

The Ridges Reporter

The Ridges of Warrenton Homeowners' Association Newsletter

Board of Directors

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Bobbac ("Bob") Oveissi

Vice President

Kevin Prophter

Secretary

Bryce Chapman

Treasurer

Shane Flanigan

Member at Large

Carlos Valdivieso

Member at Large

Litta Trimmings

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 quarterly in **January, April, July, and October**. Payments are due the first day of each quarter.

Management

Contacts

ARMI
540.347.1901
hoa@armiva.com

Association Manager:
Cathi Stanley x114
cathi@armiva.com

Financial Accounts
Manager:
Teresa Hitt x111
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Administrative Assistant:
Elizabeth x104
hoadmin@armiva.com

2023 Assessments and Annual Budget

Below you will find the budget for the community for 2023. The Board of Directors have worked diligently to create a budget whereby current expenses for service contracts, insurance, and community operations will continue to be met throughout the coming year. As such, it was determined that an increase in dues will **not** be necessary in 2023 and will remain at \$90 per quarter. When paying your assessments be sure to include your property address on your check to ensure prompt posting to your account. Your payment due date is the first day of each quarter (January, April, July, October). Late fees are assessed on payments received after the 30th of the first month of the quarter. For payment options please go to www.armi-hoa.com and choose "Make a Dues Payment" half way down on the left side. You have the option to do a onetime online payment, set up a recurring payment, or mail a check.

Income	
Quarterly Assessment	38,880
Park Maintenance Reimbursement	6,000
Interest Income-Checking Account	5
Interest Income-Reserve	3,749
Total	\$48,634
Expense	
Postage and Handling	600
Snow Removal	300
Miscellaneous Expense	2
Grounds Maintenance	2,000
Lawn Care—Areas 1A & 1B	11,340
Lawn Care—Areas 2A & 2B	13,860
Shrub/Tree Care/Replacement	1,300
Insurance	2,785
Annual Corporate Report	25
DPOR Annual Report	80
Accounting/Auditing	330
Legal Fees—Collections	200
Legal Fees—General	200
Management Fee—Additional Services	50
Management Fee—Contracted Service	6,852
Park Maintenance and Repairs	5,000
General Repairs	5
Reserve Study	2,500
Stormwater Management	225
Federal Taxes	600
State Taxes	150
Electricity (Park Pole)	230
Total	\$48,634
2023 Income	\$48,634
2023 Expense	\$48,634