

"Safeguarding Our Collective Dreams Through Collective Action"

Ashley Forest Chronicles

Fayetteville, Georgia

Fall | 2025 |

Hello Neighbors,

Get ready to mark your calendars and refresh your spirits because the air in Ashley Forest is buzzing with excitement! As the seasons gracefully shift, bringing with them a renewed sense of energy and vibrant hues to our beautiful tree-lined streets, we're thrilled to present the latest edition of the *"Ashley Forest Chronicles."* This newsletter isn't just a collection of dates and details; it's a celebration of us—the wonderful people who make Ashley Forest more than just a place to live, but a place to truly belong. From the rustling leaves that provide our peaceful shade to the friendly waves exchanged on daily strolls, every corner of our community reflects the care and camaraderie we share. Inside these pages, you'll discover a wealth of engaging events designed to bring us closer, important updates to keep us informed, commentaries to challenge our judgement, photos and quizzes that highlight the vibrant spirit of our neighborhood. Whether you are a long-time resident or new to our cherished community, there is something here for everyone to enjoy, participate in, and connect with. Let us continue to nurture the unique charm of Ashley Forest, celebrate our shared values, and create even more lasting memories together. Your involvement and enthusiasm are the heart of what makes our neighborhood truly special!

Ashley Forest: A Stately Single-Family Community with Timeless Appeal

Developed in the late '90s and early 2000s, Ashley Forest is a well-established single-family community in Fayetteville (30214) with 75 wooded lots, most over an acre, set on gently rolling terrain with mature oaks and manicured landscaping. Homes range from 2,800 to 5,400+ sq ft, many four-sided brick with stucco accents, offering 4–6 bedrooms, 3.5–5 baths, main-level owner's suites, finished basements, and three-car side-entry garages. The neighborhood is served by public water, septic systems, and underground utilities, with a detention pond providing flood and erosion control. Ashley Forest remains highly desirable for buyers seeking spacious yards, quiet streets, and proximity to Trilith Studios and Town at Trilith. Current market values typically range from \$550K to \$850K+, while HOA dues stay modest (\$150–\$175/year), covering entrance upkeep and common area landscaping.



Developments and Their Impact on The Ashley Forest Community

The recent cluster of large projects — a major movie studio expansion, a new U.S. Soccer national training center, and data center activity near Fayetteville — promises economic opportunity but also raises serious, immediate concerns for residents of Ashley Forest that deserve clear examination community plan.

Economic opportunity & regional profile

The expansion of film production facilities in the area has already helped put Fayetteville on the map as a creative hub, drawing jobs, tourist visits, and ancillary businesses that can raise local tax revenue and broaden employment options for residents.

Traffic, parking, and transportation strain

Large studios, a national sports complex, and any new data center will generate concentrated daily and event-driven traffic far beyond what a suburban neighborhood was designed to handle. Studio shoots and national-team events bring heavy truck traffic, tour buses, and spectators; a data center's staff shifts, and service vehicles add another layer of daily trips. Without proactive road upgrades, signal timing changes, and coordinated event management, nearby residential streets and the neighborhood entrance can experience congestion, longer emergency response times, and degraded safety for pedestrians and schoolchildren.

Continued on page 2

SUNDAY

• NOVEMBER 30, 2025

AFHOA Ballot Deadline

Infrastructure, Utilities & Public Services

Data centers demand intensive electricity and cooling infrastructure, while stadiums and studios strain sewer, water, and road systems. If utility upgrades are managed by outside developers without transparent coordination with Fayette County and local municipalities, residents may bear the costs through construction disruption or future rate hikes. The scale of the U.S. Soccer campus requires planning for sustained peak loads on public services and emergency response.

Environmental & Quality of Life Impacts

Land clearing and expanded parking increase impervious surfaces, disrupt stormwater flow, and raise flood risks if buffers and maintenance aren't strictly enforced. Noise from 24/7 operations and events can erode neighborhood peace, while light spill from fields and lots affects nighttime ambiance and wildlife corridors near Ashley Forest.

Property Values, Housing & Social Change

New jobs and amenities may boost home values, but also drive up property taxes, shift demographics, and spur speculative development. The housing market could split—some gain, others feel squeezed. Local policy must balance growth with affordability for long-term residents.

Planning, Mitigation & Community Voice

To protect Ashley Forest's character, officials and developers must commit to binding mitigation: traffic plans, sidewalk upgrades, stormwater agreements, dark-sky lighting, noise limits, and clear utility cost responsibility. Residents should advocate for enforceable benefit agreements, transparent environmental reviews, and regular reporting on traffic, stormwater, and noise.

