



WWW.ASHBROOKCOMMUNITY.ORG

# THE BROOK

Spring 2010



## HERE COMES THE SUN!

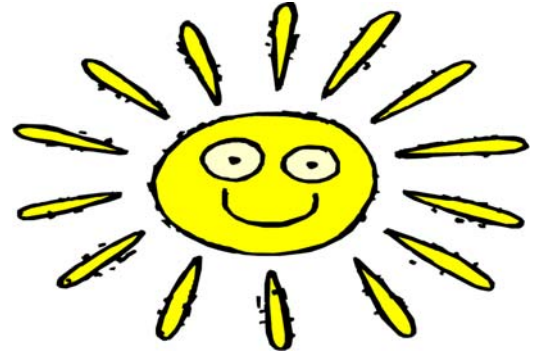
### SPRING ...

Longer days - Blooming flowers - Budding trees , singing birds — No coats, boots or wind chill

Growing grass - Weeds and crabgrass  
Pruning, raking, digging, mulching

Well, every season has its joys and its “pains.” Let us help you keep it all **JOY!**

Tru-Green is making an offer to all homeowners – both town homes and single family homes – to maintain your lawns this season. You will have your lawn mowed, trimmed, edged and fresh much placed around your trees and landscaping beds.



They will keep your lawn looking nice throughout the entire summer. This offer, however, is for a limited time ... **you must sign up no later than April 19<sup>th</sup> and pay for the entire season.**

#### The prices are as follows:

Single family homes - \$875

Town homes - \$365

Compare this offer with other companies ... you cannot beat these prices for the service that is included. Help keep ALL of Ashbrook looking its best this summer ... sign up for lawn care!

Complete the attached application and submit it to MMI, along with your check, no later than Monday, **April 19<sup>th</sup>.**

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tocl0116 www.fotosearch.com

## Everyone back in the pool!



*Pool passes will be re-validated at the pool between April 17th and May 1st. After that, there will be a charge to process pool vali-*

*Can you believe it?* It's almost time to pull out the bathing suits, replenish the sun-screen and head for the pool. The Ashbrook Community has one of the best pools in the area and it's the perfect place to gather at the end of the day or on a nice weekend for some fun, sun and making new friends.

You must have a valid, updated pool pass however, so please take notice of the following registration process:

- All residents living in Ashbrook must have a current pool pass in order to enter the pool.
- Residents must fill out a new application and list only those persons who actually live in the house full time (part-time for students).
- Residents must show evidence of residency (driver's license, bill, etc.)
- Residents must not be in arrears with their homeowner assessment dues.

Please bring your passes from last year to the Ashbrook Pool on the following dates from the hours of **12:00 – 3:00 pm**. Bring your application, proof of residency, and a new 2010 sticker will be affixed to your pass.

### Dates for Pass Renewal:

Saturday, April 17	Wednesday, April 21
Saturday, April 24	Saturday, May 1

If you are unable to revalidate your pool passes at the pool before May 1st, you may mail your application directly to MMI with a copy of proof of residency, along with a \$10 fee for every pass required.

If you no longer have your old passes, then a replacement fee of \$10 will be charged for every pass required.

If you are new to Ashbrook, or have never had a pool pass, then you must complete the application, provide proof of residency, and no fee will be charged for your passes.

Many fun activities will be planned around the pool again this summer ... ice cream socials, movie nights, pizza parties, etc. Watch the web site ([www.ashbrookcommunity.com](http://www.ashbrookcommunity.com))

## Meetings ...

### BOARD OF DIRECTORS:

Meets every other month ... second Tuesday of the month

May 11                      Sept 14

July 13                      Nov 9

7:00—9:00 pm at the Long & Foster Conference Room in Ashburn — 43490 Yukon Drive, 2nd floor. Come into the building lobby, take elevator to 2nd floor Conf Room

### ARCH COMMITTEE:

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

## Communication, communication, communication!

### THE WEB – EMAIL – ENS

(Electronic Notification System)

What's *ALL* of this and why do you keep talking about it?!?! It's simple – **COMMUNICATION**. We want every single homeowner in Ashbrook to know what's going on. We want to keep you informed. They say "the educated homeowner is our best asset." The more you know, the less you have to depend on gossip or 3<sup>rd</sup>/4<sup>th</sup> hand information. All the latest information will be posted on the web site: [www.ashbrookcommunity.com](http://www.ashbrookcommunity.com), or sent out via email, or published

in the minutes from the board meeting or in the quarterly newsletters. Sign up **NOW** ... send us your email addresses directly to: [CStirner@mml-loudoun.com](mailto:CStirner@mml-loudoun.com). We promise you will never get anything but official Ashbrook notifications and information and we'll never compromise your email address.

Thank You **Charlie Cain** and **Rashid Farukh** for taking responsibility for these systems! Thank you **Amit Khare** for your help in designing web forms for homeowners to use on-line.

It's all about YOU  
... we want every homeowner to feel part of this community and the best way we can do that is to inform you, include you and value you as a resident, neighbor and friend.

