

# Ashley Forest Homeowners' Association

Fall 2009  
Volume 6, Issue 1  
[www.ashleyforest.us](http://www.ashleyforest.us)

## The Forest News



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[www.ashleyforest.us](http://www.ashleyforest.us)

### 19th Hole Quote:

"It" took me seventeen years to get three thousand hits in baseball. I did it in one afternoon on the golf course." ~

### President's Corner

Summer is rapidly giving way to another school year, and with the current state of our economy everyone has had to deal with even more stress to meet everyday needs, which also includes meeting Homeowner's Association Annual Fees. You will recall that one of our ongoing goals is to eliminate late fee assessments and to achieve 100% payment of association dues by March 31st of each year. We continue to come close each year but unfortunately seem to fall short of our goal. I want to thank all of you who have paid your Association dues and to remind those of you who have not yet paid, to please send your Association Fee to the Treasurer.

(Continued on page 3)

### THANK YOU **Atlanta South**

For Your **Generous Donation** to the  
Ashley Forest Homeowners Association

(Details Page 4)



### Mark Your Calendar September 26, 2009 (Sat) Our 3rd Annual Block Party (details on page 8)

Where: Eagles Nest Drive (Cul-de-sac)

Fun for All Ages:

Live Entertainment, Great Food,  
Prizes, Fun & Games for the Kids  
Admission: Free for Residents

Guest Cost: \$5.00

Time: 4 pm to 7 pm\*

\*Solar astronomy set up at 3:00

(Visit [www.charliebates.org](http://www.charliebates.org) for more information)



*Neighbors Who Care*



## Our Beautiful Neighborhood

Our board was busy upgrading the quality of the community entrance, take a look at the beautiful plants, trees, flowers, and the new entrance sign. During these tough economic times, our community should be proud of our constant desire to maintain our yards and homes to a high standard.



Neighbors and friends take a bow and please do your part to keep up the effort, and keep our community safe, clean & beautiful. Don't hesitate to tell your neighbor good job, thanks for doing

your part. Show off your community pride by keeping your lawn & landscape clean & manicured.



**Ashley Forest Pride**  
*Begins with Us!*

## Ashley Forest Homeowner's Association Board of Directors Nomination

According to our by laws each of the Board of Directors is elected to serve a term of two years. The Board members' terms are staggered so that there will always be experienced Board Members on the Board. Each year around the first of October a flyer is sent out to all homeowners for Board of Director nominations.



Generally 2-4 weeks are provided to return the nominations to the Board. Unfortunately the only nomination forms returned are from Board Members and perhaps one or two homeowners.

*Volunteers  
We Need Your Help  
Become a Board Member*

As a result, your Board Members have and are serving extended terms.



This year we have three terms up for renewal. Instead of only mailing the nomination forms to homeowners the Board would like to supplement the mailing by soliciting nominations, in writing, at our Annual Block Party. Nomination forms will be provided at the sign in desk and may be turned in at the same time – i.e. one stop shopping – plus food, drink, and fun!

This is an excellent opportunity for those of you who have expressed a desire to serve or know someone who has said they would like to serve. On average the Board meets once a quarter and Board Members spend about 10 hours per quarter on Association business.

You may nominate an AFHOA Member for a position by writing his/her name in the spaces provided on the form. The term for each position is two (2) years. The same person may be nominated for more than one position, and you may nominate more than one person per position. However, nominees must be aware of and accept the nomination and only one nomination form per Unit may be submitted. (Article III Membership and Voting Rights, Section 3.2 of the Amended and Restated Declaration of Protective Covenants and Restrictions)

*Neighbors Who Care*



## Financial Update

~ Norman DeGrange

Ashley Forest Property Owner's Association is in good financial shape. All property owners have paid their 2009 dues except for seven owners. Thanks to all who paid on time. Please notify any of the board members of changes to

your mailing address, phone number, or email address.

The association has assessed late fees on these properties and will continue to send notices until the dues are paid or a lien is filed on the home.

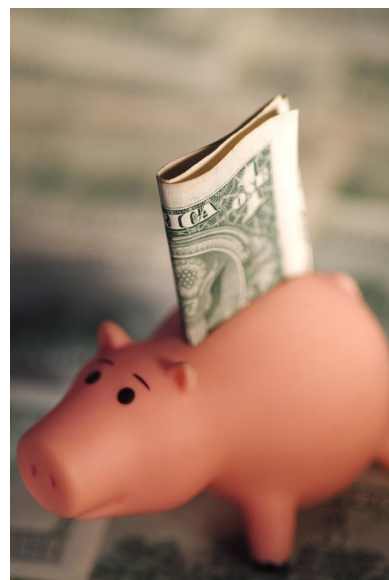
The association has outstanding liens from

prior years totaling \$6,461.86.

