

Board of Directors

President

Patrick Dworakowski

Treasurer

Sanford Crenshaw

Member at Large

Abdul Raoof

Management Company

ARMI

PO Box 3413
Warrenton, VA
20188

540.347.1901

www.armi-hoa.com

Financial Account
Information

-ext. 111

Account

Management

-ext. 117

hoa@armiva.com

Assessments

When paying your assessments be sure to include your Ellis Mill property address on your check to ensure prompt posting to your account. The payment due dates are the first of each quarter: January, April, July, October. Late fees are assessed on payments received after the 24th of the first month of the quarter. Please note: if you have a minus sign before your total due it means that you have a credit balance and do not need to make a payment at this time.

Ellis Mill Estates Homeowners' Association

Spring 2022

Architectural Committee

Have you ever wondered who approves those requests for property improvements and modifications? Are you looking for a way to be more involved in your community? Ellis Mill Estates Architectural Committee needs you! The authority of the Board of Directors to appoint the committee comes from the Association Declaration of Covenants, Conditions and Restrictions (CC&R). Members of the committee are responsible for maintaining the aesthetic and structural integrity of the Association and enforcing the CC&Rs and the Architectural Guidelines. The committee is tasked with reviewing the applications for modifications, additions, or architectural changes to the properties in the community. The commitment requires only a few moments of your time periodically throughout the year. Please contact the ARMI office for more information.

Doggy Dos and Don'ts

It is a fact that owning a dog can greatly enhance the quality of life by lowering blood pressure, reducing depression symptoms, and getting you out of the house to take a walk every day.

- ⇒ Do keep your dog healthy, fed and groomed
- ⇒ Do know where your dog is at all times
- ⇒ Do keep your dog under effective control when off your property
- ⇒ Do exercise your dog everyday

Alternately, remember these unpleasant facts: uncollected dog waste spreads canine diseases, contributes to pollution in the storm water collection system, and attracts rodents who feed on pet waste.

- ⇒ Don't allow your dog to roam off-leash
- ⇒ Don't leave waste on the ground; clean up after your dog
- ⇒ Don't allow your dog to urinate on others property
- ⇒ Don't let your dog bark continuously while outside

A Dog may not be your whole life, but they can make your life whole!

Ellis Mill Estates
Homeowners' Association

Visit the HOA Community Associations page at: www.armi-hoa.com

for community information. The association page is a link for Board meeting notifications and access to downloadable forms

Important Phone Numbers:

Prince William County
Police Dept. 911
(non-emergency number)
703-792-6500

Prince William County Fire and Rescue
703-792-6800

Trash Removal
American Disposal
703-368-0500

Curbside Yard waste pickup is on Thursday
Limited to up to 10 bags and/or labeled personal cans and up to 10 bundles of brush per collection.

Ellis Mill Estates Homeowners' Association

Spring 2022

Homeowner Checklist

Spring is the time for the Association's annual inspection of all lots in the Ellis Mill Estates to ensure that the existing maintenance standards are being maintained, as well as confirming that all exterior modifications have approved architectural applications on file in accordance with the Homeowners Association Guidelines. As the weather warms, it's a good time to check for winter damage to shingles, caulking, paint or deck and fence stains. The winter may have also left siding discolored with black/green streaking and in need of cleaning.

Check your home records to ensure that all changes to the exterior of your house or lot were done after receiving architectural approval. Having approved applications in place will assist greatly should you decide to put your home on the market. Applications can be downloaded from the ARMI website at: www.armi-hoa.com and submitted via email at: hoa@armiva.com.

Please refer to your copy of the and Architectural Design Guidelines when planning any modifications to the exterior of your home, and contact the ARMI office should you have questions about applying for approval for changes. The office can also be contacted if you would like to know if a previously completed modification was ever approved through the architectural committee before you bought your home.

Life in the Fast Lane

Sports practice, dental appointments and getting to work on time can tempt us to make up lost time by driving a little faster than we would otherwise. Please remember that warm weather and sunshine draws people out of their homes and onto the streets and grassy areas of the Ellis Mill Estates. This means a greater chance of mishaps if you're going too fast to

make a sudden stop. The posted speed limit through the community is 25MPH, but remember that vehicles parked in the street may reduce the visibility of those maneuvering through the community.



Austin Realty Management & Investments, Inc.

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Warrenton, VA 20186

Austin Realty Management & Investments, Inc has been a leading local provider of Association management for over twenty five years. From financial management to architectural oversight, we're here to assist you in reaching the goals you've set for your community's future. We offer customized services to meet the needs of your Association with nationally certified managers and a staff of professionals ready to answer your questions and help homeowners navigate the often confusing world of living in a planned community.

We enjoy living in the area and operating a family owned business that provides quality service to the community. If we can be of assistance to you, please feel free to contact us.

Phone: 540.347.1901 Fax: 540.347.1900 E-mail: HOA@armiva.com www.ARMII-HOA.com