

# The Ridges Reporter

The Ridges of Warrenton

Summer 2023

## Board of Directors

### President

Bobbac ("Bob") Oveissi

### Vice President

Kevin Propheeter

### Secretary

Bryce Chapman

### Treasurer

Shane Flanigan

### Director

Carlos Valdivieso

### Director

Lita Trimmings

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## 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.

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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

## Community Matters

**Save the date:** This year's annual community event is slated to be held on October 8 from 1:00-5:00pm at the park between the Ridge and the Villas on Walker Drive. This year looks to bring fun for all ages and an opportunity to gather with and meet neighbors from both communities. Watch your mailbox for notices with more information.

**If you see something, say something:** The park and playground have been experiencing an uptick in vandalism. The new bridge had several pickets kicked out just after being built. There have been numerous other concerns. Please be alert when visiting that park and if you see something, say something. You can report any evidence of vandalism to Cathi@armiva.com or if you see it happening, please contact the Warrenton Police Department non-emergency number at 540.347.1100. Working together we can keep the park pleasant for all to enjoy.

**Town of Warrenton news and announcements:** If you wish to be kept up to date on press releases, news & announcements from the Town of Warrenton, go to the Town of Warrenton website at [www.warrentonva.gov](http://www.warrentonva.gov), click on the Notify Me icon and follow the instructions. There is no cost to sign-up, and you can unsubscribe at any time. You can also manage what notifications you receive. Sign-Up today and Stay connected to your Town!

**Board of Directors' Meeting:** The next meeting of the Board of Directors' will be held on Thursday, August 24, 2023 at 6:00pm at the ARMI office location at 10 Rock Pointe Lane, in Warrenton. 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.

**Know trash rules:** All trash/garbage and recycling containers MUST be stored out of view of the street or the sides of adjoining properties at all times, except on scheduled collection days. Containers may be placed at the curbside in the late evening the day before or early morning the day of collection. Empty containers must be placed back in storage the same day after pickup. Homeowners may install trash enclosures without ARB approval as long as the following criteria are met:

1. The enclosure must be located along either the rear or side of the house; trash enclosures are prohibited in front yards.
2. The enclosure must be immediately adjacent to the house.
3. No more than one enclosure will be permitted on any property.
4. The size of an enclosure is generally limited to 4' in height and 4' x 4' in dimension and must screen the trash receptacles from the front and side.
5. The enclosure should be sturdily constructed of vinyl or similar composite maintenance-free material, white in color, open lattice or solid (similar to fencing material, reference the paragraph on "Fences,") and properly framed if using lattice.
6. The trash enclosure must be maintained so that it does not create a visual or environmental nuisance.

Deviations from these criteria require ARB approval.

~Ridges of Warrenton Architectural Design Standards

*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.

## 4th of July Fun!

Fireworks are commonly used to celebrate independence day.

There are several local fireworks shows throughout the county to enjoy. If you choose to celebrate at home, please remember, only fireworks that stay on the ground, like pinwheels, fountains and sparklers are legal to possess and use on private property in the state of Virginia.

- Keep a bucket of water and/or a hose nearby.
- Light fireworks on the ground and not in your hand.
- Never pick up 'duds' or fireworks that did not fire as they may still be active. Wait 20 minutes and treat as spent fireworks placing them in a metal container of water to cool overnight.
- Even sparklers need supervision as they burn about 2,000 degree Fahrenheit which is hot enough to burn some metals.
- Some pets find it stressful when fireworks are nearby. You may want to consider keeping pets indoors, close curtains and turn on the TV or radio to distract them.
- Always follow manufacturer guidelines for use.

The Board wishes everyone a safe and happy 4<sup>th</sup> of July!

## 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.



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10 Rock Pointe Lane  
Warrenton, VA 20186

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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.