

The Bear Facts

The Bear Wallow Knolls Homeowners' Association Newsletter

December 2019



Next Board Meeting

The next meeting of the Board of Directors is scheduled to be held on

Monday,

December 2, 2019

at the Austin Realty office, located at

10 Rock Pointe Lane
in Warrenton.

As usual, all homeowners are welcome to attend.

Holiday Trash

Reminder

There will be
no pick-up

of recyclables

on Wednesday,
December 25, 2019,

due to the

Christmas Day
holiday.

Remember that trash is not to be put out for pick-up until after dark on the evening before the pick-up!

Management Company

Austin Realty
Management, Inc.

ARMI

P.O. Box 3413
Warrenton, VA 20188
540-347-1901

Account Information
ext. 111

Fax: 540-347-1900

Email: hoa@ARMIVA.com

Website:

www.ARM-HOA.com

Summary of Minutes Board of Directors' Meeting November 4, 2019

The President called the meeting to order at 7:00 P.M., with five Board members and Judith Pecora of the management company present.

The minutes of the previous Board meeting were approved as presented and the financial status of the Association was reviewed. There was \$21,703.48 in the checking account, and the amount of funds in the Association's reserve accounts stood at \$31,680.89, which included funds in two CDs and a savings account, as of the end of October. The Association's Liabilities and Equity totaled \$53,348.37. Nine homeowners were in arrears on dues payments, with two homeowners having balances on their accounts which were becoming large. These homeowners were being notified that collection actions have been initiated. The account balances of four of the other homeowners showed amounts of \$1.00 or less being owed.

The Architectural Control Committee reported that two Architectural Approval Forms had been processed since the last meeting. Approval had been given to the owner of a home on Denning Court to paint the ceiling and trim on the porch and the gable vent, and replace the exterior lights on the front and rear of the home, and to the owner of another home on this court, to replace the fence.

A report given by an engineer after he reviewed drainage issues in the community, was presented. The Association does not need to take any actions regarding drainage matters, at this time.

The Board approved replacing the Ridge Court street sign. Replacement of other signs in the community will be considered again in the spring.

Mention was made that when the trash removal trucks are driven through the community, marks are being left on the asphalt. Also, when the trash in the trucks is being compacted, liquid is leaking out onto the asphalt. These issues were to be brought to the attention of the Town of Warrenton Public Works department, to see what can be done about these situations.

The meeting ended at 7:40 P.M.

Town of Warrenton Announces Holiday Decorating Contest

Do you think that you have the best outdoor holiday decorations in the Town of Warrenton? If so, this contest is for you!

The Town of Warrenton Parks and Recreation Department director Margaret Rice has announced that there will be a holiday decorating contest held among the residents of the homes within the Warrenton town limits. In a news release, she said, "We are excited to bring the holiday season to residents and hope that everyone will enjoy a happy and healthy holiday season."

Judging will take place on Wednesday, December 11, 2019, between 6 and 9 P.M. Winners will be notified by December 16th. One winner will be chosen in each of these three categories - Best Holiday Spirit, Classic Holiday, and Best in Show. All winners will receive a special yard sign, a gift certificate, and recognition at the January 14th Town Council Meeting.

To enter the contest, register online at www.warfonline.com by December 6th.

Happy holidays to all!

Dues Assessments for 2020

As was mentioned in the October newsletter, the members of the Board of Directors of your community association discussed the Association's budget for 2020 and the funding of the Association's reserves for future capital repairs and replacements. In order to keep up with the increased costs for services needed by the Association, and adequately fund the reserve accounts, the Board determined that it is in the best interests of the Association to raise the dues assessments for the coming year, an amount which is permitted by the Association's governing documents, without a vote of the membership. Therefore, it was determined that the dues would be increased by \$1.00 per month per home, bringing the monthly assessment from \$57.00 to \$58.00, beginning with the assessment for January 2020.

Preparing for Winter

With the winter season having now begun, and its longer hours of darkness, along with colder temperatures, it is a good time to check on several things at your home.

Since night falls earlier, residents come from, and go to, their homes during more hours of darkness. Having any outdoor lighting which is located at your home in top working order, would be very beneficial to the members of your household, as well as the community at large.