## VILLAGE MANAGEMENT SYSTEM (VMS)

This is another form of **COMMUNICATION**. VMS is the software that MMI uses to track all of your financial and administrative information. You have direct web access to this database so you can review your financial status – your ACH application – or whether your covenants violation has been cleared and closed. Log onto the MMI web site [www.mml-loudoun.com](http://www.mml-loudoun.com), click on Accounting Services and enter the log-on and password information that was sent to you and *Walla!* ... you can look at any information that we have about you. You can update your email address, your phone number, even your address should you move.

## Recycling toters are coming to Ashbrook

AMERICAN DISPOSAL WASTE MANAGEMENT is now offering 64 gallon recycling toters to all Ashbrook homeowners in lieu of the small crates currently in use. These toters will hold all your recycables in a green covered toter. The new toters will be delivered to you between April 28th and May 12th. A notice will be sent when the exact delivery date is determined.



My young grandson called the other day to wish me Happy Birthday. He asked me how old I was, and I told him, 62. My grandson was quiet for a moment, and then he asked, "Did you start at 1?"

**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

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

Manager Carol Stirner  
 Admin Tracey Wood  
 Accounting Stephanie Johnson  
 Doris Hall  
 Maintenance Gordon Smith

**BOARD OF DIRECTORS**

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**

## 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 pro-

vide 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.

## ENCORE REMINDERS



## 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.**”

## 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.



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## 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

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! Assessments that become more than two (2) payments late will be sent to the Association attorney for collection. This will result in the following additional fees added to the assessment:

\$ 75 MMI processing fee

\$150 Collection fee from attorney

Call MMI if you are having trouble with your payments—we may be able to work out a payment plan for you.

## Annual Lot Inspections

MMI is required by contract to inspect all homes within Ashbrook once a year to identify maintenance issues. This inspection will be occurring during the month of April and residents will receive a written report of findings and asked to take care of these issues by the end of July (90 days). It is very important that you review your report and make the necessary arrangements to complete the repairs, and then NOTIFY MMI, IN WRITING, once they have been completed (we cannot accept a telephone notification). We will annotate your response in VMS and close your file. [Here is a list of things we will be looking at during the inspection:](#)

- Roof – loose or missing shingles
- Gutters & downspouts – are they attached
- Rake boards and soffits – do they need painting
- All trim around windows and doors – is there any rotting wood or need painting
- Shutters – missing or broken
- Siding – any missing panels or is there mildew that needs power washing
- Doors / windows – condition -- any broken window seals that window fogging
- Broken blinds at windows that need to be repaired
- Fences, gates – do they need repair, power washing, staining
- Decks – do they need repair, power washing, staining
- Walkways and porches – do they need painting or repair
- Driveways – any staining or cracks

We'll also look to see if any modifications have been made to the outside for which no application is on file with an approval.

**LANDSCAPING** issues *will not* be addressed during this annual lot inspection ... they will be reviewed and addressed separately. However, the things that will be included in that inspection will be:

- Bushes properly trimmed so as not to obstruct windows and doors
- Dead wood pruned from all trees
- Landscaping beds kept clean and fresh (remove all dead plant material)
- Lawn weeds controlled and at a minimum
- Bare spots in lawn are reseeded
- Trees and landscaping beds are kept trenched and fresh mulch applied each year
- Lawn is kept cut, trimmed and edged
- Landscaping materials such as hoses, rakes, shovels, etc. are not kept in view of the street when not in actual use.
- Flower pots must have living plants in them or be removed from the yard

## Annual Lot Inspection—continued from page 7

- Landscaping materials such as hoses, rakes, shovels, etc. are not kept in view of the street when not in actual use.
- Flower pots must have living plants in them or be removed from the yard
- Landscaping lights must be kept erect and neat.

*Need help to accomplish all of this ... sign up for lawn care this summer! Then sit back and ENJOY!*

The **GOOD NEWS** is that property values are on the increase within the Ashbrook Community and homes are selling much faster than they were a year ago. Prospective buyers like what they see when driving through Ashbrook so your efforts to keep the curb appeal high are paying off.

## Covenants Violations

Our *least favorite* job as a management company is writing violation reports. We really do not like driving through your community on a weekly basis and writing letters to homeowners who leave their trash can out in the driveway or street; or whose hoses are draped across the front lawn, or newspapers collecting in the driveway. But suppose we didn't perform this necessary task ... in time, folks would get a little lazy and more and more issues like this would surface and .... There goes the rising property values. Possible buyers would drive through and keep on going ... looking for a better kept neighborhood to buy into. Not to mention how YOU would feel, coming home from a long day at work and see your community becoming sloppy and ill-kept.

Homeowners who see a violation and wish to report it may now access a **Covenants Violation Form** on the web site ([www.ashbrookcommunity.com](http://www.ashbrookcommunity.com)). You can complete the form on-line and email it directly to MMI. We will notify the homeowner of the issue and hopefully will have it rectified quickly. You will not be identified at any time.

## Trash Collection Schedule

AMERICAN DISPOSAL picks up trash on Tuesday and Friday each week.

**Tuesday** is for regular trash — **Friday** is for regular trash, recyclable trash and yard waste

Toters may not be placed at the curb until the night before pick-up and must be removed back to your house by that night. Don't forget to pick up old newspapers and other yard and curb debris

A 6-year-old was asked where his grandma lived.

"Oh," he said, "she lives at the airport, and when we want her, we just go get her. Then, when we're done having her visit, we take her back to the airport."