

ASHBROOK PLACE NEWS

NOVEMBER 2020

SNOW AND ICE CONTROL

William Quinn & Sons will be plowing driveways and clearing sidewalks after individual snowfalls of at least 2 inches. When cleared, volunteer labor will apply calcium chloride to drives and sidewalks to mitigate damage to landscaping.

Warning signs will be deployed at B Unit entrances. Under ice conditions please use the garage as an entrance and try to have your visitors do likewise.

ASSESSMENTS FOR 2021

Enclosed is the 2021 Draft Operating Budget. This Budget reflects our expected expenses to operate the Association. Our tree budget continues to be higher than desired due to efforts to catch up with deferred maintenance and in-progress die-off. It is hoped that we can cut this back after some problem trees are finally removed.

Our 2021 special projects to be paid out of the operating budget will be: sealcoating of driveways, cleaning the north-facing surfaces of the EIFS and renewing common area mulch. Along with the new roofs, Ashbrook Place will appear much sharper and brighter next year. The required assessment to meet this budget will be \$280.00 per month.

Also enclosed is a Draft Reserve Funding Analysis prepared by Tony Kizlauskas. It is our intent to provide for renewal of major common building elements for the next 20 years just as we did for the roofs. These will be exterior paint (2027 and 2037), new garage doors (2030) and new replacement windows (2040). The analysis indicates that if we continue the current \$120.00 monthly reserve contribution, without any increases, for the next 20 years we will be able to provide for our future expenses.

The total assessment for 2021 therefore will be \$400.00 (\$280.00 + \$120.00). Invoices will reflect this amount starting in January.