



November 1, 2022

THE VILLAGE OF ASHTON

Dear Ashton Resident:

Ashton transitioned to a more normal year as "the virus" dissipated. It will be great to see you at our annual inside meeting at the Cove Room (next to pool) on November 7th at 7pm. The meeting will include a summary of current and projected budgets, listing of major projects, notes about election of Council Officers, Christmas luncheon and related news as follows:

Financials: 8/30/2022 (ACTUAL)

<u>Revenue</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Annual Budget</u>
Revenue	\$474,612	\$467,823	\$6,789	\$701,734
Expenses	\$466,175	\$471,722	\$5,547	\$701,734
Gain/Loss	\$8,437	\$-3,899	\$12,337	\$0

The Council has been very stringent in managing our costs along with the challenge of the ambitious roof project recently completed. So far, so good, with tree maintenance (+\$250), landscape renovation and drainage (+\$5,200), roof repair (+10,300), snow & ice removal (+10,850). Meanwhile, exterior utilities (-\$8,633) various plumbing repairs (-\$3,275) and general maintenance (-\$2,059) are unfavorable, to date. Five Star Cleaning performed the power washing at a reasonable price, and it was completed throughout the Village. The Village has paid the Master Association \$159,576 consistent with the budget.

<u>Budget 2023</u>	<u>2022 Projected</u>	<u>2023 Budget Proposed</u>	<u>Dues</u>
Revenue	\$682,000	\$786,344	\$1,705 (Unchanged from 2022)
Expenses	\$589,213	\$618,004	
Reserve	\$757,385	\$168,340	

Replacement of all the unit and garage roofs were replaced after 25 +years. The project began 3/15/2022 and completed 10/10/2022 by KPI2 Enterprises, Inc. Our shingles vendor was GAF which is the largest and most respected firm and had the best warranty. The Council was very satisfied with the outcome of this project. The total project cost was \$1,815,000 and includes engineering specifications and supervision. Sources of funds included Ashton reserves totaling \$600,000, resident assessments of \$400,000 and finally a bank loan of \$800,000, payable over 10 years at 4% interest. Aside from a few "punch list items" the project is complete.

c/o PENCO Management, Inc. • P. O. Box 1119 • Chadds Ford, PA 19317
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Election:

A call of Candidates notice was sent for individuals seeking to run for Council. We are pleased that the two incumbents, Ron Vaughn and Linda Force, are seeking reelection for two years. Ron has provided 15 years of service and made many contributions. Linda Force will assume the Treasurer responsibilities after being on Council for two years and has been a valuable addition to Council. Please cast your vote for these two (2) candidates so we may achieve quorum. Special thanks to Lanita Kemezls, who performs all the Secretarial duties and Mike Trio who provides us with his infrastructure expertise. Ron, Mike, and Linda all serve on the Finance Committee. Also, I want to reintroduce Debbie Marchiano, PENCO Property Manager, who has been with us for seven (7) years and provides us with outstanding service and resources.

Other:

The Council is planning a Christmas luncheon December 21st at the Country Club so we can all mingle and celebrate the holidays with each other. More information to follow. We encourage all to attend. Special thanks to Ferdie Lamb for all of her tireless efforts in keeping our community social.

The Master Association is still considering a \$6,000 addition to the Community Center Building along with relocation of the bocci and shuffleboard courts.

Please provide your address and contact information to Debbie Marchiano, PENCO Property Manager so you may be added to our e-mail "BLAST" list and receive communications. If you do not have an e-mail, perhaps you can provide one for your son/daughter so they can keep you apprised of Ashton events.

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

Sincerely,
 Kirk Leighton, Council President
 On behalf of the Village of Ashton Council

	2021	2022	2023
...	177,344	276,164	342,198
...	29,329	36,895	32,344
...	1,733	2,733	2,019
...	29,472	29,472	29,472
...	1,471	1,471	1,219
...	49	49	1,389
...	1	1	137
...	1,462,792	1,664,215	2,112,171
...	279,298	319,213	311,295
...	3,122,719	3,794,274	4,944,340
...	129,000	140,000	150,000
...	15,439	20,000	21,000
...	212,139	239,000	271,000
...	22,118	22,118	22,118