Conclusion & Recommendations

Growth near Ashley Forest offers economic potential but poses real risks to daily life, the environment, and public capacity. Mitigation must be a prerequisite. Residents should organize, engage officials, and demand binding protections to ensure development enhances—not undermines—community safety, peace, and ecological health.



Quiz Time!
Test Your Neighborhood
Knowledge & AFHOA

There are 10 multiple-choice questions. Each question has one correct answer. Circle the best answer. Answers are on page 6.

- What is the primary purpose of the Ashley Forest HOA?
 - Host social events only
 - Maintain common areas and enforce community rules
 - Manage local businesses
 - Provide utilities like water and electricity
- Where should homeowners submit architectural change requests (paint color, fences, additions)?
 - To the city of Fayetteville planning office
 - Directly to the HOA architectural review committee
 - To a neighbor who owns a similar upgrade
 - No approval is needed for any changes
- Which of the following is usually NOT allowed under typical HOA rules?
 - Well-maintained landscaping
 - Parking a vehicle long-term on the street
 - Seasonal holiday decorations
 - Replacing a mailbox to match HOA specs
- When is HOA annual dues payment typically required?
 - Once every five years
 - Monthly at random dates
 - Annually on a set date each year usually in March
 - Only upon selling the home
- What should you do if you notice a safety hazard in a common area (broken light, damaged sign, downed trees/debris)?
 - Ignore it; someone else will report it
 - Report it to the HOA board or property manager as soon as possible
 - Try to fix it yourself without telling anyone
 - Post about it on social media only
- Which local resource is best for questions about trash pickup schedules in Fayetteville 30214?
 - The HOA board
 - Fayetteville municipal services or the county sanitation department
 - A random neighborhood Facebook post
 - The local grocery store
- What is a good first step if you want to start a neighborhood event (block party, picnic)?
 - Plan it without telling anyone and hope people show up
 - Contact the HOA for approval and guidelines, then invite neighbors
 - Call local police and ask them to organize it
 - Hire a catering company and skip permits
- Which of these improves property values within Ashley Forest the most?
 - Consistently maintained homes and common areas
 - Painting every house a different bright color
 - Removing all street trees to widen views
 - Allowing unlimited visible storage in front yards
- What is the polite timeline for responding to a neighbor's dispute or concern brought to you?
 - Never respond; let it escalate
 - Respond within a few business days to discuss respectfully
 - Wait a month and then reply angrily
 - Immediately call the media
- Where can homeowners typically find the official HOA rules, covenants, conditions, and restrictions (CC&Rs)?
 - In a neighbor's attic
 - On the HOA's official website or by request from the HOA board/management

Scoop the Poop



Please pick up after your dog.

Dog feces attract insects, can spread illness, and are not fertilizers – they actually harm lawns and plants!



Thank you for helping to keep
Ashley Forest beautiful!

Ashley Forest HOA
Fayetteville, GA 30214



Seasons of Service

Volunteer year-round in Ashley Forest

Small steps by many households make a big difference.



Spring

- Tree & Garden Steward
 - Plant flowers, refresh landscaping
- Pond & Drainage Helper
 - Join clean-ups
- Friends Month Ambassador
 - Organize buddy walks or mixers
- Lawn Care Tips Crew
 - Share mowing and fertilizing advice
- Dog Poop Patrol
 - Keep common areas clean



Summer

- Block Party Helper
 - Plan BBQs, outdoor movie nights, or kids' games
- Fitness Leader-Host walking groups, yoga in the park or bike rides
- Healthcare Resource Volunteer
 - Share CPR training or wellness info
- Activities Scout- Highlight fun events near Fayetteville



Fall

- Holiday Décor Team
 - Add festive touches to entrances and common areas
- DIY Fix-It Squad- Tackle small repairs before winter
- Traffic & Safety Volunteer
 - Help with signage and construction detours
- Vendor List Builder-Update trusted service providers (roofing, gutters, pest control, sanit., caregivers)
- Charity Drive Organizer-Coordinate food or clothing drives
- Neighborhood Observer-Watch for solicitors or unusual activity



Winter

- Welcome Committee
 - Greet new neighbors with info packets
- Newsletter Contributor
 - Share tips, stories, and updates
- Fundraising Helper
 - Assist with raffles or donation campaigns
- History Keeper-Document Ashley Forest's story with photos and interviews
- Shopping Buddy-Help neighbors with errands or groceries
- Home Sitter / Caregiver Helper- Offer short-term support for neighbors in need



