

The Bear Facts

The Bear Wallow Knolls Homeowners' Association Newsletter

November 2019



Next Board Meeting

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

Monday,

November 4, 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 trash pick-up
on Thursday,
November 28, 2019,**
due to the
**Thanksgiving Day
holiday.**

The trash **will be picked
up on Monday,
December 2, 2019.**

Remember that trash is not to be put out for pick-up until after dark on the evening before the pick-up, and is to be placed at the curb in front of your home, or as close to this location as possible!

Management Company

Austin Realty
Management, Inc.

ARMI

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Warrenton, VA 20188
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Summary of Minutes Annual Meeting October 7, 2019

The Annual Meeting of the Bear Wallow Knolls Homeowners' Association was called to order at 7:05 P.M. with a quorum present through attendance and proxies.

The minutes of the previous membership meeting were approved as presented.

Devoe Campbell provided information which indicated that the values of the homes in the community are continuing to rise. She also noted that the Board was trying to be very receptive to residents bringing issues to the Board, which they feel need to be addressed. Improper parking was one of these issues. Several vehicles parked improperly in unmarked and visitors' spaces had been tagged, but these vehicles were subsequently parked elsewhere, and did not have to be towed. The issue of commercial vehicles parked improperly at homes had also been successfully addressed. Another situation, which concerns when and where to set trash and recyclables out for collection, had been brought to the Board, and was being addressed.

Anne-Marie Walsh presented a report concerning architectural approval requests submitted since the last membership meeting. The installations of shingles on the roofs of eight homes, and on several sheds, were approved. Approval of the replacement of the gutters on several homes was given, as was the removal and replacement of trees which were dead or dying. The gutter replacements were projects that had not been seen before, and indicate that homeowners are making the necessary replacements to keep up their homes as they age and need various renovations.

Cris Hittle gave a report regarding the status of the Association's capital components and funding for needed repairs or replacements. She stated that the Capital Improvements Planning Committee is continuing to monitor the status of these items, including the asphalt and concrete areas, and the trees.

The financial status of the Association was reviewed by Gerard van der Rest, the Treasurer of the Board. There was \$16,835.70 in the checking account, and the amount of funds in the Association's reserve accounts stood at \$31,654.06, which included funds in two CDs and a savings account, as of the end of September. The Association's Liabilities and Equity totaled \$48,489.76. The Accounts Receivables remained relatively low, with only two homeowners having balances on their accounts which were becoming large. These homeowners had been notified that unless their account was brought current, collection actions would be initiated.

The business of the meeting then proceeded to nominations of homeowners to run for election to the Board of Directors. The Board terms of Vicki Johnson and Laban Martin were expiring. They had agreed to run for re-election and had submitted Nominating Petitions in this regard. No other homeowners volunteered to run for election. Nominations were then closed.

As the number of homeowners running for election equaled the number of open seats on the Board, the election of members to the Board could be conducted by acclamation. A motion was made in this regard, seconded, and passed with all in favor, and the two incumbent Board members were re-elected.

Issues involving the Association which were brought to the Board members for their consideration included the recently adopted revised architectural specifications, management of the Association, and the addition to the rules regarding the setting out of trash and recyclables for collection.

Following an announcement that a Board meeting would be held after the adjournment of the Annual meeting, at 7:45 P.M., the Annual meeting was adjourned.

Reminder for Owners who Lease Homes

Owners of homes which are rented should remember that they are required to keep on file with the Association, a copy of the lease which is currently in force with their renters, or a current, fully completed Addendum to Deed of Lease form. Be sure to provide a copy of one or the other of these documents to the office whenever the previous one has expired, or there are new tenants in the home. A copy of the Addendum to Deed of Lease form can be printed from the Association's page on the Austin Realty website.

