

# The Estates at Breyerton

## Homeowners' Association Newsletter

Summer 2023

### Board of Directors

#### President

Joe Daly

#### Vice President

Karla Stone

#### Secretary

Matthew Plummer

#### Treasurer

Jim Moscardini

#### Member at Large

Douglas Widener

### 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

### Annual Community Inspection

Notifying residents of any violations of association rules is one of the necessary evils of a homeowner's association. Rule violations affect property values for the whole community and the board has a responsibility to preserve those values. The annual community wide inspection was recently completed and notices for violations have been mailed. We realize there are always two sides to a question, and we are eager to hear from you if you feel the rule in question shouldn't be applied in your case. If this is the case, please advise us in writing so we may consider your opinion.

Homeowners have 30 days to abate any noted violations or contact the ARMI office. Please contact [HoAdmin@armiva.com](mailto:HoAdmin@armiva.com) if you would like to discuss your notice or to provide photos of the work completed to abate the noted violations. Second notices will be mailed out in late July for any unabated violations. The HOA guidelines can be found at <https://www.armi-hoa.com/estates-at-breyerton-homeowners-association>.

### Let's Talk Trash

Trash containers and recycling bins MUST be stored out of sight. This can be accomplished by storing containers and bins in garages, fenced rear yards, or an enclosure, which has been approved by the Architectural Review Committee. Under no circumstance can containers or bins be stored on front porches, on the driveway, behind shrubbery or on any common or limited common element. All trash containers must be covered at all times. Lawn debris may be placed in lawn and leaf bags without being placed in the trash container.

Trash is picked up every Monday and Thursday except for Thanksgiving Day, Christmas Day, and New Year's Day. Recycling is picked up every Monday with the same exceptions as trash. Recycling bins are to be used for recycled items only.

Trash containers and recycling bins should be placed on the curb as close to the home address as possible no earlier than 7:00 PM the day before the scheduled pickup and must be returned to their storage area by 8:00 PM the day of pickup.

Any waste not placed in the trash bins will not be picked up. Bulk trash to include furniture items, appliances, large boxes and containers, and other items that cannot fit into a regular trash container are not part of the Association's contract with the trash hauler. Individual arrangements can be made with the trash hauler to pick these items up for a nominal fee to the homeowner. You may contact American Disposal at 703.368.0500. The Association account name is the Estates at Breyerton. Alternatively, homeowners can take these items to the Prince William County landfill.

### Stormwater Pollution

The pond in our community is overseen by PWC Stormwater Management. The county inspector asked that the community be made aware of regulations regarding illicit discharge into the stormwater system. Illicit discharge is any fluid or material substance that is disposed, emptied, or dumped into the storm water system that is not rainwater. **Violations can incur a fine of up to \$1,000.00 plus any costs for remediation if it's required.**

For more information go to: <https://www.pwcva.gov/department/environmental-services/stormwater-reductionpollution-control>

Estates at Breyerton  
Homeowners'  
Association

Visit the HOA Community Associations page at: [www.armi-hoa.com](http://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

## 4th of July Fun!

As we near the date of the celebration of our nation's independence, it's a good time to think about fireworks safety. Only approved fireworks may be possessed or discharged in Prince William County. A list of the allowed items can be found on the county website (<https://www.pwcva.gov/department/fire-marshals-office/permmissible-fireworks>). Any fireworks discharged or found in your possession which are not on the list constitute a violation of the Fire Prevention Code of your jurisdiction and the State Fire Prevention Code.

The PWC website offers these safety tips:

- Fireworks should only be used under adult supervision.
- Fireworks should only be used outdoors on a driveway sidewalk or other fire-resistant surface. Remember fires are caused by careless handling of fire-works in areas exposed to sparks or live fire-works.
- Never ignite fireworks during high winds where flying sparks can start a fire.
- Keep a bucket of water handy in case sparks start a fire.
- Be sure children around fireworks know to stop drop and roll if their clothing catches on fire.
- Deposit sparklers in a metal container as they may be stepped on while hot or lost in the grass and stepped on while playing.
- Never aim or throw fireworks at another person.
- Never try to re-ignite fireworks that malfunction or fail to go off.
- Do not wear loose clothing when using fireworks.
- Never experiment or make your own fireworks.
- Never carry fireworks in your pocket.

Many fireworks shows are available in our area. The Great Meadow Independence Day Celebration in The Plains and Celebrate America in Manassas are both excellent choices. The fireworks on the National Mall are always an impressive sight. Please also remember that many pets are stressed by the loud noises, flashing lights, and strong smells from fireworks. It's best to leave your pets safely indoors with a radio or TV turned on to soften the jarring noises. We wish everyone a safe and happy 4th of July!

## How Are My HOA Dues Used?

That's a question that many homeowners have. It's a great question because homeowners can't always see the results of the monies that have been spent. In the Estates at Breyerton the annual assessment pays for landscaping and general administration. Some improvements are visible, some are not as visible, and some are required by law to keep the community running. Expenses for insurance and reserve fund deposits round out the budget. The reserve fund deposits minimize the

need for special assessments or borrowing to repair or replace major components like the entrance monuments or the fences that were addressed in the spring. Because realtors and lenders are aware of the ramifications of inadequate reserve funds on a community, reserve funds can affect resale values. The Board works diligently to keep dues low while still ensuring that the community has the resources that it needs.



Mailing Address:  
PO Box 3413  
Warrenton, VA 20188

Address:  
10 Rock Pointe Lane  
Warrenton, VA 20186

Phone: 540.347.1901  
Fax: 540.347.1900  
E-Mail: [HOA@armiva.com](mailto:HOA@armiva.com)

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.