Participation Looks Like Practical Actions

"Active Voices Make A Strong Community: Show Up, Speak Up, Keep Ashley Forest Strong"

So Get Involved, Make a Difference. Ashley Forest depends on neighbors who show up and speak up! Attending meetings, voting, joining a committee, or lending a hand at an event keeps our streets safe, our common areas maintained, and our property values strong. When participation is low, decisions fall to just a few voices — but when we all engage, Ashley Forest reflects the standards and spirit of the whole community. Mark your calendar for the next HOA meeting and invite a neighbor to join you — small steps make a big impact!

SLOW DOWN



ASHLEY FOREST NEIGHBORHOOD



Ashley Forest Dr.

Eagles Nest Dr.

Gray Fox Pt.

Falcon Ridge Dr.

Ashley Forest VOLUNTEER MENU

Pick your role where you'd like to pitch in to help!

Outdoor & Beautification

- Tree & Garden Steward
 - Plant flowers, monitor trees, or help with landscaping
- Pond & Drainage Helper
 - Join slient, ups and keep stormwar tears
- Lawn Care Tips Crew
 - Clean-Up Day Volunteer, Pitch in once year
- Clean-Up Day Volunteer
 - Pitch in orice a year to save

Communication & Engagement

- Newsletter Contributor
 - Share tips, stories, on updates
- Welcome Committee
 - Host walking groups, yoga in the park, or family bike rides

Health & Wellness

- Healthcare Resource Volunteer
 - Share info on local clinics, CPR training or wellness programs
- Health Tips Contributor
 - Provide advice on eating well, elsty living

Practical Support & Vendor Resources

- Vendor List Builder
 - Create and maintain a t rusted list of local
- Home Sitters & Caregiver Helpers
 - Offer short-term support for neighbors

Community Spirit & Neighbors Helping Neighbors

- Event Crew
 - Plan: pitids or, Wistct bike orvar aroco cories
- DIY Fix-It Squad
 - Assist with small repairs in common areas
- Traffic & Safety Volunteers
 - Help with signage Speed awareness, di event traffic flow and event
- Mini Repair Cate Skill Swap
 - Monthly meetups where neighbors tean quick

Charitable & Outreach

- Charity Drive Organizer
 - Coordinate food, stoining, or toy drives for local hanprotits
- Good Will Pick Ups
 - Organize central days for neighborhood charriable donations
- Cul-de-sac-Movie Night
 - AFHOA shows out door movies a t mas in one of the 9 cul-de-sacs
- Dumpster Date
 - Annual dumpsters provided for lattimes each year in tuied

Fuh & Activities

- Activities Scout
 - Group activities organizer
- Baking Show-Off
 - Book and movie swaps— with fun discussions
- Dumpster Date
 - AFHOA shows outdoor movies a few times each year

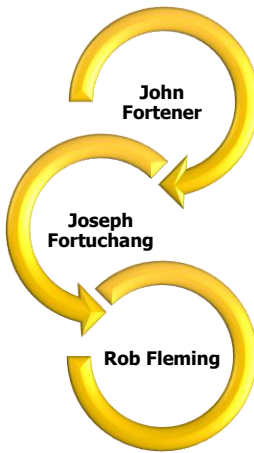
The Architectural Guidelines, Rules & Regulations



Partnerships in Care

Where better comes together

ARC Compliance & FAQ's



ARC Committee

John Fortener is a Certified Mortgage Advisor and Real Estate Investor for almost 40 years, with specialized training in Valuation of Real Estate & Appraisals.

ARC Committee

Joseph Fortuchang, is a Civil Engineer and brings knowledge of building codes, permits, blueprints, and how to take projects through entire processes.

ARC Committee

Rob Fleming, is a General Contractor with experience in residential and commercial work in the state of GA and around the country.

ARC

Detention Pond

Homes

Natural Trees

AFHOA ARCHITECTURAL REVIEW COMMITTEE

This small group of men receive no payment and volunteer their time to protect your home's value. They spend substantial amounts of time looking over your contractors' blueprints, landscape drawings, materials being used, etc. & the impact your project may have on the neighborhood. They also know the covenants and can guide you when you are undertaking an exterior project. If you decide to move ahead without this required process you not only miss out on their expertise, but the protection of your neighbors and the entire drainage problems, tree removal, to name a few. If you have filled out a required form for ARC, you can send it via Kaley with Community Association Management or through the neighborhood email hoaashleyforest.ga@gmail.com. Please, consider the architectural review process as neighbors helping neighbors and reach out to the committee the next time you have an exterior project.

