

# The Ridges Reporter

The Ridges of Warrenton

Spring 2023

## Board of Directors

### President

Bobbac ("Bob") Oveissi

### Vice President

Kevin Propheeter

### Secretary

Bryce Chapman

### Treasurer

Shane Flanigan

### Director

Carlos Valdivieso

### Director

Lita 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

540.347.1901  
hoa@armiva.com

Association Manager:  
Cathi Stanley x114  
cathi@armiva.com

Financial Accounts  
Manager:  
Teresa Hitt x111  
teresa@armiva.com

## Community Matters

**Trees Around the Community:** Many trees, especially along the back of some properties on the outside edge of the community, may be the responsibility of the Town of Warrenton. If you have an issue with a tree or notice that one is dead, dying or dropping limbs, please contact Frank Cassidy of the Town of Warrenton at [fcassidy@warrentonva.gov](mailto:fcassidy@warrentonva.gov).

**Town council and other meeting information:** The [www.warrentonva.gov](http://www.warrentonva.gov) webpage with a wealth of information for local governmental news including information regarding civic alerts, town council meetings, trash collections updates, public meetings etc. Take a few minutes to browse the site and see where the news important to you is found.

**Community Event:** The event late last Summer was a huge success and the Board hopes to make it an Annual experience. Please provide your feedback about the event; what you liked, what you didn't, how could it have been improved, do you want to make it an annual event? Please send all feedback to [HoAdmin@armiva.com](mailto:HoAdmin@armiva.com).

To share your thoughts consider participating in a short survey by scanning the QR Code or following the below link:

<https://form.jotform.com/230737042974055>



**Water and Sewer Line Protection:** The water/sewer infrastructure is aging and with that can come issues with your service including damage to your pipes. Homeowners may want to keep an eye on their bill to monitor their charges for any irregularities. You may be interested to know that there is a protection and service plan offered through the provider by HomeServe. Look at your bill and find the information about HomeServe or go to [www.MyHomeServeUSA.com](http://www.MyHomeServeUSA.com). This service can cover repairs that you may face which otherwise might otherwise fall fully on you financially.

**Proper Pet-iquette:** When walking your dog, always carry a scooper or plastic bag to pick up your pet's waste and properly dispose of it. Abandoned pet waste is a neighborhood nuisance that can carry dangerous diseases into local creeks, rivers, lakes and the ocean.

No waste or waste bags should be allowed to lay on the common area anywhere in the community including the area between the Ridges and the Villas near the park.

**Architectural Changes:** Remember when making a change to the exterior of your home you will need to submit an Architectural Approval Form. This form as well as the community guidelines may be found on the Ridges of Warrenton page of the ARMI website at <https://www.armi-hoa.com/ridges-of-warrenton-homeowners-association>

The Ridges of  
Warrenton  
Homeowners'  
Association

Visit the HOA Community Associations page at: [www.armi-hoa.com](http://www.armi-hoa.com) for community information. The Ridges of Warrenton 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

Pet's Leashed

Just a reminder, all pets must be on a leash when off of the pet owners property in The Ridges of Warrenton.

## Spring Clean-Up, Wednesday, April 12

The Spring Clean-Up week is designed for residents to help with the removal and disposal of household items that may not be part of routine refuse pickup.

Town trucks will provide additional collections in all residential areas to pick up trash, refuse, and other items that cannot be handled during the regular weekly refuse schedule.

- o DO place items on the street line by **6 AM**.
- o DO place all trash/refuse in proper containers.
- o DO place tree limbs separately.
- o DO separate metal items from wood items.

DO be advised town crews cannot pick up tree trimmings and brush cut by tree companies and /or contractors; it is the responsibility of the Contractor/Landscaping Company doing the work to haul the brush/debris off.

For this collection, Town crews will pick up tires for a \$5.00 fee per tire (equal to County Landfill charges).

- o DO contact Public Works at (540) 347-1858 to arrange tire pickup and payment.
- o DO make sure tires are standard sized.

**Any items they cannot currently accept**

These items must be recycled at the landfill and there are fees to dispose of them. For more information on costs and when you can take any of the items listed to the landfill, call the Fauquier County Waste Management Office at (540) 422-8840. If any of these items are set out during Clean Up, they will not be picked up. If you have paint cans that are empty or dried up, remove the lid and set them out with your regular refuse collection. For more information, you may call the Public Works Department at (540) 347-1858.

~Courtesy of Warrentonva.gov website



Mailing Address:  
PO Box 3413  
Warrenton, VA 20188

Address:  
10 Rock Pointe Lane  
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.