



ASBURY WOODS NEWS



www.asburywoods.com

Spring Edition—April 2015

Spring Projects Ready To Go

- Asphalt Replacement: 8814/8808 and 8126/9015 driveways
- Remove and replace trees affected by emerald ash borer
- Comprehensive landscape improvement project to include installation of hardy plants suitable for soil type, fill in areas void of landscape, and mulch
- Complete paint and caulking at 8830



In The Works...

- Identify and prioritize buildings and balconies in need of repair
- Renegotiate waste pickup contract (expiring on August 1). Would you like recycling added? Be sure to let us know at our public meetings.
- Repairs to fence as well as solicit bids for painting
- Litigation with Lennar (ongoing)
- Solicit bids for Winter 2015/2016 snow removal
- Aggressive review of delinquent accounts

Common Association Violations

- Owners not picking up after their pet and/or pets off leash
- Garbage cans left out more than 24 hours after pickup
- Storing vehicles in guest parking and/or parking in no parking zones
- Noise transmission to other units (commonly by means of stereos and/or TV systems)

The board is assessing \$50 for the first offense up to \$500 for these violations. Vehicles are being towed for repeat parking violations at the owner's expense.

Special Spring Reminders

The common elements of Asbury Woods include building roofs, exterior elevations of buildings, lawns, landscape beds, water and sewer pipes (up to the unit), driveways, gutters, downspouts, siding, and exterior lighting not controlled from inside the unit. Owners adding items, removing items, or otherwise modifying will be subject to fines starting at \$50 for the first offense up to \$500 PLUS the cost of repair/replacement.

Obey the association speed limit of 10mph. Be especially mindful of children in the community. For the safety of all, only licensed motorized vehicles are allowed on Concord Lane and the drive ways. Motorized toys are prohibited.

Charcoal grills are prohibited from the balconies and patios. Please consult section 7.05 of the rules and regulations for further information about balcony and patio usage.

Flowerpots and flowerboxes are limited to balconies and patios. They should not be placed in the common elements.

Our next meeting is at 7pm on April 22 at the Roberts Park Fire Department on Roberts Road.