The Architectural Review Committee [ARC] assists Ashley Forest Homeowners with staying aligned with the covenants regarding changes to the exterior of their home. Submission of an application to ARC is just notification that you plan to make changes to the exterior of your home. ARC reviews applications 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. ARC will work right along with you through completion of your project. ARC is also an excellent resource to brainstorm and connect with tradesmen, agencies, and planning ideas. The biggest benefit is that your project will be documented, and you will have the support of ARC to help you with your project. This may seem like an annoying step, but it may save you time and money. There is no charge for this service. The Architectural Review Committee also might be aware of issues other homeowners have had with similar projects.

ARC meets monthly to review any requests that are submitted and will do their best to expedite the approval process so you can begin your home project within your desired time frame. There is no cost to the homeowner when consulting with ARC. 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 any notices of violations that may come from the city and/or Community Association Management [CAM]. The architectural forms are listed online at <http://www.ashleyforest.us/index.html> under documents.

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

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

Complete the Architectural Request Form for any construction, replacement or alteration on your property that is visible from the outside i.e. [installing fences, painting exterior of your home, driveways, siding, roofs, gutters, doors, windows, removal of existing trees, additions of any sort and more]. Homeowners are also reminded to obtain permits from the city 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.



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

A Message from AFHOA President

Dear Ashley Forest Property Owner,

I trust all is well with you. I wrote to you last month asking for your help with the upcoming elections of new board members and the proposed covenant changes ballot sent to your home. In that letter, I invited you to the AFHOA Annual Meeting to discuss those two pertinent issues and to hear from you.

We're neighbors who care for one another and our community. I hope you will find it in your heart to serve in any capacity that you can in order to maintain our neighborhood's safety, beauty and welcoming environment for us all. During my tenure as president, we board members did a lot to keep you informed through our AFHOA Newsletter. The newsletter shared a lot of information and fun facts about our neighborhood, as well as various helpful resources for you to use should you ever need them. We organized a block party—the very first one since the pandemic. When December rolled around, we ordered dumpsters to help homeowners declutter. It was a great gift to the community. Our first ever Christmas lights contest encouraged the community to get into the joy and spirit of Christmas and the holiday season as a whole. We had the entrance sign cleaned, repaired and repainted. The new landscaper planted new lush flowers for the summer and recently replaced them with the winter resistant flowers. Our common areas look more beautiful than ever.

However, our term has come to an end. As we elect new board members to replace us, I want to personally thank my teammates who have worked tirelessly to ensure that our neighborhood stays vibrant and welcoming. First, my gratitude goes to Carol Fleming. As Vice President, Carol has served on the board for 7 years—both as an elected board member and as a concerned neighbor, ever since I moved into this neighborhood over 14 years ago. She is a selfless and dedicated servant at heart. Thank you, Carol. Next is Renate Di Noia, our Treasurer. She is always ready to help in any capacity no matter when you call her. Like Carol, Renate has served on the board much longer than many of us. Renate, it was an honor working alongside you these years. May God bless you. And last, but certainly not least, Dr. K. Scruggs brought a certain level of excellence to the office of Secretary. She is the architect behind our beautiful newsletters and has a strong voice of reason on the board. She was never shy to self-critique the board and help us improve our performance. Dr. Scruggs, we all learned a great deal from you and appreciate your insight. A huge “thank you” to all of you! To the rest of the board members: Mr. Wayne Lyle; Mr. Andre Banks; Mr. John Samson; Mr. John Fortener; Mr. Herman Harrell; Dr. Michael Loftis and Mr. Rob Fleming, it has been an honor to labor side-by-side with you for our community. May God Almighty continue to bless all of you.

For those of you who will continue on the board for another term, please don't hesitate to reach out if any of us can be of assistance to you. Again, let us all work together to make this neighborhood—the place we all call home—one we can be proud to reside in for the rest of our lives.