Feel free to contact me regarding any questions you have about dues, late fees, or association expenses.

Norman DeGrange  
Treasurer

(770) 461-0635  
degrange62@msn.com



## President's Corner Continued from Page 1

Two years ago we published an article reprinted from the © [Association Times](#) that addressed the frequently asked question of why have a homeowners association? I want to remind you of some of the key points from that © [Association Times](#) article.

"Your association may be your best tool to protect the value of your home and the quality of your neighborhood...by setting and collecting the maintenance fees required and needed to run an association, maintaining landscaping [and] enforcing deed restrictions [to] protect the value of

the community assets – among those being your home."

When we decided to buy our homes we made a decision as indicated in the © [Association Times](#) article

"... to buy into a lifestyle and surroundings which include many things outside the home itself, encompassing everything from the subdivision entries, the recreation center, to the general condition of all the other homes in the neighborhood. We purchased with an expectation that [our] property and those in [the] community would be ...

maintained to a certain reasonable standard."

I mention these key points to point out that not only does your Association work to protect your investment, but that everyone has a vested interest in maintaining the quality and esthetics of our neighborhood.

I want to thank all of you for the outstanding effort made by all of you this summer in maintaining the quality of the landscaping and general appearance within the subdivision.

As many of you are aware there have been some homes in our subdivision that have been foreclosed and their

upkeep at times somewhat less than what is the norm in Ashley Forest. What you may not be aware of are the exceptional individuals within our community who have quietly come forward to "help maintain the value and esthetics of our subdivision" by providing maintenance and upkeep on these properties without payment or fanfare.

I want to thank all of those "special" neighbors who have volunteered their time and resources for the betterment of everyone in the subdivision.

~ Marty



*Neighbors Who Care*



## Raising the Roof

On February 18, 2009, our neighborhood and many parts of Fayette and Coweta Counties experienced an intense hail storm that brought with it up to baseball size hail stones. While the hail storm was short lived, its damages were evident. Shortly after the storm, many of our neighbors pulled out the insurance policies and were on the phone with their agents. With the help of a number of local vendors, our lovely community was inundated with scores of trucks and roofing crews busily working to replace roofs & restore our homes.



## A Special Thank You *Atlanta South*!

All of us in Ashley Forest were hit hard by the hail storm this spring. **Atlanta South** was among a number of companies that helped us to restore the value of our homes after that storm.

However, **Atlanta South** not only wanted our business, they also wanted to contribute to our community. As a good neighbor, **Atlanta South** donated **\$700.00** to the Ashley Forest Homeowners Association. On behalf of the Ashley Forest Homeowners Association and the Board of Directors I want to thank **Atlanta South** for their generous donation.

- Marty Sas  
- President AFHOA

**Atlanta South**  
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*Storm Damage?*



*Neighbors Who Care*



## Neighborhood Buzz

### "Meet The Neighbor"... *The Sas Family*

Ask not what your Community can do for you, but ask what you can do for your Community... ok so it is a variation of the original immortal phrase, but the sentiment is the same. There are a few residents in our neighborhood that go the extra mile to ensure that our neighborhood continues to be one that we can proudly call home. All of our Associations board members volunteer many hours and we owe them a debt of gratitude but one in particular, Martin "Marty" Sas, association president, oversees the entire board and helps Ashley Forest tick. In this issue of "Meet the Neighbor" we are long overdue in featuring Marty & Kate Sas and their son Ryan of 195 Ashley Forest Drive.



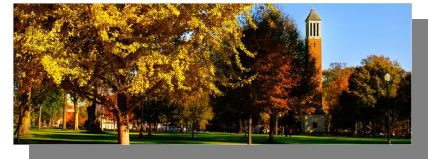
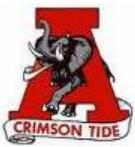
Serving others is nothing new to Marty Sas, as a retired officer in the US Army, he served his country for 22 years. He has shown the same dedication to our community where he has served on the board since 2001 and has acted as our president since 2006. For his continued service, we salute Marty and say **Thank You!**

Marty and Kate enjoy traveling and when asked where they would love to venture for a dream vacation they say they would begin with a trip to Tuscany or an Eastern Mediterranean cruise to Athens, the Greek Isles and Istanbul, or maybe even a trip to Ireland.

