

## **Board of Directors**

### **President**

Patrick A.  
Dworakowski

### **Treasurer**

Sanford Crenshaw

### **Member**

Abdul Raof



### **Assessments**

When paying your assessments be sure to include your **Ellis Mill** property address on your check to ensure prompt posting to your account. Your assessment payments are due monthly. Payments are due on the first of each month. Late fees are assessed on payments received after the 15th day of the month. 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.

If you have further questions or need to discuss your financial account, please call Teresa Hitt at:  
(540) 347-1901 and use  
Ext: 111  
or  
Email Teresa at:  
Teresa@Armiva.com

# **Ellis Mill Estates**

Ellis Mill Estates Association Newsletter

December 2022

## **ANNUAL MEETING IS SCHEDULED FOR**

**Date: January 12, 2023**

**Time: 6:30pm**

**Location: Hampton Inn:**

**7300 Atlas Walk Way, Gainesville, VA 20155**

You will be receiving a separate mailing with the details. All homeowners are encouraged to attend and participate. There are open positions on the Board and all are asked to consider serving

## **Message from the Board President**

### **2023 Annual Budget & Homeowner Association Fee**

The budget for the upcoming calendar year has been set and the Board, again, did not raise the monthly HOA fee. The monthly fee remains at \$55, paid quarterly.

### **Rollins Ford Regional Park**

The nearly 70-acre park is located between Rollins Ford and Glenkirk roads and expected to open in the fall 2023. This park may be a great addition to our immediate area – it may also include an increase in traffic through our neighborhood. The Board will be discussing this subject in the coming months.

### **American Disposal Services – Rate Increase & Changes**

Fees for disposal services of garbage and recycling continue to increase each year and some rules have changed. Please see attached brochure and website about Yard Waste – [pwcva.gov/yardwaste](http://pwcva.gov/yardwaste).

### **2022 Neighborhood Inspection Results**

In late summer, property maintenance deficiencies were mailed directly to homeowners with details. Thereafter, the Board held meetings with homeowners to address deficiencies. The Board would like to thank all homeowners who participated in the meetings and promptly addressed their deficiencies. As we move into the Spring, the annual inspections will occur. The Board asks for your full cooperation to mitigate any post-winter matters prior to the inspections.

**Need a Form or Information About a Meeting?**

Visit the community association page at: [www.ARMH-HOA.com](http://www.ARMH-HOA.com) for information

regarding upcoming Board meetings and access to downloadable architectural approval forms. Links are provided if you need to make a Dues payment, order a refinancing questionnaire or order a resale condominium certificate. Email addresses for specific ARMI staff can also be found on your Association's page.

**Questions or Concerns?**

If you have any questions or concerns regarding Association matters, please contact ARMI at 540-347-1901 ext 117 or email [Charlene@armiva.com](mailto:Charlene@armiva.com)

**Leash Your Pet**

For many, pets are considered a part of the family. When walking in the neighborhood, pets are to be kept on a leash. Not only is an unleashed pet a danger to itself with the risk of running into traffic or running away, but it can also be dangerous for those in our community. Even pets that are friendly, there are circumstances that can trigger any pet which could lead to an incident and injuries to both pets and humans.

**Curb Your Dog**

As a reminder, Pet Waste Stations are in our neighborhood and paid for by our HOA fees. These stations are available for our use. Also, you may have seen residents from other communities walk through our neighborhood. If you see someone not following basic dog walking etiquette, please remind them, "Curb Your Dog"!

**Safety & Illegal Parking**

Safety is everyone's business when it comes to having a safe neighborhood. Please pay particular attention to your vehicles and those of guests parking in our neighborhood. If an unsafe situation is spotted and no one is around to address the matter, feel free to call the PWC Non-Emergency number at (703) 792-6500.

As always, we encourage your attendance at the board meetings and we value your comments. Our goal, as board members, is to keep Ellis Mills an attractive, safe and orderly place to live so that everyone may enjoy a great quality of life. Stay safe!

*The Board of Directors' of Ellis Mill Estates would like to wish you and your family a happy, healthy and peace-filled Holiday and a prosperous New Year!*



Austin Realty Management & Investments, Inc.

**Mailing Address:**  
PO Box, 3413 Warrenton, VA 20188

**Physical Address:**  
10 Rock Pointe Lane  
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](mailto:HOA@armiva.com) [www.ARMH-HOA.com](http://www.ARMH-HOA.com)