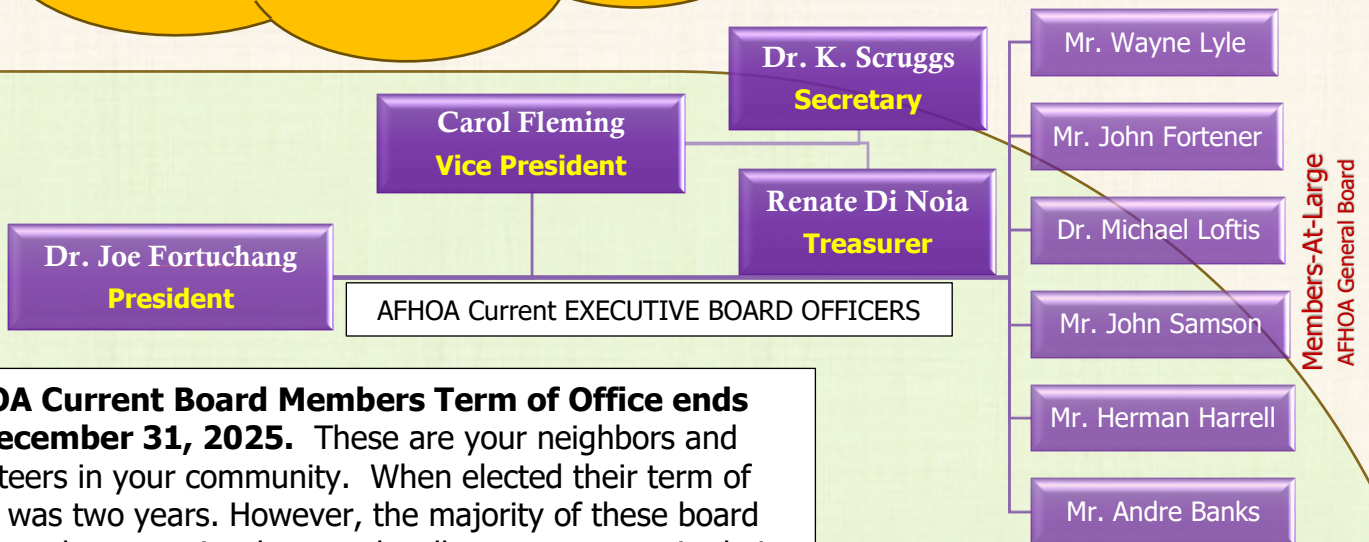
Sincerely,
Dr. Joseph A. Fortuchang
President, AFHOA

“Be an example for Jesus by loving your neighbor as yourself”



**It's Time To Vote Your
Choice...*If Not You
Then Who?***

GET INVOLVED
AFHOA BOARD ELECTIONS
Vote!
NOVEMBER 2026



AFHOA Current Board Members Term of Office ends on December 31, 2025. These are your neighbors and volunteers in your community. When elected their term of office was two years. However, the majority of these board members have graciously served well over two years in their positions. Much gratitude is extended to these board members for their diligence, perseverance, patience, and voluntary services to the Ashley Forest Community.

Please review the ballots you received in the mail and vote your choice for new members to the board.

Remember you can nominate yourself by just writing your name on the ballot. Vote **Yes** or **No** next to each name on the ballot. Please return you completed ballot in the self-addressed, stamped envelope to [CAM] Community Association Management, LLC by November 30, 2025. This would ensure time for homeowners to receive the results in December, and the newly elected members to the board time

These property owners residing in the Ashley Forest Neighborhood have been nominated or have volunteered to serve on the Board of Directors of Ashley Forest Homeowners' Association.

Pursuant to Article IV (Officers), Section 4.1 (Officers) and Section 4.2 (Election and Term of Office) of the Association's Bylaws, we call on you to exercise your duty. There is one vote per household.

✓ VOTE

YES	NO	Vote for Each Name Circle "Yes" or "No"
YES	NO	Mr. John Samson [Ashley Forest Drive]
YES	NO	Mr. John Fortener [Gray Fox Point]
YES	NO	Mr. Wayne Lyle [Gray Fox Point]
YES	NO	Mr. Herman Harrell [Ashley Forest Drive]
YES	NO	Dr. Michael Loftis [Gray Fox Point]
YES	NO	Mr. Charles Stallworth [Gray Fox Point]
YES	NO	[Mr. Fred Burton [Ashley Forest Drive]
YES	NO	Write- In Candidate

2026-2028
Candidates for AFHOA Board of Directors



Ashley Forest HOA

Community Survey

How Neighborly Are You?

Purpose: To strengthen community bonds and ensure Ashley Forest remains a welcoming, well-maintained neighborhood.

