



THE ASHLEY FOREST Community

Fayetteville, Georgia

September | 2024 | vol. 1

Being An Intentional Neighbor

Let's be intentional about connecting with our neighbors, getting involved in community efforts, and building a sense of unity. By working together, we can establish a neighborhood where everyone's contributions are appreciated.

The impact of creating a sense of community in our neighborhood extends beyond personal well-being, as it also contributes to the collective well-being of the community.

By coming together as a collective, we establish a support system, cultivate a sense of belonging, and improve our quality of life.

Here are some real-life examples that illustrate how a community can positively impact a neighborhood.

1. Establishing strong connections with our neighbors

It helps to create a sense of security and belonging within our community. Knowing and interacting with those who live nearby builds trust and creates a proactive environment where people look out for one another. This can help to ensure that everyone is safe, and any suspicious activities are reported promptly.

[continue page 2]

Home Sweet Home

A warm hello to all Ashley Forest residents. It's amazing how time flies when you enjoy what you are doing, birthdays, births, marriages, family, friends, and just being a "couch potato" at home. Owning your **HOME** is a huge achievement and a wonderful place to call your own. Congratulations! We're so incredibly **proud** of you.

The oldest home in our scenic Ashley Forest neighborhood is now 27 years old. Ashley Forest initial ground-break began in 1997. Fast forward to 2024, and our neighborhood is fully built out to capacity with 75 elegant, custom homes.

The Ashley Forest Community is notably recognized and revered as one of Fayette County's most desirable neighborhoods in which to live. Applauded as an upscale, safe, quiet community, with spacious lots, beautiful hardscape, and amenities, Ashley Forest residents can beam with pride.



WOOF WOOF



When walking your dog(s) around the neighborhood, carry a plastic bag with you and please be courteous and pick up after your pet.



HOW TO CLEAN UP AFTER YOUR DOG



Samantha D. Hoffman & Gary Michael Williams
135 Ashley Forest Drive

Brett & Kacie Stanelle
160 Ashley Forest Drive

Daniel & Lauren Beck
215 Ashley Forest Drive

Lakeithia McGhee
125 Gray Fox Point

Jason Moss & Sarah Mehring
335 Falcon Ridge Drive

Nathan Shoate
110 Ashley Forest Drive

Emil Singh-Jeboo
105 Gray Fox Point



Continued Being an Intentional Neighbor

2. Community involvement and collaboration

They are key factors in enhancing the quality of life. Various projects can enhance our day-to-day experiences. Not only does this beautify our surroundings, but it also fosters a sense of pride and connection as we work together to nurture and maintain the community. These shared experiences strengthen the bonds within our community and create a vibrant atmosphere.

3. A supportive community

It can create a sense of belonging and reduce the risk of social isolation. In today's fast-paced society, it is not uncommon to feel disconnected and lonely. However, when we actively engage with our neighbors, we create opportunities for social interactions and meaningful relationships. We organize regular events such as block parties, home cooked lunch parties, and game nights. These gatherings provide an avenue for neighbors to meet, socialize, and form lasting friendships. Such connections can positively impact the mental well-being of individuals who may have otherwise been feeling isolated and disconnected.

4. The benefits of a strong community

People who are part of a strong community are more likely to have access to resources and job opportunities. When individuals unite, they have a stronger voice and can advocate for positive change. When neighbors work together towards common goals, we can achieve incredible things. Take, for example, a community-wide cleanup event. Not only can this improve the physical appearance of the neighborhood, but it can also instill a sense of pride and ownership among residents.

5. A supportive culture of sharing

It strengthens a powerful sense of community in a neighborhood. It enables us to help those in need and creates a safety net for vulnerable individuals. For instance, during the COVID-19 pandemic, one neighborhood established a mutual aid group where volunteers assisted elderly residents with grocery shopping, medication delivery, and other essential tasks. Others open their homes during the day to neighborhood kids to do their virtual school studies when some of their parents had to return to work, but the school buildings were not yet open. This support system not only provided practical help but also eased feelings of anxiety and isolation among those who were most affected by the lockdown measures.

Say Hello to our New Neighbors!

A Delicate Balance- What Do You Know?



Residential areas are prone to flooding and must deal with storm water runoff from streets, driveways, walkways, and roofs. Detention ponds are used to hold and distribute rain runoff, which helps prevent flooding.

