

The Bear Facts

The Bear Wallow Knolls Homeowners' Association Newsletter

October 2019



Next Board Meeting

The next meeting of the Board of Directors is scheduled to be held on **Monday, October 7, 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!

Management Company

Austin Realty
Management, Inc.
ARMI

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Warrenton, VA 20188
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Summary of Minutes Board of Directors' Meeting September 9, 2019

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

A Due Process Hearing regarding various household items and sports equipment, including a bicycle, being kept on the porch and/or in front of a home on Forest Court, was held. After reviewing all of the information which was presented concerning this issue, the Board members determined that the violation had existed but appeared to have been abated. No further action needed to be taken at that time, but should the violation recur, monetary charges would be assessed.

A second Hearing was also held regarding the same violation at a home on Denning Court. The violation at this home had not been abated. After reviewing all of the information which was presented concerning this issue, the Board members determined that the violation still existed. The homeowner was given an additional amount of time to abate the violation. If the violation was not abated during that time, monetary charges would then begin to be assessed.

One of the homeowners present asked a couple of questions regarding the newly adopted resolutions and revised rules and regulations. The other homeowner brought up issues concerning setting out trash for removal. He felt that the rules and regulations should be more specific regarding where trash is to be placed for pickup. As he had made this suggestion before the Board meeting, and it had been provided to the Board, the issue had been under consideration, and the Board was going to make a determination on this matter later in the meeting.

The minutes of the previous Board meeting were approved as presented and the financial status of the Association was reviewed. There was \$16,562.98 in the checking account, and the amount of funds in the Association's reserve accounts stood at \$31,485.64, which included funds in two CDs and a savings account, as of the end of August. The Association's Liabilities and Equity totaled \$48,048.62. 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 unless their account was brought current, collection actions would be 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 one Architectural Approval Form had been processed since the last meeting. Approval had been given to the owner of a home on Denning Court to replace the rear portion of the fence.

A change to the summary of rules and regulations regarding the setting out of trash for pickup had been approved. A copy of the page of that document which contains the change would be given to the homeowners.

Some discussion was held concerning problems seen at homes.

The Board considered the Association's budget for 2020. 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 increase the dues assessments an amount which is permitted by the Association's governing documents, without a vote of the membership. 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. Homeowners would be reminded of this, later in the year.

The meeting ended at 8:50 P.M.

Fall Extra Trash Pick-Up

The Town of Warrenton Fall extra trash pick-up is scheduled for Bear Wallow Knolls on Monday, October 21, 2019. **Please have items you want to have removed placed at the curb by 8:00 A.M. on that day, but no earlier than after dark on Sunday evening.** No return trips can be made.

Tree trimmings and brush must be placed separately, as should metal and wood items. Unfortunately, regarding items containing freon - these items will no longer be removed.

The Town crews will take away old tires. There is a charge for this, but this is the same fee which you would pay if you took the tires to the landfill yourself. This fee must be paid in advance. Contact Public Works at 540-347-1858 to arrange to pay this fee.

Items such as TVs, computers, monitors, copiers, fax machines, microwave ovens, printers, battery packs, mattresses and box springs, or any type of liquid chemicals or paint, will not be picked up. They must be taken to the County landfill, where they can be recycled. A modest fee is charged for recycling some of these items. However, if you have paint cans that are empty or in which the paint has dried up, you can remove the lid and set them out. For more information, call Fauquier County Environmental Services at 540-422-8840.

Some residents "jump the gun" and put out the things they want removed, days, or even weeks before the scheduled pick-up. Please don't do this - it creates an unsightly condition in the neighborhood! And please remove any items that are not picked up!

Change to Association Document

As noted in the summary of the minutes from the September Board meeting, an additional change to the Association's Summary of Rules and Regulations has been made. This is in regards to the setting out of trash and recyclables for pick-up. A copy of the page of the Regulations on which this change appears, is enclosed with this mailing. Please read it and then place it with the copies of the other association governing documents which you have, for future reference. Questions about this change can be directed to the office.

Grounds Maintenance at Homes

Along with cutting the grass and removing weeds from planting beds, residents need to care for the bushes and trees on the properties of the homes where they live. Bushes and trees need to be treated, to get rid of any insects which may infest them from time to time, and trimmed, for their health, and to assist in having the community present a neat and clean appearance.

Another reason that trees need to be trimmed, is to keep them away from homes. Trees which are close to a home can hold dampness up against the house, which may result in the siding becoming mildewed, or the deterioration of window frames and other wood components.

Upcoming Association Annual Meeting

The Annual Meeting of the Association has been scheduled to be held on October 7, 2019, as was stated in the notices sent to homeowners. Please complete and return your proxy if you have not already done so, to ensure a quorum so that business can be conducted at the meeting.

Bear Wallow Knolls Homeowners' Association, Inc.

Balance Sheet

Period Through 8/31/2019

Assets		
Bank - Operating		
Alliance Operating Account		16,562.98
Total Bank - Operating		16,562.98
Reserve		
Alliance Reserve		144.66
CD - UFM - 9/28/19 - 1.5%		20,989.50
CD - UFM - 9/26/20 - 2.72%		10,351.55
Total Reserve		31,485.71
Total Assets		48,048.69
Liabilities & Equity		
Equity		
Retained Earnings		60,087.88
Replacement Reserve		31,485.71
Net Income		(43,524.90)
Total Equity		48,048.69
Total Liabilities & Equity		48,048.69

Income Statement

Operating		Year to Date
Income		
Income		
50000	Monthly Assessment	49,577.73
50045	Prepaid Assessments	(1,314.56)
52000	Late Fees	45.19
Total Administration		547.20
Grounds Maintenance		
68000	Grounds Maintenance	17,800.00
Total Grounds Maintenance		17,800.00
Insurance		
69000	Insurance	570.00
Total Insurance		570.00
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
76020	Legal Fees - Collections	
76030	Legal Fees - General	1,481.50
76050	Management Fee - Contracted	6,418.32
Total Professional Services		8,214.82
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	858.52
Total Utilities		858.52
Total Expense		91,818.04
Net Income		(43,524.90)