Another interest they both share is gardening and as you drive through the neighborhood, you can often find Marty & Kate working in their yard and many gardens. Marty used to be an avid hunter and recently he has a renewed interest in relief carving. He also can be found researching his family's genealogy or reading in his spare time. Marty has long been a fan of Ian Fleming's James Bond novels, and other action novels by Dan Brown, Brad Thor and David Baldacci, and he also enjoys Harry Potter. Kate prefers historical and biographical novels and mysteries.



Kate and Marty have lived here in Ashley Forest since the year 2000. Originally Marty hales from Sharon, Pennsylvania, a small town about 75 miles north of Pittsburgh on the Ohio border, hence sentimentally he is a Pittsburgh Steelers fan, but we won't hold that against him. Marty, as a career Army Officer, really considers himself from everywhere. Marty attended the University of Alabama and while on active duty he earned both a BS and an MS in Electrical Engineering. For many years Marty has worked as a program manager in what is known as Intelligent Transportation Systems or Electronic Toll Systems (think GA 400).



Kate, his lovely wife and mom to Ryan, is originally from Mobile, Alabama. Three years ago she changed careers (previously she was a civil servant and an administrative assistant) and is now a teacher at Brooks Elementary School (Coweta County). She completed her BS in early childhood Education from Western Governor's University and during her busy schedule is currently pursuing her Masters degree from Western Governor's University. She expects to earn her Masters degree next year. While not necessarily in the order presented, she enjoys Tom Hanks movies, BAMA football, and the music of Michael Jackson, the Beatles, Elton John and jazz.



**THE BEATLES**

Ryan, their handsome and intelligent son is quite an accomplished young man. As new neighbors, while looking out the window one afternoon, I can recall saying to my husband and kids "Wow, check out this kid next door." There was Ryan (who was born in Heidelberg, Germany while Marty was stationed there and was employed by a DOD contractor) literally "flipping through the air" in his front yard doing what can only be termed "extreme karate" in combination with gymnastics. At the time of that exhibition, Ryan was attending Sandy Creek High School. We soon learned that Ryan was a black belt by the age of 12 and competed nationally in extreme karate forms. While attending Sandy Creek High School, Ryan was also a member of the Model UN Debate team and lettered in track.

(Continued on page 6)



(continued from page 5)



Ryan continues to excel and has been on the Deans list each semester at the **University of Alabama**. As a sophomore majoring in Biology, he plans to pursue a career in medicine. He has been selected for membership in Sigma Alpha Lambda, National Leadership and Honors Organization which recognizes members for academic achievement. This summer, Ryan received a partial scholarship to study at the Centro Linguistico Italiano Dante Alighieri in Florence Italy, (the oldest language school in Italy). Cin Cin, Salute!



In closing, we say "hats off" to the Sas Family. On behalf of the Ashley Forest community we thank you for being such an inspiration and for being great neighbors, neighbors who truly live the Ashley Forest motto "**Neighbors Who Care.**"

## Looking Good: Taking Pride

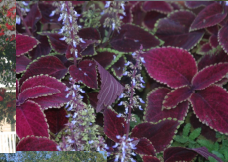


Look around, up or down Ashley Forest Drive, Eagles Nest, Falcon Ridge, or Gray Fox Point and enjoy the many beautiful homes, lawns, blooming trees and flowers that make our community one we all enjoy. Pause, take a moment and enjoy some of the splendor that is Ashley Forest. Like our name sake, bask in the beauty and size of so many of its majestic trees. It is rare that a community was built around and among such a mature forest.



Don't forget next time you are driving our streets or taking a causal walk to take in the beauty that is Ashley Forest. And when you see a neighbor say hello, and remember how lucky we all are to be here. Enjoy the sites and keep the Ashley Forest pride.

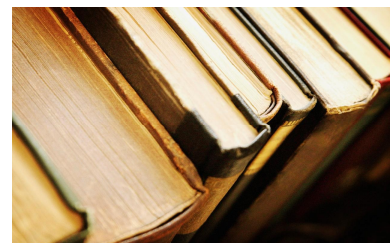
## Neighbors Who Care





## Neighborhood Recipe Exchange

- Cathy Main



### Deep Dish Chicken Pot Pie

From the kitchen of Debbie Bridgeman  
205 Ashley Forest Drive

#### INGREDIENTS

1 recipe pastry topper\*  
2 tbs. margarine or butter  
3 medium leeks or 1 large onion, chopped  
1 c. sliced fresh mushrooms  
¾ c. sliced celery  
½ c. chopped sweet red pepper  
1/3 c. all-purpose flour  
1 tsp. poultry seasoning  
¼ tsp. salt, ¼ tsp. black pepper  
1 ½ c. chicken broth  
1 c. half-n-half, light cream or milk  
2 ½ c. chopped cook chicken  
1 c. frozen peas  
1 beaten egg

\* For a quicker and easier meal, Debbie suggests buying a ready-made Pillsbury pie crust in the refrigerated section of the grocery store.

