

Board of Directors

President

Joe Daly

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Assessments

When paying your assessments be sure to include the property address on your check to ensure prompt posting to your account. Your assessment payments are due the first of each quarter:

January, April, July, October.

Late fees are assessed on payments received after the 30th day of the first month of the quarter.

Management Contacts

540.347.1901
hoa@armiva.com

Association Manager:
Cathi Stanley x114
cathi@armiva.com

Financial Accounts
Manager:
Teresa Hitt x111
teresa@armiva.com

The Estates at Breyerton

Homeowners' Association Newsletter

Spring 2023

Does your Spring Project Require an Architectural Application?

Remember, when planning to make any exterior change to your property, an Architectural Improvement Request form is required to be submitted to the committee with supporting documentation of the change showing color, description, style, etc and a copy of the property plat showing the location with dimensions. There are very specific guidelines in the Estates at Breyerton to keep the community aesthetically pleasing and in line with the Governing Documents. Be sure to check the Rules and Regulations prior to considering any change. **No work may be initiated without approval of the committee.** The Rules and Regulations as well as the Architectural Improvement Request form are available at the bottom of the Estates at Breyerton page of the ARMI website at www.armi-hoa.com.

If you have questions about a specific improvement or need help filling out the application, ARMI staff are happy to assist you. Having approved applications in your lot file will make your eventual home sale process easier as unapproved changes are noted in disclosure inspections when a property goes under contract.

Community Matters

Lights on for Safety: Keep all exterior lighting in good working order, and on from dusk until dawn. Sufficient lighting improves safety for pedestrians and deters community crime by keeping the streets, driveways and sidewalks visible after dark. Check the light sensor for malfunction if you have replaced the bulb in the outside light, but you find that the light is not coming on at dusk.

Tree Removal and Limbs: An approval from the architectural review Board is required before removing any trees that are larger than 4" in diameter measured 2' above ground level. Depending on the location of the trees, you may also need to include a copy of the disturbance permit from Prince William County.

Tree limbs that hang over the sidewalk must be trimmed to a height of 7' to allow clear passage for pedestrians. Any broken or dead branches should be removed from trees to prevent damage to property or injury. Tree and brush trimmings must be removed from the property to present a neat appearance.

Firewood: May be neatly stacked on a rack at least 4' from the house in the rear yard. It must be kept within the lot and may not be stacked in the common area. Approval is required for piles larger than 2 cords. Piles longer than 6' should be 2 rows deep at a minimum and must not exceed 4' in height for safety.

Estates at Breyerton
Homeowners'
Association

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

www.armi-hoa.com

for community information. Estates at Breyerton Association page is a link for archived newsletters, Board meeting notifications, access to downloadable forms and the architectural rules and regulations.

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

What's the Scoop

Why should you properly pick up your pet's waste:

- Animal waste can contain harmful organisms that can be transmitted to other animals and to humans.
- Being a good citizen is looking out for your neighbors so they don't have to worry about stepping in pet waste and spreading it into their homes, vehicles and businesses.
- It's easy to carry a plastic bag with you when you walk your pet. Dispose of waste in the trash.
- It's the law! State code says: "It shall be unlawful for any person owning, keeping, or having custody or control of a dog to fail to immediately remove the dog's excrement ..." To neglect doing this is a Class 4 Misdemeanor.
- Picking up waste keeps our environment beautiful and clean.
- Viruses and worms shed in dog feces can remain active in the feces for long periods of time and can likely be transmitted to other animals in contact with the feces.
- Waste left on the ground is carried into area waterways and adversely affects underwater life.

Facts About Diseases:

Diseases that can be spread from pet waste left on the ground include:

- Campylobacteriosis, which can cause diarrhea in humans.
- Salmonellosis, which is the most common bacterial infection transmitted to humans from animals.
- Toxocaris, or roundworms that can be transmitted from animals to humans.

Do the right thing and don't be that neighbor!

Know Trash Guidelines

No accumulation or storage of litter, new or used building materials, or trash of any kind is permitted on the exterior of any lot. Household trash should be stored in bags inside of a covered trash receptacle.

Containers may be placed on the curb for pickup no earlier than 7pm on the evening prior to the day of pickup and should be retrieved from the curb and stored out of site at all other times.



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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.