



Villas at the Ridges of Warrenton

The Villas Condominium Association Newsletter

www.ARMHI-HOA.com

December 2022

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

Date: January 26, 2023

Time: 6:30pm

Location: Virtually via Zoom

Meeting ID: 831 9831 9290

Password: 891657

All homeowners are encouraged to attend. Those who will be attending should contact ARMI at hoa@armiva.com to receive a copy of the meeting packet prior to the meeting.

Message from the Board President

As we get into the holiday spirit, the Board of Directors would like to thank Papa Ho Ho (alias Santa) for taking the time and making the effort the day after Thanksgiving to allow young and old alike to sit with him and discuss what they desired for Christmas. We have some wonderful pictures of young and old sitting in the back of the Santa mobile, going over their list they wish for Santa to leave by the tree. The only thing I personally heard from Papa Ho Ho was that he would appreciate plenty of milk and cookies on Christmas Eve.

We wish more members of the Villas had taken advantage of this picturesque opportunity with Santa. Maybe next year will have better attendance for this type event.

On December 10, 2022 the Villas held their 2nd Annual Food Drive to relieve food insecurity. The food drive netted almost 400 Pounds of non-Perishables and \$140.00 in donations! Thank you to all who participated to relieve food insecurity in Fauquier County.

Some reminders from the Board of Directors;

1. Please follow the town of Warrenton guidelines regarding trash pickup. All trash must be in bags and placed in a trash container. Here in the Villas, I have had to pick up trash, scattered by the wind or ravenous crows who rip open the trash bags. Please put your trash in the can!

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 ARMH 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 ARMH at 540-347-1901 ext 117 or email Charlene@armiva.com

2. Please opt in to receiving monthly assessments electronically. This will save money on postage and printing. As everything goes up in price, this may be a way to save money so that monthly assessments will not have to go up as much in the upcoming fiscal year.
3. Please go on line and use the revised architectural application form that was approved at the last annual meeting. If you are doing exterior painting, please reference the correct color schemes adopted by your board. You can find that information in the update community guidelines, also found on the website.
4. Since we are now on standard time, please consider wearing reflective clothing or carrying a flashlight if you are out at dusk, and later, walking the dog or just getting some fresh air. Vehicles cannot see you, if you are not visible to them.
5. With regards to inclement weather, specifically snow and ice, we will be removing the speed humps in the future, so that snow plows can clear the streets once 3 inches has accumulated on the streets but, it is the responsibility of the unit owners to clear their sidewalks of snow and ice. In extraordinary snow events, we have had Monomoy work on clearing sidewalks, especially on Academy Hill. With minimal snowfall, the Board does not want to incur the additional expense having Monomoy clear sidewalks. This expenditure may impact the 2023 budget proposal for monthly assessments.
6. With the holiday spirit illuminating the Villas, it is also important to remove holiday lighting in a timely fashion. Therefore, the holiday lighting (and decorations) should be taken down by the board meeting on January 26, 2023.

As always, we encourage your attendance at the board meetings and we value your comments. Our goal, as board members, is to keep the Villas an attractive, safe and orderly place to live so that everyone may enjoy a great quality of life.

Stay safe!

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

The Board of Directors' of Villas at the Ridges of Warrenton would like to wish you and your family a happy, healthy and peace-filled Holiday and a prosperous New Year!



Austin Realty Management & Investments, Inc.

Mailing Address:

PO Box, 3413 Warrenton, VA 20188

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