Importance of Your Active HOA Participation



Section 1: Pets & Courtesy	If you have a pet, do you scoop the poop?	☐ Always ☐ Sometimes ☐ Rarely ☐ Never ☐ Not applicable (no pet)
Section 2: Community Knowledge	Of the 75 homes in Ashley Forest, can you name at least three different families living on each of the four streets?	☐ Yes ☐ No ☐ Unsure ☐ Yes ☐ No
Section 3: Neighborhood Interaction	Can you name the Ashley Forest homeowners management company?	☐ Yes ☐ No
	Do you invite solicitors into the neighborhood?	☐ Yes ☐ No
	Do you shy away from greeting, speaking, or interacting with your neighbors?	☐ Yes, often ☐ Sometimes ☐ Rarely ☐ Never ☐ Yes ☐ No ☐ Unsure
Section 4: Neighborly Care	Do you advocate following the neighborhood covenants for preservation of the neighborhood and your property?	☐ Yes ☐ No ☐ Sometimes
	Are you likely to check on a neighbor you have not seen for a while?	☐ Yes ☐ No
Section 5: HOA Participation, Services & Communication	Do you know the location of the detention pond in Ashley Forest that functions to provide erosion protection?	☐ Yes ☐ No ☐ Occasionally
	Are you an active participant in Ashley Forest meetings, voting, and community projects?	☐ Yes ☐ No
	Have you ever volunteered to help with a project or event in Ashley Forest?	☐ Yes ☐ No ☐ Somewhat
	Are you familiar with the purposes of the ARC (Architectural Review Committee)?	☐ Excellent ☐ Good ☐ Fair ☐ Poor
	How would you rate the HOA's communication with homeowners?	☐ Email ☐ Text alerts ☐ HOA website ☐ Social media ☐ Printed newsletters
	Which communication methods do you prefer?	☐ Yes, always ☐ Sometimes ☐ Rarely ☐ No
	Do you feel the HOA is responsive to homeowner concerns?	☐ Very satisfied ☐ Satisfied ☐ Neutral ☐ Dissatisfied ☐ Very dissatisfied
Section 6: Community Maintenance, Amenities, & Neighborhood Improvements	What are your top priorities for neighborhood improvements?	☐ Safety/security ☐ Beautification/landscaping ☐ Parking & Traffic flow ☐ Community events/social activities ☐ Trash/recycling services
Section 7: General Satisfaction	How satisfied are you with living in Ashley Forest?	☐ Very satisfied ☐ Satisfied ☐ Neutral ☐ Dissatisfied ☐ Very dissatisfied
	What do you enjoy most about our community?	☐ Safety ☐ Friendliness of neighbors ☐ Location/convenience ☐ HOA ☐ Other ☐ Yes ☐ No ☐ Maybe
Section 8: Future Planning	Would you be interested in volunteering for HOA committees or events?	☐ Yes ☐ No ☐ Maybe
Section 9: Demographics	How long have you lived in Ashley Forest?	☐ Less than 1 year ☐ 1-5 years ☐ 6-10 years ☐ More than 10 years
Section 10: Your Thoughts	Please reflect on suggestions you have for making Ashley Forest a better place to live.	

Being an active participant in Ashley's Forest's HOA—showing up in person or on Zoom, join committees, attending activities, and voting—directly shapes the quality of life in our neighborhood. When you engage you help set budgets, decide maintenance priorities [like the detention pond], influence safety and traffic responses, preserve property values, and hold the board and vendors accountable.

Participation turns abstract rules into community values and ensures decisions reflect the people who live here, and not only a few voices.



ASHLEY FOREST HOME OWNERS' ASSOCIATION

Safeguarding Our Collective Dreams Through Collaborative Action



Protecting Ashley Forest: The Role of Our Detention Pond



When you drive through Ashley Forest, it's easy to admire the tree lined streets, spacious homes, and peaceful setting. What's less visible—but just as important—is the detention pond that quietly protects our neighborhood. This pond isn't just a water feature; it's a critical safeguard against flooding and erosion.

Detention Pond Necessity and Impact

The detention pond in Ashley Forest serves as a vital piece of infrastructure that quietly safeguards the neighborhood's environmental health and property values. Designed to manage stormwater runoff from rooftops, driveways, and streets, the pond acts as a buffer against the intense rainfall events that are increasingly common in Georgia's humid subtropical climate. Without it, flash flooding could erode yards, damage foundations, and overwhelm nearby creeks, leading to costly repairs and ecological degradation downstream. By temporarily holding water and releasing it slowly, the pond reduces peak flow rates, which helps preserve the integrity of the neighborhood's landscaping, protects mature trees from root exposure, and minimizes the risk of basement seepage or standing water in low-lying lots.