The design of the **Ashley Forest Community** hosts a purposeful **Detention Pond** to assist the entire neighborhood with stormwater runoff. A detention pond holds water for a short period of time, meaning a few hours or a few days. Think about "detention" sessions in school: children are not there forever, just a little while. So, the Ashley Forest Detention Pond helps to protect our properties from flooding and other effects from erosion by capturing and filtering excess water runoff especially when it rains.

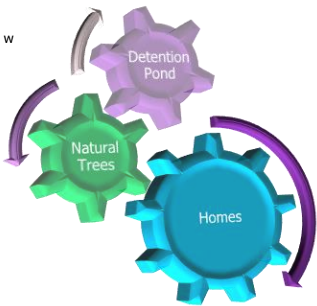
When the Ashley Forest Community was created, the developer determined which stormwater structures were necessary to help in the natural maintenance and protection of the Ashley Forest Homes that were to be built. At the same time, the developer solicited environmental experts to "tag preexisting natural trees" that would also help naturally, as preventive measures to assist in the control of erosion and for the protection of the homes in the community. **Trees help reduce runoff and flooding** in the community. Thus, the foundation to maintaining a healthy Ashley Forest Community, is the careful attention given to the **Detention Pond** and the **Natural Trees** remaining in the community.

BEFORE you remove trees from your property.

Read online <http://www.ashleyforest.us/index.htm> the Ashley Forest Homeowners Association [AFHOA] guidelines and then contact the Architectural Review Committee [ARC]



QUIZ TIME!
Where is Ashley Forest Detention Pond located?
Where are the Natural Protective Trees?
[answers on page 7]



Publisher: Dr. K. Scruggs, SAI Inc.

Trees Help Reduce Runoff | US EPA
Trees are increasingly recognized for their importance in managing runoff. Their leaf canopies help reduce erosion caused by falling rain. They also provide surface area where rainwater lands and evaporates. Roots take-up water and help create conditions in the soil that promote infiltration.
December 21, 2023, U.S. Environmental Protection Agency (gov) <https://www.epa.gov/soak-rain-trees>





Landscaping Tips:

Below are some tips that I have collected that hopefully you will find useful regarding maintaining beautiful, healthy landscaping:

Trees: checking trees for damaged or weak branches and prune if needed. **Lawns:** determine the cause of any lawn problems before taking any action. If an insect is the issue, treat the affected area. •

Vegetable gardens: use the summer heat as a tool for preparing your garden for fall plantings. It takes 4 – 6 weeks to kill weeds, diseases, and creatures, so start now. • **Azaleas:** prune no later than mid-July to protect developing buds for next spring's bloom. •

Irrigation: an inexpensive rain shut off device will save money by overriding your irrigation system when it rains. If one is already installed, make sure it is operating properly. • **Pests:** small white dots on the leaves of ornamental plants may indicate that lace bugs are present. Spray the plants forcefully with water to help control these pests. • **Flowers:** deadhead flowers to encourage new blooms. •

Mowing: mow lawns regularly; this season a rash of "army worms" have been reported racing across communities which causes your lawn to turn brown; in time, after care and watering your lawn will recover.

Safety Tip: mushrooms can be poisonous. Be sure to remove, especially if you have children or pets playing in the yard. **Hedges:** prune hedges when new growth reaches 6 to 12 inches. You can also allow them to grow naturally but be sure to keep them trimmed overall.

Help Your Landscape Survive the Summer

Some of those **BARE SPOTS** may not have been a good location for turf. These areas may be difficult to water, too shady or have a soil problem. Maybe another ground cover would be a good choice. If in sun or shade and a difficult to mow location you might replant with Asiatic jasmine. If shady consider bromeliads, caladiums, peacock ginger or some of the foliage plants that grow outdoors during the warmer months. Tough summer weather calls for more durable plants and some of these include Angelonia, Begonias, Bush Daisy, Firespike, Lantana, Perennial Salvias, Shrimp Plants, Torenia, Dwarf Zinnias and Whirling Butterflies. When the flowers fade from spring plantings, remove the old ones and improve your soil. Many gardeners have geraniums they would like to keep through the summer and rebloom next fall. Here is the secret-keep them out of the daily rains. Yes, they are going to stop flowering and may look horrible during the hot weather, but they can be survivors. Just keep the soil moist and feed only once a month and lightly. It's almost a miracle how they come back to life during October when the cooler weather arrives.