\*\*Another tip: Make extra next time you grill or bake chicken and store or freeze to have on hand next time you make the pot pie.

If you would like to share a favorite recipe please email it to Cathy Main at [cathymain@bellsouth.net](mailto:cathymain@bellsouth.net)

### Instructions:

1. On a lightly floured surface, roll pastry topper into a rectangle 1/8 inch thick. Trim to a rectangle 1 inch larger than a 2 quart rectangular baking dish. Using a sharp knife or small cookie cutter, cut some shapes out of the center of the pastry. Set aside.
2. In a large saucepan melt margarine or butter over medium heat. Add the leeks or onion, mushrooms, celery, and red pepper; cook for 4-5 minutes or until tender. Stir in flour, poultry seasoning, salt, and black pepper. Add the broth and half-n-half all at once. Cook and stir until thickened and bubbly. Stir in the cooked chicken and peas. Pour into the baking dish.
3. Place pastry over the hot chicken mixture in dish; turn edges of pastry under and flute top edges of dish. Brush with egg. Place reserved pastry shapes on top of pastry. Brush again with egg.
4. Bake in a 400 degree oven for 30 to 35 minutes or until the crust is golden brown. Cool about 20 minutes before serving.

#### "Piece de Resistance" Pastry Topper\*

In a medium mixing bowl, stir together 1 ¼ cups all-purpose flour and ¼ tsp. salt. Using a pastry blender, cut in 1/3 c. shortening until pieces are the size of small peas. Sprinkle 1 tablespoon cold water over part of the mixture; gently toss with fork. Push moistened dough to side of bowl. Repeat with 3 to 4 tablespoons cold water, using 1 tablespoon at a time, until all dough is moistened. Form into a ball.

### Come One Come All!

The AFHOA is inviting all residents in good standing to a "Free" dinner as part of our Annual Meeting. Come enjoy an evening out at Baci's Italian Cuisine (<http://www.baciitaliancuisine.com>) in Fayetteville while discussing annual business. Residents in good standing will receive an invitation, limited to 2 adults per household.

**Who:** All Residents in Good Dues Standing  
**What:** Ashley Forest Annual Homeowners Association Dinner & Annual Meeting  
**Why:** Participate & share views/concerns with The Board and to enjoy dinner & conversation with friends & neighbors.  
**Where:** Bella Sera event room at Baci's Italian Cuisine, 174 N. Glynn St., Fayetteville  
**When:** Nov. 19, 2009,  
Time:TBD



*Neighbors Who Care*

*President*  
Marty Sas

*Vice President*  
Rob Fleming

*Treasurer*  
Norm DeGrange

*Secretary*  
Sarah Blum

*Members-At-Large*  
Jim Bridgeman  
Doug Main  
Clovis Jackson

*Newsletter*  
Cathy Main

# Come One, Come All !!!

**3<sup>rd</sup> Annual Neighborhood Block Party  
&**

**Great American Barbeque**

**September 26, 2009**

**Where: Eagles Nest Drive Cul-de-sac**

**Time: 4 pm to 7 pm\***

**\*Solar astronomy set-up 3 pm**

**Residents - *FREE* Admission**

**Fun for All Ages  
Live Entertainment, Great Food,  
Prizes, Fun & Games for the Kids**

## Contact Us



Residents may contact a Board member by phone or write to:

Ashley Forest  
Home Owners Association  
PO Box 143008  
Fayetteville, GA 30214

**Ashley Forest  
Pride  
Begins with Us!**

Thank you!

Mark your calendar and set your clock, the 2009 Ashley Forest Neighborhood Block Party is fast approaching.

If you missed it last year, you have a golden opportunity to redeem yourself this year. Volunteers are welcome, contact Clovis at 770 328-9242. Enjoy the live musical entertainment, the fun stuff for the kids, prizes, and great food. Join the fun and relish time with your Ashley Forest neighbors and show off your community pride.

*~Clovis*

### Neighbors Who Care

