



# Reserve at Jamison's Farm

## Homeowners' Association Newsletter

Summer 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

### Message from the President

Hello everyone. I hope you are enjoying your summer thus far! I want to give an update on what to expect coming next year. We have not raised HOA fees in at least 10 years. We expect that will likely happen in the 1st quarter of 2024. Inflation has caught up and we have some additional expenses related to stormwater management that were not originally expected.

Stormwater management has recently become a hot topic as it was found that the stormwater management systems throughout the community are in need of extensive remediation. This unexpected expense is part of what is fueling the need for an annual assessment increase. This work is required by state and local laws and is very expensive. The proper maintenance of the stormwater system plays a critical role in affecting the local wetlands throughout the community.

Please feel free to contact our management company for any updates and as always you can participate in our quarterly meetings when held either by Zoom or in person.

### How Are 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 Reserve at Jamison's Farm the annual assessment pays for landscaping, stormwater management, trash collection, sewer system annual inspections 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.

One of the most misunderstood parts of the Association financial responsibility is reserve funding. Major components must be repaired from time to time or may need to be replaced in the future. The

Association is currently facing a required stormwater remediation project that will use an extensive amount of the current reserve funds.

Moving forward, the Association will need to replenish the reserve funds to avoid special assessments or borrowing for repairs in the future. Virginia requires Associations to disclose the amounts in their Reserve funds to prospective purchasers.

Because realtors and lenders are aware of the ramifications of inadequate reserve funds in a community, reserve funds can affect resale values.

Funds are invested in FDIC insured, interest bearing accounts to protect the community's assets.

### Reminder to the Community

All Board members are homeowners and as such are not available for HOA business outside of the meetings.

All business shall be directed to ARMI and will be addressed to the Board accordingly.

*Reserve at Jamison's  
Farm  
Resources*

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

*Compliance Inspection Update*

A community wide inspection was conducted and violation notices were sent out in May. Homeowners were offered 45 days to abate the noted violations or contact the ARMI office.

If you have not responded to ARMI regarding a violation notice, you still have time.

Please contact [HoAdmin@armiva.com](mailto:HoAdmin@armiva.com) to discuss your notice or to provide photos of the work completed and abate the noted violations.

Second notices will be sent out in early July if we have not heard from you and

*Air Quality Safety Tips*

Whether it be from smoke, pollution, pollen or high temperatures, here are some helpful tips to keep safe during a poor air quality warning:

Check the forecast for the area where you will be spending your time, whether at home, work or on vacation.

Avoid going out as much as possible, keep your windows closed and stay in a room with filtered air.

Limit indoor activity that may increase indoor pollution like cooking, running the dryer or vacuuming.

Reduce outdoor activities.

Everyone needs to take steps to reduce their risk of exposure. Poor air quality can affect some members of the general public more than others. Those with heart or lung disease, pregnant, newborn, elderly or with other health conditions may need to take extra precautions. Poor air quality can affect pets as well, so keep them in mind.

You can check the air quality conditions at [www.airnow.gov](http://www.airnow.gov) for up-to-date information.

your violation has not been abated.

The Board works in the best interest of the community to ensure that the maintenance conditions as outlined in the governing documents are being recognized. If you have any concerns about your notice please contact the ARMI office.

The Homeowners' Association guidelines can be found at [www.armi-hoa.com/reserve-at-jamisons-farm-homeowners-association](http://www.armi-hoa.com/reserve-at-jamisons-farm-homeowners-association)



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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.