Ashley Forest POA, Inc. Community Association Management [CAM]

The primary responsibility of a CAM is to ensure the smooth and efficient daily operations of the Ashley Forest Community. This means implementing and upholding the policies determined by Ashley Forest Property Owners Association [AFHPOA] governing board, maintaining the community's physical aspects, and fostering communication with residents. Each year CAM will invoice each homeowner for payment of their annual homeowner dues of \$175. Also, CAM periodically comes into the neighborhood to observe that each property is following the AFHOA Covenant and Guidelines. When there is an observed violation, CAM will alert the property owner by sending a notice. Should you receive such a notice from CAM, please respond to CAM to let them know when and how you will address the violation to avoid future notices and/or penalties.



The Architectural Guidelines & Rules & Regulations

ARC Compliance & FAQ's



The Architectural Guidelines Rules and Regulations are the governing documents that outline the specific maintenance requirements for the Architectural Review Committee [ARC]. ARC reviews ARC application and decides if the scope of a project is in accordance with the governing documents, standards, and compliances for the Ashley Forest Homeowners Association Community. Compliance inspections consist of viewing the improvements, and deciding as to whether the information submitted in the application matches the improvements made on the property- not to be confused with a violation. A notice of violation may come from the city and/or Community Association Management [CAM].

Rule of Thumb: When do I need to apply to ARC?

"If you are planning to make any changes to your yard or the exterior of your home, written approval from AFHOA [ARC] is probably required."

Remember it's building season! Before doing any exterior alteration or modification to your home, fencing, or other structure [including, but not limited to color changes, siding, roofing], an architectural request form must be filled out and approved in writing by the AFHA ARC Committee. Failure to comply with these rules may result in fines. The architectural request form can be found on the AFHOA website <http://www.ashleyforest.us/index.html>. ARC meets monthly to review any requests that are turned in and will do their best to expedite the approval process so you can begin your home project within your desired time frame. Not following this procedure may result in delaying your project plans. AFHOA bylaws are also located on the AFHOA website. Homeowners are also reminded by the city to obtain permits for certain interior and exterior remodeling and building projects, including electrical and plumbing, sewer work, roofs, fences, driveways, decks, patios, sheds, swimming pools, and lawn sprinkler systems to name a few.

ARCHITECTURAL REQUEST FORM

The first step of any construction, replacement or alteration on your property that is visible from the outside is to fill out an architectural request form. This includes fences, sidewalks, driveways, siding, roofs, gutters, doors, windows, existing trees, additions of any sort and more.

If you need a permit from the city, you will need to secure that as well. Despite any horror stories that you may have heard or read about difficult HOA's that have unreasonable restrictions, Ashley Forest Homeowner Association [AFHOA] requirements are amazingly simple and concerned with maintaining properties in the prevailing community standards. They are all also consistent with City requirements. These are all listed online at <http://www.ashleyforest.us/index.html> under documents, and, in the materials, everyone was given and agreed to when you purchased the property.



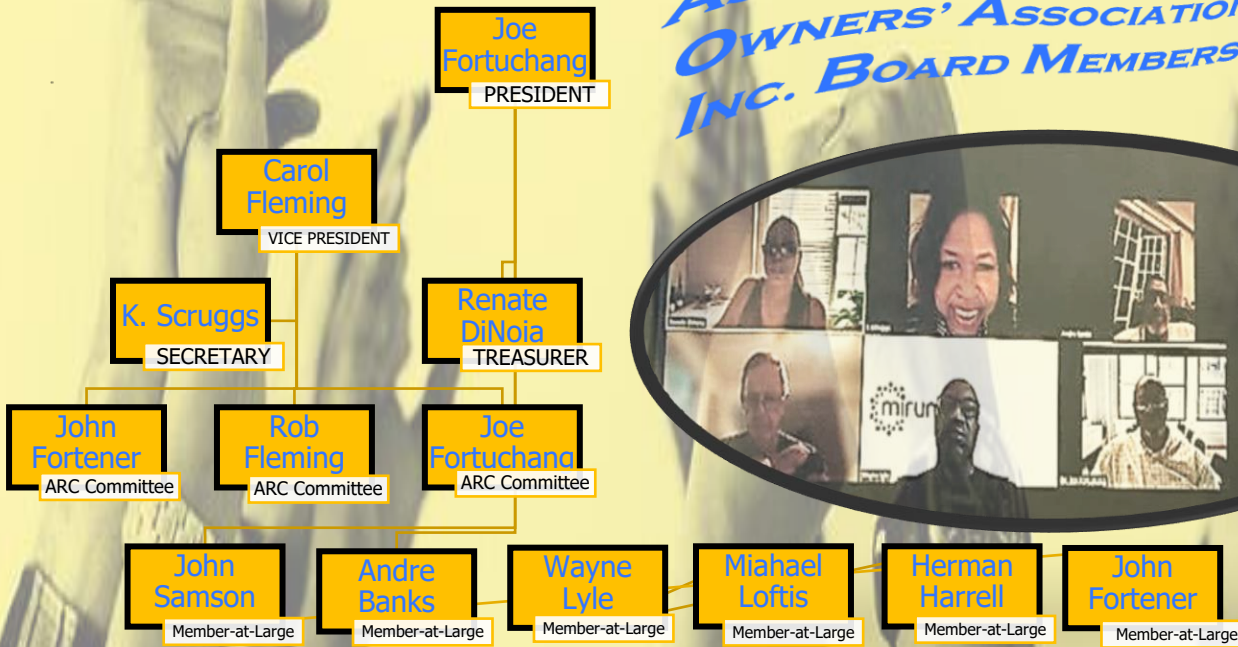
WHO'S THAT?

