

**ASHTON VILLAGE COUNCIL
MEETING MINUTES
July 2025**

The **Regular Council Meeting** was held at the Sullivan House on Tuesday, July 8, 2025.

Members present: Kathi Sullivan, Tarrissa Hockenberry, Stef Slobuski, Jill Adams, Lynne Weil, as well as Steve Erney from PENCO Management. The meeting was called to order by Kathi at 1:05 PM.

First order of business: Motion was made by Kathi to appoint Lynne Weil as the new Member-at-Large of Ashton Council, replacing Colleen Breene who moved out of Ashton recently. Approved by all.

Second order of business: Approval of June 2025 Minutes – approved by all.

- **Financial Report ***

Month Ending	Total Income for Month	Total Expenses for Month	Total Reserve Contribution	Net Income	Delinquent Accounts in the Village Totals for Month		Roof Loan Balance
4/30/25	\$72,304	\$60,256	\$8,896	\$12,048	5 Homes	\$6,508	\$517,166
5/31/25	\$65,003	\$56,223	\$8,896	\$8,780	3 Homes	\$4,462	\$510,768
6/30/25	\$72,221	\$68,570	\$8,896	\$3,651	3 Homes	\$4,462	\$504,404

- **HMMA BOD Update (Kathi):**

- HMMA Board is actively working on a plan to remediate the drainage issues along the golf course.
- Bids were received to upgrade the HM alarm systems. Details to follow after the review period.

- Request from Council for PENCO's accountant to revise the financials cover page back to the way it was done previously.

- **Landscape Update:**

- Curb repair completed along Ashton Way.
- Future fall landscape projects to include addition of spring bulbs and perennials at entrance and number signs, replacement of overgrown/dead shrubs (especially the rhododendrons), and other smaller projects. Estimated cost approximately \$8,500 which will come out of the mulch money.
- Ashton is halfway through the 3-year contract with DiStefano Landscaping. Council to meet with them within next few weeks to evaluate progress on projects, as well as overall satisfaction with quality of work being done. The biggest complaint is the salt distribution during ice storms which has destroyed everything it touched. Re-seeding has not helped much and looks terrible all the way down Ashton Way.
- Tree work being evaluated and prioritized. Urgent situations to be completed as soon as possible, and non-urgent tree work to be done late in the year when tree companies are less busy and charge less. Awaiting estimates.

- **Old Business:**

- Roof blow-off and gutter cleaning complete.
- Power washing (1/3 of Village per year): Units #74-84, #95-116 (and garages) completed.
- CCHS to paint railings.
- Shed door repair and painting project in the planning phase.
- Fireplace flue inspections – Steve will follow up with the non-compliant homeowners.
- Garage inspection letters to be sent to non-compliant homeowners. Reminder: all overhead storage must be removed.
- #112 flagstone grading issue – DiStefano to evaluate.
- #96 – CCHS to patch walkway.
- Parking issues continue. Homeowners who continuously park incorrectly will receive warning letters followed their vehicle being stickered.

- **New Business:**

- Motion was made by Kathi to have Steve hire local expert Mike Burkholder at Asphalt Consultants to begin the evaluation process and prioritization of certain Ashton parking areas needing asphalt repairs. All in favor. Once the evaluation is complete, bids will be requested for the repairs. Details to follow after the estimates are received and reviewed and timing for the project is established. This is just the first step.
- Note that the *possible* AQUA project in HM could potentially tear up Ashton Way, to be repaired at AQUA's expense. At this time, HMMA is still in negotiations with AQUA. Details will be provided as soon as Council is informed of the plan.
- Motion was made by Kathi to have CCHS add nonskid strips (rolls) on the Quad bridges. All in favor.

- **PENCO** reported on the following:

- Monthly Capital Improvement.
- Reserve Study discussion.
- Work orders and maintenance.
- Delinquent accounts.

Please note: Ashton Village is an HOA with rules and regulations. ALL architectural and landscaping changes must be approved by Council. Please contact PENCO for change forms.

*Copies of redacted monthly financial reports as well as annual independent audits are available to Ashton Village homeowners upon request. Contact PENCO.

Adjournment: Steve made a motion to adjourn. All in favor. The meeting was adjourned at 3:30 PM.

Next Council Meeting scheduled for Tuesday, August 12, 2025, at 1:00 PM.

Respectfully submitted by Tarrissa Hockenberry, Ashton Village Council