



# Moorhead Monitor

## The Reserve at Moorhead Homeowners' Association Newsletter

Fall 2023

### Board of Directors

**President**  
Dawn Arruda

**Secretary**  
Vacant

**Treasurer**  
Thomas Maybury

**Board Member**  
Chantelle Dembowski

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### 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.

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### 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 Homeowners Meeting

**Date: October 23, 2023**

**Time: 6:30pm**

**Location: Warrenton, Police Department  
333 Carriage House Lane, Warrenton VA  
(near the hospital)**

All homeowners are encouraged to attend. As always, there will be discussions regarding business important to the community. An election will be held for one open seat on the Board of Directors. Watch your mail for an official announcement and proxy which can be signed and returned to the ARMI office to count toward quorum or submitted at the meeting by someone you designate. A quorum of representatives through attendance and proxies is necessary in order to conduct business at the meeting.

***This is your community, come to the meeting and let your voice be heard.***

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### 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 retaining wall, 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.

*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

*The Reserve  
at Moorhead  
Resources*

Visit the HOA Community Associations page at [www.armi-hoa.com](http://www.armi-hoa.com) for community information. The Association page is a link for archived newsletters, Board meeting notifications and access to downloadable forms.

*Important Phone Numbers:*

Town of Warrenton  
Police Dept. 911  
(non-emergency number)  
540.347.1100

Animal Control  
540.422.8750

Parks & Recreation  
540.422.8550

Landfill  
540.422.8840

## Winter Ready

September and October are good months to tackle those pesky end-of-the-year maintenance projects before cold weather sets in. Check for cracks or shrinking in the caulk seals around doors and windows. Siding should be inspected to see if it is in need of cleaning before freezing temps make cleaning problematic.

Deteriorating wood fences should be cleaned and re-sealed or stained as long as the weather is moderate, and leaning posts or panels should be re-set for a neater look. Replace any warped spindles and re-hang gates that are no longer straight.

You may want to consider having a professional inspect your roof for damaged shingles or loose flashing before the first snowfall.

To assist the Town's snow removal crews, try to minimize parking vehicles on the street when snow is predicted. This allows plows to completely clear the streets which reduces the risk of damage to your vehicle from others sliding on icy roads.

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.

## Leaf Collection

Leaf Collection takes place in the second and third weeks of November and December. Public Works participates with Town residents for the proper removal of leaves in order to keep streets and stormwater drains clean.

Leaf Collection DO's:

- ⇒ DO find out when they are in your area
- ⇒ DO rake leaves to the street line by 7 AM
- ⇒ DO make sure your leaves are clear of all ditch lines and gutters
- ⇒ DO make sure your leaves are not blocking any vehicles
- ⇒ DO make sure that your leaves are not placed out on tarps
- ⇒ DO check your leaves to make sure there are no brush, limbs, rocks, or other debris mixed in
- ⇒ DO have leaves prepared less than one week in advance

The Town will be in Moorhead November 8<sup>th</sup> & 9<sup>th</sup> and again on December 12<sup>th</sup> & 13<sup>th</sup>. You may also call Public Works at (540) 347-1858.

~courtesy Warrentonva.gov



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Warrenton, VA 20188

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Warrenton, VA 20186

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Fax: 540.347.1900  
E-Mail: HOA@armiva.com

Austin Realty Management & Investments, Inc has been a leading local provider of Association management for over twenty 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.