As a suggestion...When you are selecting contractors to perform work on your property, please make sure that you only use contractors who are licensed and insured. This will protect you should an accident occur while the contractor is at your property.

As a suggestion... For courtesy and safety in the neighborhood. Let a neighbor or two know that strangers will be in the neighborhood working at your home.

This may seem like an annoying step, but it may save you time and money. There is no charge for this service and the form can be reviewed quickly. The Architectural Review Committee also might be aware of issues other homeowners have had with similar projects. The biggest benefit to getting this form filled out and approved through the Ashley Forest Architectural Committee [ARC] is that the work will be documented, and you will have the support of ARC to help you with your project.

ASHLEY FOREST PROPERTY OWNERS' ASSOCIATION, INC. BOARD MEMBERS



The AFHOA Board Members are a team of volunteer homeowners living in our community who work toward common goals for the preservation of what usually is the costliest purchase in one's life—that is—our homes. The Board warmly welcomes each of our homeowners and their families to the neighborhood. We encourage both current and new homeowners to review covenant enforcement that is a crucial aspect of any homeowner association for the guidelines for healthy conditions, maintenance, cooperation, and other essential guidelines, to continued beautification, safety, and sustained property values for membership in an HOA community. The Board values each resident and appreciates your patience as we figure out ways to best inform and engage our residents to help our small community thrive.

A Message from AFHOA President

To all Ashley Forest Property Owners,

Allow me to introduce myself. My name is Dr. Joe Fortuchang. I am a civil engineer by profession. My most important job is being the husband of Mrs. Wendi Fortuchang, M.D., a triple board-certified psychiatrist, and father to our two children: Emmanuel and Glory-Victoria. We live on Falcon Ridge Drive, and I have recently been honored to serve as the new President of Ashley Forest HOA. I am replacing Jonny Hall, the previous HOA president.

Our Goal as an HOA is to help enhance our community and be helpful whenever you need us to provide resources or resolutions and to effectively represent all our common interests. If you have not already done so, I ask that you please pay your annual dues of \$175.00. These dues are essential for the Board to be proactive when it comes to defensible space, Firewise programs, neighborhood safety, traffic calming efforts, annual meetings, CAM fees, etc.

The current Board has Four Officers, Six At-Large Members, and the Architectural Review Committee (ARC) made up of Three Board Members. Since being voted in as President, I have never been more impressed with an HOA Board that cares for their community's wellbeing.

The pandemic kept us from each other for a while and there are many new families that have joined our community. So, it is time for all of us to come out for a block party to meet our neighbors and chart a new course for our neighborhood. We are working on a Newsletter that will keep you informed of what is happening in the neighborhood. If you need to make any modifications to the outside of your property, please remember to complete the **AFHOA Design Application** form located on our website (<http://www.ashleyforest.us/index.html>) under "Documents" and send it to the ARC for approval.

