensitive information. **NEVER** will we send you an email frivolously, nor will we ever share your email address outside of the community. Because it's important to keep you informed of things concerning your community, we must use email blasts to pass on the information. ***Please send MMI your email address as soon as possible.***

## There are various ways one can pay their assessments

Isn't it hard to remember to write an assessment check every month? Make your life a little easier and set this payment up for automatic debit and then forget it! Your payment will be deducted from your account on the 15th of each month (*effective Jan 2010 they will be deducted on the 5th of each month*).

You can verify that your payment was properly credited by logging onto your account through MMI.

That doesn't appeal to you? Well, you have options:

1. Set up bill pay through your bank ... called E-Check Payment. Log onto **www.CAbanc.com**, hit the button "pay your homeowner dues" and you'll have the option of paying by e-check or credit card. The form you have to fill out will require you to have the following information:

Mgmt Co. ID— 7039

Assoc ID— 120

Assoc Name—Ashbrook HOA

Mgmt Co—MMI

Your Account Number

2. You can also pay your assessment with a credit card:

Master Card, Discover or American Express. They do not accept Visa for some reason. *There is a service charge.*

Once all information has been submitted, you will receive an email confirming they have received your request. A second email will be sent indicating successful completion of your payment, along with a confirmation number for your records.

*Make your life easier ... take advantage of these options and never worry about a late fee again!*

## ASSESSMENTS ARE DUE ON: ON THE FIRST DAY OF EACH MONTH

Homeowners who do not pay their assessments on time are charged a \$100 late fee! If, however, the homeowner will agree to pay their assessments through EFT (electronic funds transfer), then \$50 of the late fee will be waived. Assessment delinquencies directly affect the overall operating budget and have an impact on the amount of assessments.

Once the 2010 budget is passed in December and the new assessments are established, coupon books will be mailed to each homeowner. Please ensure you use your coupon when making your payment.

**The Tot Lot**

The tot lot that is located off Navajo Drive is for *TOTS*. This is the only community play area in Ashbrook. It was designed for children up to 6 years old.

The tot lot is open from dawn until dusk.

Since the tot lot is located behind homes, there should be no loud noise, loitering or littering. Anyone who sees inappropriate activities, or anything that is suspicious around the tot lot should call the Loudoun County Sheriff immediately (703) 777-1021, non-emergency line.

Let them come out and investigate.

**Neighborhood Watch**

Our community works on volunteerism and we want informed volunteers; we are holding our fall training on Tuesday, October 13th, 7:00 pm, at the Mills Recreation Center in Ashburn Village. The Sheriff's department will teach the training and the topic will be home security and crime prevention. If you can, please plan to make this training session.

Remember, being a member of Neighborhood Watch is very passive. You can even do it from the comfort of your home. It's all about looking out for each other and each other's property. The amount of time you devote is entirely up to you and any involvement is going to be valuable and helpful to our community.

If you would like to volunteer, we would love to have your help.

Ashbrook Official Web Site: Forms, Meeting Minutes, Current Information, etc. —  
 All can be found on the web site:  
[WWW.ASHBROOK.COMMUNITY.ORG](http://WWW.ASHBROOK.COMMUNITY.ORG)

Website for local crime information:

[www.Crimealerts.com](http://www.Crimealerts.com)

| LARCENY FROM VEHICLES<br>IN 2009 |     |
|----------------------------------|-----|
| January                          | 86  |
| February                         | 120 |
| March                            | 103 |
| April                            | 69  |
| May                              | 80  |
| June                             | 143 |
| July                             | 128 |
| August                           | 83  |

Emergency : 911

Non-Emergency: (703) 777-1021

**Meetings are quarterly. Oct meeting will be held at the Mills Recreation Center at 7:00 pm.**

**(corner of Gloucester and Grottoes Dr)**

**Don't react to the headlines; help prevent them,**

**JOIN NEIGHBORHOOD WATCH**

**KEEP YOUR CAR DOORS LOCKED  
 GARAGE DOORS CLOSED  
 PAPERS PICKED UP FROM DRIVEWAY**

**COMING IN OCTOBER**  
**SLASHBURN**  
**HAUNTED HOUSE**

At the Ashburn Firehouse, 20688 Ashburn Road

October 10, 16-17, 23-24, 29-31

Haunt opens at 7pm each night

Last ticket sold at 10pm

Tickets: \$10 advance purchase on-line; \$12 at the door

Legend has it that Ashburn got its name when lightning struck an ash tree that burned and smoldered for a week. *But was lightning really the cause?* When we reveal the other horrors from that sinister night, you'll have to wonder.

The haunt is not recommended for the faint of heart ... or children under 13 years of age.

Tickets and info available at:

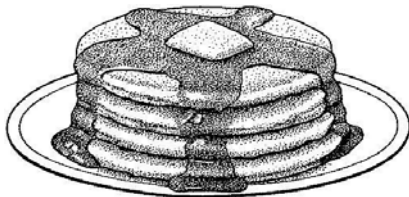
[www.ashburnfirerescue.org](http://www.ashburnfirerescue.org)



**ASHBURN VOLUNTEER FIRE**  
**AND**  
**RESCUE DEPARTMENT**

First Sunday of every month (except for Oct) is a **Pancake Breakfast** from 8:00 am—noon.

Adults \$6.00, Children 3-8 \$4, Seniors \$5.00



**REMINDERS!**

1. **VERIZON** will be completing the installation of FIOS within the Ashbrook Community by the end of the year. All the ugly orange cables will be buried and all homeowners will have access to FIOS. **IF YOU SUBSCRIBE**, please remove your satellite dish from your house.
2. **SENECA SQUARE:** Parking is not allowed on the house side of the street ... parking is only allowed on the island side where it is marked. These spaces are reserved for visitors.
3. **TRASH CANS** may only be put at the curb the night before pickup (Mon & Thurs nights) and must be placed out of sight all other times.