Also, having items to remove snow or treat for icy conditions in the front of the home in a known location, as well as supplies such as fresh batteries for flashlights, in case of a storm, will go a long way towards making life easier during this season.

Be Kind to Your Sidewalk in Winter

When winter storms drop those unmentionable types of frozen precipitation on your sidewalk, be kind to it by not coating it with rock salt or any type of chemicals used to melt ice which contain chloride components. These not only damage the concrete, but the run-off kills the grass.

A recommendation has been made that a "10-10-10" type of fertilizer be used to melt ice and snow on sidewalks. Just be careful not to overdo the application, because run-off of this treatment will also go onto the grass. This may be good for the lawn, but residents have been asked to be careful concerning the amount of fertilizers that may be in the water that runs off their properties. The chemicals in the fertilizers may be damaging to the ecosystem in the Chesapeake Bay, which is where much of the water run-off from this area ends up.

Holiday Tree Collection

It is just the beginning of the holiday season, but here we are, already talking about holiday tree collection. It really won't be long until the holidays come and go, and it will be time to get rid of the tree. Please don't take it to the landfill! Consider recycling your tree.

The Town of Warrenton will again collect natural cut holiday trees for recycling, beginning on Monday, January 6, 2020, and continuing through that week, starting at one end of the Town and going to the other. Residents should place their trees at the street line by 8:00 A.M. on that day. These trees are fed through a chipper to create usable mulch, so all stands, and anything on the tree, must be removed. Call the Public Works Department a t540-347-1858 if you have questions about the tree pick-up.

Bear Wallow Knolls Homeowners' Association, Inc.

Balance Sheet

Period Through 10/31/2019

Assets

Bank - Operating

Alliance Operating Account	21,705.28
Total Bank - Operating	21,705.28

Reserve

Alliance Reserve	144.76
CD - AUB - 4/28/21 - 2.37%	21,184.63
CD - UFM - 9/26/20 - 2.72%	10,351.55
Total Reserve	31,680.94

Total Reserve

Total Assets	53,386.22
---------------------	------------------

Liabilities & Equity

Equity

Retained Earnings	59,892.65
Replacement Reserve	31,680.94
Net Income	(38,187.37)
Total Equity	53,386.22

Total Equity

Total Liabilities & Equity	53,386.22
---------------------------------------	------------------

Income Statement

Operating

Income

	Year to Date
Income	
50000 Monthly Assessment	62,010.73
50045 Prepaid Assessments	(2,251.13)
52000 Late Fees	62.11
Total Income	59,821.71

Other Income

51010 Interest - Checking Accounts	31.42
51020 Interest Income	149.90
Total Other Income (Interest, Legal Fee Reimb)	181.32

Total Income

Total Income	60,003.03
---------------------	------------------

Expense

Administration

61030 Postage and Handling	857.40
61035 Printing and Reproduction	112.36
Total Administration	969.76

Grounds Maintenance

68000 Grounds Maintenance	21,843.30
Total Grounds Maintenance	21,843.30

Insurance

69000 Insurance	1,620.00
Total Insurance	1,620.00

Licenses & Permits

71010 Annual Corporate Report	25.00
71020 DPOR Annual Report	10.00
Total Licenses & Permits	35.00

Miscellaneous Expense

72000 Miscellaneous Expense	150.00
Total Miscellaneous Expense	150.00

Professional Services

76010 Accounting/Auditing	315.00
76030 Legal Fees - General	1,481.50
76050 Management Fee - Contracted	8,022.90
Total Professional Services	9,819.40

Repairs

77060 General Repairs	7,699.50
Total Repairs	7,699.50

Reserves

79010 Capital Repairs/Improvements	50,978.00
Total Reserves	50,978.00

Snow Removal

81000 Snow Removal	4,975.00
Total Snow Removal	4,975.00

Utilities

87010 Electricity	1,077.29
Total Utilities	1,077.29

Total Expense

Total Expense	99,167.25
----------------------	------------------

Net Income

Net Income	(39,164.22)
-------------------	--------------------