



Reserve at Jamison's Farm

Homeowners' Association Newsletter

Fall 2023

Board of Directors

President
Erin Seymour

Vice President
Beth Griese

Secretary/Treasurer
Carie Hammond

Member
Nathaniel Clawson

Member
Steve Whetzel, II

Assessments

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

January, April, July, October.

Late fees are assessed on payments received after the 30th 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

Board of Directors' Meeting

The next meeting of the Board of Directors' will be held on:

Wednesday

September 27, 2023

7:00pm via Zoom

Please contact ARMI at HoAdmin@armiva.com 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.

2024 Budget

The Board is looking ahead and will be passing a budget for 2024 in the coming months. The Annual budget breaks 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, trash collection, required annual alternative septic inspection 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 storm-water management fees.

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.

New to the responsibility of the Association is the maintenance of the Storm-water management areas throughout the community. These areas are required to be kept within the standards set by Fauquier County and the Department of Environmental Quality.

The Board has worked diligently to keep dues the same for at least the last ten years, however, with the increasing monthly expenses and these new maintenance responsibilities, an increase will be required in 2024. The anticipated increase will be \$100.00/qtr.

The approved budget will be distributed to the community before December 1, 2023.

It's the first day of autumn! A time of hot chocolatey mornings, and toasty marshmallow evenings, and, best of all, leaping into leaves!

~Winnie the Pooh

*Reserve at Jamison's
Farm
Resources*

Visit the HOA Community Associations page at www.armi-hoa.com for community information.

*Architectural
Guidelines*

Homeowners should remember that any change or addition which they wish to make to the outside of their home or property must be approved through the submission of an Architectural Improvement Request Form. Forms are available on the Jamison's Farm page at the ARMI website at www.armi-hoa.com/reserve-at-jamisons-farm-homeowners-association or by contacting the ARMI office.

Send your completed form to the ARMI processor at HoAssistant@armiva.com. You should include a plat showing the location and dimensions of the change, a picture of the current area, what the completed change will look like, and the detailed materials of which it will be made, including colors, style etc.

Holiday Trash Awareness

During the holiday season Patriot Disposal's pick-up schedule will not be affected. Regular trash pick-up days are Tuesday and Friday with recycling on Friday as well.

On non-trash days, trash should be stored in an appropriate receptacle and not solely in plastic bags. The receptacles must be stored out of view of the street. Screened

areas for trash and recycling container storage is encouraged with natural screening, unpainted wood/lattice, vegetation, or siding consistent with the house.

For more information about trash services, contact Patriot Disposal at 703-257-7100.

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



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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.