Beyond flood control, the detention pond plays a crucial role in improving water quality. As stormwater collects, the pond allows sediments, oils, fertilizers, and other pollutants to settle out before the water continues its journey into Fayette County's watershed. This filtration process supports healthier ecosystems in nearby wetlands and streams, contributing to cleaner water for wildlife and residents alike. Aesthetically, the pond can be a serene feature—especially when landscaped with native grasses and flowering plants that attract birds, butterflies, and other pollinators. However, its benefits depend on consistent maintenance. The Ashley Forest homeowner's association must regularly inspect and manage vegetation, remove accumulated sediment, and monitor for mosquito breeding to ensure the pond remains both functional and safe. In essence, the detention pond is not just a drainage solution—it's a quiet guardian of the neighborhood's resilience, beauty, and sustainability.

The Board Heard You!

At the block party last fall, the HOA passed around an inquiry of suggestions to the board. One item we noticed a couple times were homeowner complaints regarding landscaping. It prompted us to compare the agreement with Martin's Landscaping. We ended our partnership with Martin's Landscaping at the end of 2024 after reviewing prices.

Through the winter and spring months, several board members sought quotes from approximately five different companies. Applicants without insurance were excluded, as were those unable to plant, spray for weeds, or fertilize. The selection process ultimately led us to Magana Landscaping as our final choice. Magana provided us with lawn care for 10 months out of the year and included planting, spraying for weeds and applying fertilizer. Jonathan, our contact, has been cooperative and delivers excellent service.

Another item needing care this year was the sprinkler system. Again, we compared quotes from a couple companies to receive an assessment of our current system, timers, rain gauge, etc. We identified leaks within the system, determined that several components required replacement, and observed that the timer needed adjustment. After the initial evaluation we were able to utilize the talent of one of our board members to complete the work. Thankfully, this unnamed and generous volunteer saved the community several hundred dollars. Thank you, selfless neighbor!

AFHOA Treasurer's Financial Report

Category	Amount			
CAM Management	\$4,500.00	YEAR-TO-DATE EXPENSES SUMMARY: 27, 2025 Total Funds on Deposit (All Accounts): Total Year-to-Date Expenses: Net Position (as of 11/8/25): remaining in bank accounts.	JAN. 1 -OCT.	\$29,951.89 \$17,414.64 \$29,951.89
Accounting Fees	\$307.70			
Taxes & Licenses	\$60.00			
Annual Legal Fee Retainer	\$350.00			
Bank Charges	\$10.00			
Postage & Mail	\$248.38			
Insurance	\$2,896.00			
Website Maintenance	\$1,089.00			
Printing & Reproduction	\$195.75			
Social Committee	\$20.00			
Miscellaneous (includes office supplies)	\$200.00			
Maintenance/Repair (includes dumpster services)	\$612.13			
Water & Sewer	\$1,913.18			
General Maintenance & Repairs	\$600.00			
Lawn Maintenance & Landscaping	\$3,325.00			
Seasonal Landscaping	\$1,087.50			
Total Expenses (YTD)	\$17,414.64			

SUNDAY

• NOVEMBER 30, 2025

AFHOA Ballot Deadline

AFHOA Covenant Change Ballot

Covenant Ballot Reminder

Over the past several years, a number of issues have surfaced that require clarification within our neighborhood Covenants. The Ashley Forest HOA is rolling out a Covenant Modification Ballot to clear up a few of these ongoing issues. The updates focus on:

Tree Removal & Maintenance – clearer rules to protect property values and preserve our neighborhood's natural look.

Recreational Vehicles & Temporary Structures – new guidelines to keep things consistent across the community.

Please take a moment to review the proposed changes and cast your vote. Your input helps keep Ashley Forest a beautiful and thriving place to live!

- 12/5-Little Blue Pill Concert: at Fairway Social Trilith
- 12/6 & 7-Christmas Tour of Homes: Explore beautifully decorated homes across Fayette County benefiting the Humane Society
- 12/6-Candy Cane Hunt: Pancake breakfast with Santa, crafts, & candy cane hunts for kids
- 12/13-Miracle on Main Street Christmas Market: Holiday shopping, food, & entertainment @ City Center Park
- 12/13-Emperial Toy Museum: a nostalgic showcase of dolls, cars, & collectibles for all ages
- 12/26-Levi Ransom Concert: end the year with live music at Fairway Social Trilith
- 12/31-Speakeasy Encounter New Year's Eve: A roaring 1920's dinner theatre party at Trilith Guesthouse

DECEMBER

Festivities near Fayetteville

Tasty Feel Good Holiday Treats

Spiced Apple Cider Cocktail (Beverage)

Ingredients: apple cider, dark rum/bourbon, cinnamon stick, star anise, orange slice honey

Quick steps: 1. Warm cider with spices & honey 10 min.
2. Strain; add spirit.
3. Garnish with brange & cinnamon.

