

**Board  
Of Directors**

President  
Gary W. Burrell, Jr.

Vice President  
Judd Miehm

Treasurer  
Dawn Schmitz

Member at Large  
Jesse Puckett, Jr.



**RESOLUTION  
UPDATE**

**The Due Process  
Resolution has been  
updated.**

**You may receive a  
copy of the update  
from the**

**Meadowbrooke  
Webpage at  
[www.armi-hoa.com](http://www.armi-hoa.com)  
or by email request  
to  
[HoaAdmin@armiva.com](mailto:HoaAdmin@armiva.com)**

**Management  
Contacts**

540.347.1901  
[hoa@armiva.com](mailto:hoa@armiva.com)

Association Manager:  
Cathi Stanley x114  
[cathi@armiva.com](mailto:cathi@armiva.com)

Financial Accounts  
Manager:  
Teresa Hitt x111  
[teresa@armiva.com](mailto:teresa@armiva.com)

# Meadowbrooke Messenger

## The Meadowbrooke Homeowners' Association Newsletter

Fall 2023

### Vehicles Prohibited

The office receives many complaints of recreational vehicles being ridden in the streets or common area of the community. Note: If a vehicle is legally tagged and legally allowed to be on the public street it may be ridden on the street through the community.

**No vehicles to include minibikes, motorcycles, mopeds, ultralights, all terrain vehicles (ATVs), go carts etc** are permitted on any open space of the community. Keep in mind, if the Association does not know who is doing it, the Association cannot address it. If you see this happening, take a picture or video, watch to see what home the vehicle goes to or note if you know who the rider is and contact ARMI.

If you are found to be in violation you will receive a notice from the association attorney to cease and desist all activity in this regard and may be served a no trespassing order from the Fauquier County Sheriff's department.

The association has the authority to enforce the Amended Covenant by imposing monetary charges of \$50 for each offense and seeking injunctive relief through the court. They also have the right to recover legal expenses it incurs to obtain your satisfactory compliance. If your conduct damages the common area, it may also hold you liable for actual damages to the common area.

If a vehicle is being ridden in a reckless manner, whether on the streets or common area, you should report it to the Sheriff's office at the time it is occurring. Try to provide as much information as possible with photos, video, location of where they may live or if you know who it is. Reckless endangerment orders can be obtained by any homeowner thru the Fauquier County Sheriff's Office.

Although it may be tempting to take a ride, think about the consequences and just don't do it.

### Board of Directors' Meeting

The next meeting of the Board of Directors will be held on Wednesday, November 8, 2023 at 7:00pm via Zoom. Please contact ARMI at [HoaAdmin@armiva.com](mailto:HoaAdmin@armiva.com) or call 540-347-1901 ext. 104 for login information and to receive a copy of the meeting packet. All homeowners are welcome to attend. At every Board meeting there is an opportunity for owners to address their concerns to the Board and to hear about issues and business important to the community.

Meadowbrooke  
Homeowners'  
Association

Visit the HOA

Community

Associations page at:  
[www.armi-hoa.com](http://www.armi-hoa.com) for  
community information.

The Meadowbrooke  
Homeowners' Association  
page is a link for archived  
newsletters, upcoming  
Board meeting infor-  
mation and access to  
downloadable forms.

Reminder

All Board members are  
homeowners and as  
such are not available for  
HOA business outside of  
the meetings. All busi-  
ness shall be directed to  
ARMI and will be ad-  
dressed to the Board  
accordingly.

Important Phone

Numbers

Fauquier Sheriff's  
Dept. 911  
(non-emergency number)  
540.347.3300

## 2024 Budget

The Board is looking ahead and will be passing a budget for 2024 in the coming months. The Annual budget will break-down 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 to round out the budget.

The reserve fund deposits minimize the need for special assessments or borrowing to repair or replace major components, like the playground 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.

## Let's Talk Trash (and Yard Waste!)

The community will once again be hosting a dumpster event on November 4 & 5, 2023.

Dumpsters will be brought in to the community and placed at the corner of Blake Lane and Rugby Drive. There will be 2 dumpsters for trash and household items and 2 dumpsters for yard waste, grass trimmings, limbs and sticks at each location. DO NOT mix trash in with the yard waste. The yard waste will not be able to be recycled if there is trash in it.

You may not overload the dumpster. If you see a dumpster getting full please call the office at 540-347-1901 ext 114.

Please be respectful of others and ensure everything finds its way into the dumpster and not left beside it.



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Warrenton, VA 20186

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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.