

**ASCOT WOODS HOMEOWNERS ASSOCIATION**  
**MONTHLY MEETING**

DATE: 16 June 2011

Board of Directors (BOD) present: Shawn Johnson, Tim Camus, Keith Roberts and Lorna Willis.

Visitors / Guests: Bonnie Willis

Meeting called to order at 8:00 PM.

1. The BOD unanimously approved the minutes.
2. Budget. There are 6 homeowners that have not yet paid their HOA dues; members of the Board will contact the homeowners in question.
3. New Business:
  - a. **Homeowner property appearance and maintenance.** Over the past several months several homeowners have brought it to the attention of the Ascot Woods BOD that several properties are in violation of Ascot Woods ARB Guidelines, by-laws and County Ordinances. Property ownership includes the responsibility for maintenance of all structures and grounds that are part of the property. Given the current state of the economy and the depressed housing market, it is vitally important that we as a community maintain and enforce the Community ARB Guidelines and by-laws, in order to protect, what for most of us is our most valuable asset; our home. Highlighted below is a listing of items (not all inclusive) that are in violation of Ascot Woods ARB Guidelines/by-laws and County Ordinances:
    - i. Trailers/commercial vehicles parked in the community: violation of the Ascot Woods ARB Guidelines as well as a violation of County Ordinances.
    - ii. Trash, debris and trashcans in driveways and side yards (Examples: ladders, mulch bags, goal posts laying in side yards): violation of the Ascot Woods ARB Guidelines.
    - iii. Garages' in need of repair/painting: violation of the Ascot Woods ARB Guidelines
    - iv. Homeowners are asked to review the ARB Guidelines/by-laws available on-line at the Ascot Woods website (see below), and take the appropriate measures to correct the deficiencies noted above, if they apply to your property.
    - v. At the end of July, members of the BOD will visit homeowners who have failed to take appropriate steps to correct any ARB violations. Your cooperation in this matter is greatly appreciated as it will help to enhance the appearance of the community as a whole, and protect the property values of all homes in Ascot Woods.
  - b. Playground upgrade: Bonnie Willis briefed the BOD on several options for upgrading the playground equipment in the Common Area/Tot Lot. The BOD will review the material provided and make a recommendation in the coming months.
4. Monthly minutes. Available on-line at the community website: [www.AscotWoods.com](http://www.AscotWoods.com). Additionally, approximately one week prior to our monthly meetings, we will post a notice on the signboard adjacent to the common area.
5. Next Meeting: 21 July at Shawn Johnson's residence (15613 Neath Drive).
6. Meeting adjourned at 8:23 PM.

Keith Roberts HOA President