Serves: 4 • **Time:** 15 min

Holly Berry Sparkler (Beverage)

Ingredients: cranberry juice, orange juice/orange liqueur, prosecco; cranberries, rosemary

Quick steps: 1 Mix juices.
2. Top with prosecco.
3. Garnish cranberries on rosemary.

Serves: 6-s • **Time:** 5 min

Baked Camembert with Cranberry (Appetizer)

Ingredients: camembert, cranberry preserves; thyme; baguette.

Quick steps: 1. Score cheese; top with preserves & thyme. 2. Bake 373°F 10-12 min. 3. Serve with baguette.

Serves: 4-6 • **Time:** 20 min

Festive Wellington (Single)

Ingredients: small beef cutlet or mushroom; p4te/uxelles; puff pastry; egg thyme

Quick steps: 1. Mix juices, 2. Top with prosecco. 3. Gaish cranberries on rosemary.

Serves: 1 • **Time:** 5 min

Prosciutto Wrapped Asparagus (Appetizer)

Ingredients: asparagus, prosciutto; olive oil; balsamic reduction

Quick steps: 1. Wrap asparagus in prosciutto. 2. Reast 400°F 10-12 min; 3. Drizzle balsamic.

Serves: 4 • **Time:** 20 min.

Pumpkin Chai Mousse (Dessert)

Ingredients: pumpkin puree, cream cheese powdered sugar, chai mix; whipped cream.

Quick steps: 1 Beat asparagus in pumpkin; sugar, chai, 2. Foid in whipped cream.

Serves: 4-6 • **Time:** 2.5 hr

Eggnog Panna Cotta (Dessert)

Ingredients: eggnog; cream, gelatin; vanilla; nutmeg; almonds.

Quick steps: 1. Warm eggnog+ cream+vanilla. 2. Dissolve gelatin; pour into molds; 3. Chill 4 hours; garnish, Rest 5 min.

Serves: 4-5 • **Time:** 3.5 hr

Ashley Forest
Holiday Recipes
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Creative Ways to Add Sleep-Friendly Foods to Your Evening Routine

Here are some imaginative and effective strategies to make sleep-promoting foods part of your nightly wind-down:

1. Build a "Sleepytime Snack Ritual"

- Create a calming snack station stocked with foods like tart cherries, pistachios, bananas, and whole-grain crackers with cheese.
- Enjoy a small bowl of Greek yogurt with honey and almonds about 1 hour before bed – rich in tryptophan and magnesium.

2. Design a "Sleep Smoothie"

- Blend tart cherry juice (melatonin-rich) with banana, oats, and almond butter for a creamy, sleep-inducing treat
- Add a dash of nutmeg or cinnamon for warmth and relaxation

3. Pair Food with a Mindful Ritual

- Ashley Forest Tip: Try introducing one new sleep-friendly food each week. Small changes can make a big difference in your rest and energy!

3. Pair Food with a Mindful Ritual

- While enjoying your snack, dim the lights, play soft music, or do gentle stretches.
- Use this time to journal or reflect, helping your mind unwind while your body absorbs sleep-supportive nutrients.

5. Time It Right

- Eat sleep-friendly foods 1-2 hours before bed to avoid digestive disruption.
- Keep portions light to prevent discomfort and blood sugar spikes.

Foods to Avoid Before Bed

- Caffeine, alcohol, spicy, and processed foods can disrupt sleep cycles and digestion.



A Special New Year Inspirational from your AFHOA BOARD

In every season of challenge, let us remember that hope is the light that guides us forward. Courage is the strength that carries us through, and kindness is the gift we can always give freely. When we stand together, we discover that our shared wisdom is greater than any obstacle. Let us walk hand in hand, lifting one another with compassion, speaking words that heal, and choosing actions that unite. The world becomes brighter when we believe in each other, when we choose love over fear, and when we trust that even the smallest act of goodness can ripple into something extraordinary. ★ Together, we rise. Together, we shine. Together, we build a future filled with hope, courage, kindness, & wisdom. ★

