



Villas at the Ridges of Warrenton

The Villas Condominium Association Newsletter

www.ARMV-HOA.com

Spring 2023

Board of Directors

President

Ben McCartney

Vice President

Michele Simmons

Secretary

France ter Weele

Treasurer

Mark Ousley

At Large

Linda Neiderer

Assessments

When paying your assessments be sure to include your Villas property address on your check to ensure prompt posting to your account. Your assessment payments are due monthly. Payments are due on the first of each month. Late fees are assessed on payments received after the 15th day of the month. Please note, if you have a minus sign before your total due it means that you have a credit balance and do not need to make a payment at this time.

If you have further questions or need to discuss your financial account, please call Teresa Hitt at: (540) 347-1901 and use Ext: 111 or Email Teresa at: Teresa@Armiva.com

Upcoming Board of Directors Meeting

Date: March 23, 2023

Time: 6:30pm

Location: Warrenton Police Department Training Room
333 Carriage House Lane, Warrenton, Virginia 20186

All homeowners are encouraged to attend. At every board meeting, there is an opportunity owners to address their concerns to the board and to hear about issues and business important to the community.

Message from the Board President

Happy Spring! or at least it feels that way today. Some of the cherry trees in the Villas have flowers on them and most of the trees have pronounced bud development. We just completed the 3rd warmest February on record. The cherry trees at the tidal basin are projected to be in full bloom beginning the 15th of March.

Almost three years ago, the majority of your Board of Directors were elected and at that time we made a decision to move forward, with adherence to the bylaws of the Villas and to make changes where needed. For example, we aligned the exterior paint colors to the original documents, asking unit owners to repaint their exteriors in accordance with the community guidelines when they realize that due to sun fade or other reasons, it became time to repaint. We redesigned the architectural application form to make it more exacting and complete, so that the Board would be able to take the correct determination regarding the application requests.

At the Annual Meeting, you voted to have monthly assessment notices, and other information provided by ARMI, to be sent out electronically. This is beneficial in reducing our printing and postage fees, which may help lessen the need for a monthly dues increase. However, we still have a majority of unit owners who have not opted to take advantage of e-notices from ARMI. We encourage you to contact ARMI for information on how to sign up for e-notice.

Need a Form or Information About a Meeting?

Visit the community association page at: www.ARMH-HOA.com for information regarding upcoming Board meetings and access to downloadable architectural approval forms. Links are provided if you need to make a Dues payment, order a refinancing questionnaire or order a resale condominium certificate. Email addresses for specific ARMI staff can also be found on your Association's page.

Questions or Concerns?

If you have any questions or concerns regarding Association matters, please contact ARMI at 540-347-1901 ext 117 or email Charlene@armiva.com

In order to keep the Villas a safe and orderly environment, we encourage everyone to be alert! If you see something that is not right, call the Warrenton Police Dept as well as ARMI. We have had vandalism periodically at the playground and just recently, the theft of propane tanks, off of the back deck of a unit. We suspect that the suspects have a way to make some money by this activity. Again, **if you see something, say something!**

With a limited number of parking spaces in the Villas, we ask that you park your personal vehicles in your garage or driveway. Street parking is for visitors and vendors. Street parking is shared by all of us in the Villas and are on a first come, first serve basis.

Stay safe!

Ben McCartney, President; Villas at the Ridges Unit Owners Association
bhmccart@gmail.com

Spring Compliance Inspection

It's almost time for the Association's Spring compliance inspection to ensure that the guidelines as outlined in the Association Governing Documents are being adhered to. It's a good idea to check for winter damage to shutters, caulking, or paint. The winter may have also left siding dirty and in need of cleaning. Remember properties are to be kept free of debris and all improvements such as shutters, lights, decks, and patios, shall be maintained in a manner consistent with good property maintenance.

Lets Talk Trash

The Town of Warrenton provides twice a week refuse collection. This refuse collection is for household refuse only. No liquids or hazardous waste such as paints, cleaners, fuel, oil, pesticides, batteries, etc. Also no large items, fluorescent bulbs, or furniture. - General Household Refuse Only.

*****To ensure pick-up, all trash must be properly bagged, placed in containers, and set curbside before 6 AM on your scheduled day. Anything not bagged in a container, or not curbside at the specified time will not be picked up.*****

~Courtesy of Town of Warrenton Website



Austin Realty Management & Investments, Inc.

Mailing Address:

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Physical Address:

10 Rock Pointe Lane
Warrenton, VA 20186

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.

Phone: 540.347.1901 Fax: 540.347.1900 E-mail: HOA@armiva.com www.ARMH-HOA.com