



November 8, 2021

THE VILLAGE OF ASHTON

Dear Ashton Residents:

As we all experienced, 2020 and 2021 were the most unusual years with Coronavirus but it appears an uplifting transition is underway, and we will have an onsite meeting. Hope all have remained healthy, as Hershey Mill and Ashton Village had strictly adhered to the CDC rules and there have been very few issues Village-wide. It will be great to see you all as we resume our annual inside meeting at the Cove Building on November 8th at 7 p.m. A summary of current and projected budgets, listing of major projects undertaken, notes about the election of Council officers, Christmas lunch and other related news is below.

FINANCIAL: 9/20/2021 (Actual)

<u>Revenue</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Annual Budget</u>
Revenue	\$496,924	\$500,027	(\$3,103)	\$666,703
Expenses	\$529,923	\$506,603	(\$23,320)	\$666,703
Gain Loss	(\$32,999)	(\$6,570)	(\$264,240)	\$0

Operation results for 2021 are projects to be unfavorable to budget (\$26,424) due to a combination: utilities (\$6,100), Landscape/Drainage (\$12,827) and Snow Removal (\$4,732). Overall, maintenance remains a major focus of the Council in maintaining quality and to enhance the market value of Ashton Village. In spite of the pandemic limitations, our contractors completed more than 100 projects throughout the year. The labor shortage has greatly impacted the timing of work being completed. Drainage projects have remained a focus and repairs have been completed throughout the Village (35-38, 85-90,99,34,73 etc.). We have found this work to be successful. In addition, we had camera photos of the sewer pipes and have identified a few "risk" areas. Five Star Power Washing completed cleaning throughout the Village. The gutters, trash cupboards all lollipop lights were cleaned. Tree work continued removing dead, diseased and safety/dangerous trees and limbs.

Budget 2022

	<u>2021 Projected</u>	<u>2022 Budget Proposed</u>	<u>Dues</u>
<u>Revenue</u>	\$670,959	\$701,734	\$1705 (4.6%)
<u>Expense</u>	\$575,034	\$588,364	
<u>Reserves</u>	\$70,076	\$113,370	

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The 2022 year appears to bring many financial challenges due largely to significant rate and cost increases. Water (Aqua) is expected to increase 7-14%, new trash contract 2%, landscape contract 4.6%. Fortunately, we believe most of our drainage initiatives are behind us. Master Association fee is projected to increase 4.3%. Unfortunately, exterior plumbing leaks continues to increase with age along with the general maintenance. Rather than forgo, Council will seek to tightly manage these areas to minimize increases.

Roof Replacement Coming: Roof repair is a critical priority to preserve our roof and extend their life however, they are now 25+ years old and Council has changed its focus to replacing our roofs in the next two years. Our reserves have grown to \$700K to help finance this expenditure.

Ashton Village New Roof Project: The Ashton Council has commenced a new roofing program for all our homes and all our garages starting on April 1, 2022, and the expected completion by October 29, 2022. It is a rather large and a more expensive project than the siding project completed in 2013.

It is complicated by the fact that the cedar shake roofs installed prior to our current roofs were not removed prior to installing the current roof. The result is that virtually all the homes have two old roofs that must be removed and discarded. This adds to the cost substantially and will increase the possibility of damage to the bushes, plants, and flowers in the gardens around the homes. You should consider transplanting expensive plantings. The Association is not responsible for damage to plants. Care will be taken not to damage plants but there no guarantee.

Several factors that are causing us not to wait beyond 2021.

1. The fact that we are spending more time and money each year for repair is important.
2. The age of Ashton roofs ranges from 23 years to 35 years. About half were done in the period from 1985 to 1992 and the balance was done in the period in the late 1990's. 100% of all plywood will be removed down to the lathe boards and replaced with new fire-retardant treated plywood.
3. Our roof shingle vendor is GAF (General Aniline and Film) which is the largest and most respected firm east of the Mississippi and provides the best warranty in the business. We can negotiate better with them than others.
4. Since we anticipate inflation to continue, starting in 2022, will lessen cost inflation for shingles, plywood, and labor availability which we believe will increase significantly in 2023 and 2024 and 2025. The total cost range is estimated to be \$1.3 to \$1.9 million and includes Engineering costs for specifications, on-site inspection procedures and technical support.

Sources of funds include Ashton reserves totaling \$650,000 to \$700,000, resident's assessments between \$200,000 to \$500,000 and finally a bank loan of \$800,000 to \$900,000. We will not know the final numbers until we get final bids.

The resident's total assessment could cost you anywhere between \$2,000 to \$5,000 for each homeowner. Whatever the total amount, 50% would have to be paid in April 2022 and another 50% in September 2022.

After the New Year, we will schedule a "Roofs Only" meeting with for all owners to discuss the final details, specifically the total amount of our assessment including both the April and September payments added together. The Engineer and the Roofer will be present at the meeting.

(The assessment for the 2013 siding project was \$5,500 each owner.)

ELECTION:

A Call of Candidates notice was sent for individuals seeking to run for Council. We are pleased that the two incumbents, Kirk Leighton, President and Lanita Kemezis, Secretary are seeking reelection for two years. Both individuals have provided years of service and many contributions and have done an outstanding job representing the Ashton. Mike Trio is a new member to our community and brings a wealth of civic experience to us. We welcome his contribution and knowledge. Please vote for these candidates who along with Ron Vaughn and Linda Force to form your Council for 2022. Also, I want to reintroduce, Debbie Marchiano, PENCO Property Manager, who has been with us for 5+ years and provides us with outstanding resources. As a sad note, Irene Gallagher, long time, and valued Council member passed away and will be sadly missed—she was real "gem."

OTHER:

The Council is planning a Christmas luncheon December 22, at the Clubhouse so we can get to catch up with each other. We encourage all to attend.

The Master Association is considering a 6,000 s.f. addition to the Community Center building. The additional space would be used for many activities including cards, billiards, ping pong, fitness, art classes, etc. Also, they approved new bocci and Shuffleboard courts for 2022.

Please provide your address and contact information to Debbie Marchiano so you may be added to our e-mail "BLAST" list and receive communications. If you do not have an email, perhaps you provide one for your son/daughter/friend so they may keep you apprised of Ashton events. We will be sending an updated Directory shortly.

Please have your fireplace, dryer vents and smoke detectors inspected annually for safety. Please be courteous when parking your cars and utilize you garage first as this is our number one complaint. Please place trash properly into the receptables and please break down your delivery boxes which are on the rise with more home delivery.

We look forward to a successful year and wish you health and prosperity.

Sincerely,

Kirk Leighton, Council President

On behalf of the Village of Ashton Council