

The Estates at Breyerton

Homeowners' Association Newsletter

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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

Community Notes

Holiday Trash Collection - During the holiday weeks, collection could be delayed by one day depending on the pick-up day. The regular trash pick-up days in the community are Monday and Thursday with recycling picked up on Monday and bulk items on Thursday.

On non-trash days, trash should be stored in a covered trash receptacle and not solely in plastic bags. The receptacles should not be kept in the front or side yard and are not permitted to remain in public view. Containers shall not be placed on the curb for pickup earlier than 7:00pm on the evening prior to the day of pickup.

For more information about trash services, contact American Disposal at 703-368-0500.

Snow Days— When winter storms drop frozen precipitation on your sidewalk, it is the property owners' responsibility to clear the sidewalks adjacent to their property. Walkways must be cleared within 6 hours after snowfall ends or by 11am in the event of overnight snowfall. Remember to be kind to the sidewalk by not coating it with rock salt or any type of chemicals used to melt ice, which contain any chloride compounds.

Pet Waste—When walking your pets in the Estates at Breyerton, always keep them on a leash and under control. Take a scoop or bag with you and clean up after your pet and deposit it in your personal receptacle.

Lighting—For everyone's safety, ensure that your exterior lamps are in good working order and keep them on during the evening and nighttime hours.

Firewood—Firewood may be kept neatly stacked on a rack at least 4 feet from the house in the rear yard and be no higher than 4'. You must receive approval for more than 2 cords of wood.

2024 Budget

The Board is looking ahead and will be passing a budget for 2024 in the coming months. The Annual budget will breakdown the anticipated income and expenses to maintain the community in the year to come.

The annual assessment is partially used to pay for landscaping and general administration. Additionally, fees are collected to pay expenses that are required by law to keep the community running. For example, there are expenses for insurance, reserve fund deposits and attorney fees to collect on delinquent owner accounts.

The reserve fund deposits minimize the need for special assessments or borrowing to repair or replace major components, like the entrance monument and fences, in the community. They can also enhance resale values, and lenders and real estate agents are aware of the ramifications for new buyers if the reserves are inadequate.

The Board works diligently to keep dues low but deals with challenges due to increasing monthly expenses that are used to maintain the community. The approved budget will be distributed to the community before December 1, 2023.

Estates at Breyerton
Homeowners'
Association

Visit the HOA Community Associations page at: 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

Fall Maintenance Checklist

It's the time of year when cooler temperatures prevail and thoughts of snuggling by a cozy fire, pumpkin everything and the holidays come to mind. Before Old Man Winter settles in, consider the following checklist to prepare your home:

- * Check your roof – it is a good practice to review the health of your roof every few years. You may also want to have the roof checked after severe weather.
- * Clear your gutters and downspouts – remove clogs, leaves, twigs and other debris to keep water flowing and prevent damage from water accumulation or the weight causing the gutters to pull away from the house damaging siding and trim.
- * Check smoke alarms – use this time as your annual reminder to replace the batteries in your smoke alarm and carbon monoxide detectors.
- * Have your furnace inspected – another good reminder for fall is to have your furnace serviced to ensure your equipment is working properly.
- * Prep your lawn and trees – Want a beautiful lawn come Spring: fertilize in the fall, consider mulching the leaves, wrap trees that have thin bark with tree wrap to help protect them and put 2 to 4 inches of mulch around the base of the tree.
- * Clean and store lawn equipment – proper winter storage will prolong the life of your tools and equipment.
- * Turn off exterior faucets – drain and disconnect garden hoses and turn off the valves. Consider covering the exterior faucets with an insulated cover to help prevent freezing.
- * Inspect and clean your fireplace chimney – have your chimney and flue inspected and cleaned to prevent a chimney fire.

~courtesy of Allstate.com

Anyone interested in casual (very casual) Bridge playing, please contact Michelle & Jim Moscardini at (703) 628-6025 and/or email mstahl1830@gmail.com.

We are also interested in sponsoring or coordinating occasional roving get-togethers.

Looking forward to meeting our neighbors !



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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.