

ASBURY WOODS NEWS

February 2013

2013 Projects & Improvements

The board of directors and property manager have been thoroughly reviewing contracts and proposals from various vendors and service providers. It looks like a busy year ahead!

Here are few projects being explored:

Recycling



- Unit owners would receive a separate recycling bin for material such as paper, cans, and glass.

Monumental Sign Improvement

- Both "Asbury Woods" entrance signs would be refreshed.

Entrance Flowers

- Annuals would be planted around monumental sign and the "Concord Lane" sign several times during the year.

Mulch

- Applying hardwood mulch to all beds and tree rings throughout the association.

Dormant Pruning of Bushes

- Pruning of bushes when not actively growing encourages more desirable growth while making the plant stronger and more disease resistant.

Painting: Phase I



- Several areas have been identified for Phase I of our painting project. We are studying the possible financial advantage and benefit to homeowners to reduce the number of phases and complete all buildings in fewer phases.

Asphalt Repair & Sealcoating



- Areas are currently being identified for repair and/or renovation.

Website

- A website is in the beginning stages of development to post newsletters, updates, and important documents as a supplemental vehicle for communication.

Facebook

- To compliment the website and our regular newsletter correspondence, we will explore the use of social networking tools, like Facebook, to help keep you updated on expected projects.

Where Does My Assessment Go?



important aspect of your monthly assessment is the portion that goes to fund our reserve.

Much like you might buy a new car,

In addition to water, garbage, landscape, and snow removal, one

cell phone, or computer when beyond its useful life, our roofs, asphalt, paint, and siding all have an expected lifespan. The association maintains a comprehensive reserve study that is refreshed every few years to make sure we have adequate funds for these capital projects. In fact, the

annual budget often includes proactive repairs and renovations that are a direct result of the reserve study.

An association with a reserve study and sound financial planning is often a key selling point for condo communities, while providing great value to homeowners.

Next Meeting

February 20,
7pm

Roberts Park FD
8611 S. Roberts
Rd.