

ASHBROOK PLACE NEWS

NOVEMBER 2021

SNOW AND ICE CONTROL

William Quinn & Sons will be plowing driveways and clearing sidewalks after individual snowfalls of at least 2 inches. When cleared, Quinn will perform ice control previously done with Association volunteer labor.

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 2022

Enclosed is the 2022 Draft Operating Budget. This Budget reflects our expected expenses to operate the Association. Our insurance budget will be higher next year, but the tree budget is finally coming under control. We will prune deciduous trees but only need to remove two dead and distressed trees.

Only one 2022 special project will be paid out of the operating budget. A competent contractor will replace asphalt and concrete pavements that have been on the to-do list for a while. This will happen first thing in the spring.

The operating assessment will continue to be \$280.00. There is minimum contingency built in and we most likely will be over budget, but we can accommodate that for one year. The following year (2023) will see the end of leases for fire alarm radio transmitters and there should be no expensive repairs on the horizon.

As reported last year, the current \$120.00 monthly reserve contribution, will be able to provide for replacement of common building elements as they wear out over the next 19 years.

The total assessment for 2022 therefore will remain at \$400.00 (\$280.00 + \$120.00). Invoices will reflect this amount starting in January.