



# Villas at the Ridges of Warrenton

The Villas Condominium Association Newsletter

[www.ARMH-HOA.com](http://www.ARMH-HOA.com)

Summer 2023

## Board of Directors

### President

Ben McCartney

### Vice President

Michele Simmons

### Secretary

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### 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](mailto:Teresa@Armiva.com)

## Upcoming Board of Directors Meeting

Date: July 27, 2023

Time: 6:30pm

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

All homeowners are encouraged to attend.

**For those unable to attend in person, the meeting will also be held virtually**

Those who would like to attend virtually, should contact ARMI to receive the log-in information and a copy of the meeting packet for the meeting.

## Annual Membership Meeting 2023

The annual membership meeting of the Villas at the Ridges was held on May 24, 2023. A quorum of homeowners was met through attendance and proxy and business was conducted.

During the Presidents report, Ben McCartney reiterated that trash needs to be put in trash cans, not in bags on the street, and that it should not be put out any earlier than 7:00pm prior to the day of pick-up. He also discussed vandalism at the park and stressed if you see something, say something. Finally, Ben shared that the budget for 2023-2024 is complete and there will not be an increase in assessments this year. They will remain at \$195 per month.

An election for three seats on the Board of Directors was held and the eligible existing Board members were was reelected by acclamation. During the Board of Directors meeting directly following the Annual meeting all Board members were appointed to the same officer position in which they have been serving.

### Board of Directors Meeting After Directly after the Annual

During the Board of Directors meeting after the Annual, the Board approved a contract to add landscaping to the area at the end of Lapis Court. Several other proposals were also approved. The Timber wall behind 303-311 Amber Circle will be removed and replaced and new plants will be added. The leaning sections of the block wall and fences in several areas in the community will be removed and replaced. Finally, the Board approved a contract to have all the fences in the community power washed.

Need a Form or Information About a Meeting?

Visit the community association page at: [www.ARMH-HOA.com](http://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](mailto:Charlene@armiva.com)

## Changes to Homes and Properties

Homeowners should remember that any change or addition which they wish to make to the outside of their home or property must be approved through the submission of an Architectural Improvement Request Form. Forms are available on the Villas at the Ridges page on the ARMI website at <https://www.armi-hoa.com/villas-at-the-ridges-unit-owners-association> or by contacting the ARMI office.

Send your completed form to the ARMI processor at [HoAssistant@armiva.com](mailto:HoAssistant@armiva.com). You should include a plat showing the location and dimensions of the change, a current picture of the area, what the completed change will look like, and the detailed materials of which it will be made, including colors, style etc. and all other requested documentation.

## 4<sup>th</sup> 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 degrees 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!



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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](mailto:HOA@armiva.com) [www.ARMH-HOA.com](http://www.ARMH-HOA.com)