Homeowners should also be sure that their renters are aware of the rules and regulations of the Association, including those in relation to setting trash out for collection, removing snow in the winter, cutting the grass and removing weeds during the growing season, and use of the common areas, including the parking areas. Renters need to be provided with copies of the pertinent rules and regulations. If you don't have copies of these documents, they can be sent to you on request.

Recreational Activities on Common Areas

There is a sign in the community which states that recreational bicycle riding, rollerblading, skateboarding, and riding of scooters are not permitted in the community. This is due to the unsafe situations which these activities create. These are not just suggestions! There are almost daily reports of accidents nearly avoided! For your safety, and that of all residents, please adhere to these regulations, and be sure that all members of your household, and their guests, do also!

Bicycles are actually a mode of transportation, and are to be used only as such, and not as play or sports equipment on the asphalt-surfaced areas of the neighborhood, or the interior, grassy areas. Bicycles may be ridden on streets and road surfaces only when coming and going to and from the neighborhood, or traveling to other areas of the community, and must yield to cars or other vehicles unless waved on by the driver of the vehicle. At no time should they, or other equipment with wheels, be ridden on the sidewalks. However, toddlers may use their small ride-on toys there when accompanied by a parent.

Other recreational activities, such as games which are usually played with any type of hard projectile, including baseballs or hockey pucks, are not to take place in the interior common grassy areas or the asphalted areas. Only soft, "Nerf" - type balls are to be used in these areas.

Summary of Minutes – Board of Directors' Meeting – October 7, 2019

The meeting was called to order at 7:50 P.M., following the scheduled Annual meeting, by the sitting President. A motion was made and passed, to have the Board officer positions held by the same Board members as during the previous year.

The minutes of the last Board meeting were reviewed. It was noted that Mr. van der Rest had not been absent from the meeting, as was stated in the minutes. The minutes were approved as amended.

Two Due Process Hearing were held. It was the determination of the Board on both of these issues, that the problems had been addressed, but if they recurred, monetary charges would be assessed.

A letter of agreement was signed with a legal firm, in relation to the collection of unpaid fees.

The meeting ended at 8:25 P.M.

Bear Wallow Knolls Homeowners' Association, Inc.

Balance Sheet

Period Through 9/30/2019

Assets		
<u>Bank - Operating</u>		
Alliance Operating Account		16,837.06
<u>Total Bank - Operating</u>		16,837.06
<u>Reserve</u>		
Alliance Reserve		144.71
CD - AUB - 4/28/21 - 2.37%		21,157.85
CD - UFM - 9/26/20 - 2.72%		10,351.55
<u>Total Reserve</u>		31,654.11
<u>Total Assets</u>		48,491.17
Liabilities & Equity		
<u>Equity</u>		
Retained Earnings		59,919.48
Replacement Reserve		31,654.11
Net Income		(43,082.42)
<u>Total Equity</u>		48,491.17
<u>Total Liabilities & Equity</u>		48,491.17

Income Statement

<u>Operating</u>		<u>Year to Date</u>
<u>Income</u>		
Income		
50000	Monthly Assessment	55,338.69
50045	Prepaid Assessments	(2,399.96)
52000	Late Fees	45.76
Total Income		52,984.49
<u>Other Income</u>		
51010	Interest - Checking Accounts	31.42
51020	Interest Income	123.12
Total Other Income (Interest, Legal Fee Reimb)		154.54
Total Income		53,139.03
<u>Expense</u>		
Administration		
61030	Postage and Handling	857.40
61035	Printing and Reproduction	112.36
Total Administration		969.76
Grounds Maintenance		
68000	Grounds Maintenance	19,818.30
Total Grounds Maintenance		19,818.30
Insurance		
69000	Insurance	1,620.00
Total Insurance		1,620.00
Licenses & Permits		
71010	Annual Corporate Report	25.00
Total Licenses & Permits		25.00
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	7,220.61
Total Professional Services		9,017.11
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	968.78
Total Utilities		968.78
Total Expense		96,221.45
Net Income		(43,082.42)