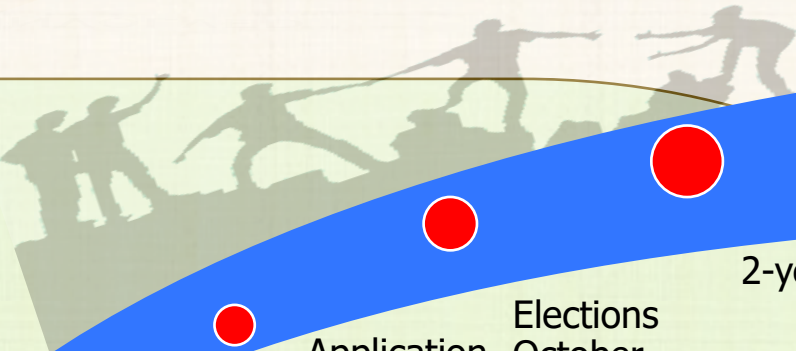
I look forward to serving as your President and assisting in every way I can to make this a warm, welcoming, and SAFE Community. If you have any questions or concerns, please do not hesitate to email me. joe.fortuchang@gmail.com

Best Wishes,
Joe Fortuchang, Ph.D., AFHOA President
 Be an example for Jesus by loving your neighbor as yourself.

GET INVOLVED
AFHOA BOARD ELECTIONS
OCTOBER 2024
OCTOBER 2024



VOTE



Applicant HOA Fees must be current

October 10th

Application Deadline

Elections October

2-year Term



**Carol Fleming
Rob Fleming**

Together, this duo couple have been formidable mentors to new residents, keepers of the Ashley Forest History, are legacy original homeowners since development of this community, and long term AFHOA board members who have chaired numerous community activities over the years.

Carol is the current **Vice President** of the board and has previously served as a member-at-large for five years. **Rob** currently is a member of the **ARC Committee**. However, Rob too has been actively involved in Ashley Forest Board over many years by serving as past president, vice president, and chair of ARC. The Fleming lives on Ashley Forest Drive.

Renate Di Noia

Renate is the **AFHOA Treasurer**. Renate has been Ashley Forest Treasurer for the past three years. Her long-time commitment has been enduring and exceptional. She always has each record/report immediately at her fingertips and keeps comprehensive notes of expenses. Her residence is located on Eagles Nest Drive.

Dr. K. Scruggs

K. Scruggs has been a member-at-large with the Ashley Forest Board for two years and most recently the current **AFHOA Secretary**.

K. lives on Falcon Ridge Drive and when she discovered this unique community, she chose to build her home here - what she calls "her retreat" after long hours of work. As secretary of the AFHOA tasks vary:

Recordkeeper, Prepare Meeting Agendas and Minutes, Sending Out Notices, Keeper of the Community Updates, Documentation and Files.

Please keep in mind that I am not perfect and like the other Board Officers, I too am a volunteer- but I strive to do my best with whatever I decide to undertake. Thus, I hope this 2024 September edition of the Ashley Forest Homeowner's Association Newsletter benefits the community.

ASHLEY FOREST CALENDAR



SUNDAY

• **AUGUST 25, 2024**

AFHOA Executive Board Meeting

SEPTEMBER

- 2 MON Labor Day
- 5 THUR AFHOA ARC Request Deadline
- 8 SUN Grandparent's Day
- 15 SUN AFHOA Executive Board Meeting
- 20 FRI AFHOA General Board Meeting
- 22 FRI Autumn Equinox

NOVEMBER

- 2 SAT AFHOA Block Party alternate day if rain on Saturday 10/26
- 3 SUN Daylight Saving Time Ends
- 5 TUES AFHOA ARC Request Deadline
- 11 MON Veterans Day
- 17 SUN AFHOA Executive Board Meeting
- 22 FRI AFHOA General Board Meeting
- 28 THUR Thanksgiving Day

OCTOBER

- 5 SAT AFHOA ARC Request Deadline
- 10 THUR Deadline for submission of AFHOA Board of Directors Nomination Forms
- 14 MON Columbus Day
- 20 SUN AFHOA Executive Board Meeting
- 25 FRI AFHOA General Board Meeting and Election of Next Board Executives
- 26 SAT AFHOA Annual Block Party & Presentation of Newly Elected Officers
- 31 THUR Halloween

DECEMBER

- 2 MON Cyber Monday
- 5 THUR AFHOA ARC Request Deadline
- 15 SUN AFHOA Executive Board Meeting
- 20 FRI AFHOA General Board Meeting
- 25 WED Christmas Day
- 31 TUES New Year's Eve
- AFHOA 2025-2027 New Elected Board Take Office January 1st 2025