

# The Bear Facts

## The Bear Wallow Knolls Homeowners' Association Newsletter

September 2019



### Next Board Meeting

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

**September 9, 2019**

(due to the

**Labor Day holiday)**

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 **Monday, September 2, 2019,**

due to the

**Labor Day holiday.**

The trash will be picked up on **Tuesday, September 3, 2019.**

If you mistakenly set your trash out on the wrong day, do not leave it there! Put it away in its regular out-of-sight storage location until it is time to put it out

### 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 August 5, 2019

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

A Due Process Hearing regarding a commercial vehicle being improperly parked on Denning Court, was held. The vehicle was classified as commercial because displayed on it was obvious advertising pertaining to a business. 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.

One of the homeowners present brought up issues of grounds maintenance, stating that the work done during the recent tree project was done well. However, some situations that needed to be addressed, had not been. He also pointed out additional work that needed to be done, and that work done to the swales behind homes on Ridge Court, needed some adjustments.

The minutes of the previous Board meeting were approved as presented and the financial status of the Association was reviewed. There was \$28,473.16 in the checking account, and the amount of funds in the Association's reserve accounts stood at \$31,485.56, which included funds in two CDs and a savings account, as of July 27<sup>th</sup>. The Association's Liabilities and Equity totaled \$59,958.72. Eighteen homeowners were in arrears on dues payments, with two homeowners having balances on their accounts which were becoming large. These homeowners would be notified that unless their account was brought current, collection actions would be initiated.

The Architectural Control Committee reported that several Architectural Approval Forms had been processed since the last meeting. Approval with conditions had been given to the owners of a home on Denning Court to replace the fence, patio, and roof on the shed, and to the owners of another home on Denning Court, to replace the fence. Replacing the gutters was approved for a home on Tiffany Court.

Changes to the drafts of the parking regulations and the summary of rules and regulations had been suggested, and were approved. Copies of these revised documents, along with the revised architectural guidelines, would be given to the homeowners.

A member of the Board had resigned. Laban Martin had volunteered to fill this seat and was appointed to do so, by the Board. The members of the Election Committee were also appointed, in relation to the holding of the upcoming Annual Meeting.

The meeting ended at 8:00 P.M.

### Resolutions and Revised Rules and Regulations Enacted

As has been mentioned in newsletters recently and the summary of the minutes of the last Board meeting above, the Board of Directors has been working on a resolution which amends the previous resolutions enacted regarding parking and towing in the community, a resolution consolidating the Association's Architectural Guidelines and Procedures and Maintenance Standards, and a revision of the Association's Summary of Rules and Regulations.

These documents have now been enacted. Copies are enclosed with this mailing. Homeowners should read them and place them with the other copies of the Association's governing documents which they have, for future reference. Any questions which you may have should be directed to the office. Owners who rent out their homes should be sure to give copies of the documents which are pertinent to renters, to their tenants.

## Keeping Up Appearances

During the warm months of the year, residents often spend more time outdoors, engaging in various activities, or simply relaxing. If you take lawn chairs, sports equipment, or any other items outdoors, please put everything away in its appropriate storage place, when you go back indoors. Do not leave coolers, toys, or clothing out in front of homes, and be sure to remove all trash. Personal items left in front of homes, and trash left lying around, greatly detract from the community's appearance.

## Upcoming Association Annual Meeting

The Annual Meeting of the Association is being scheduled to be held in October, as usual. Notices about the meeting and proxy sheets will be sent to all homeowners. Please complete and return your proxy as soon as you receive it, to ensure a quorum so that business can be conducted at the meeting.

## Schools are Opening

Local schools are opening for the 2019-2020 year, so young residents will be out earlier in the mornings, going to their bus stops. Residents should be extra careful to watch out for these young pedestrians when driving through the community early in the day, and also in the mid-afternoon, when they will be returning home. During the later afternoon hours, the youngsters may be outdoors, venting energy accumulated when in school, and this would be an additional time when extra care should be taken.

Parents - it would be good to now review with young members of your household, tips for staying safe when walking across the driving lanes and parking area, as well as the fact that they should not take short cuts through other residents' yards.

## Dog Days of Summer

Do you know why mid-summer is referred to the "dog days of summer?" No, it's not because the heat makes people want to snooze in the shade, as dogs do when it is hot. Actually, the phrase refers to the 40 days beginning with July 3<sup>rd</sup> and ending on August 11<sup>th</sup>, which coincide with the morning rise of the Dog Star, Sirius. Here in Virginia, it seems like this period lasts until the end of August, and even through September!

It is at this time of year that we need to be extra mindful of the stress that the weather is putting on the plant materials at our homes. Vacations are great, but it seems that many of us are leaving home just when the plants need us to be there. If the weather forecast is for continuing heat while you are away, enlisting the help of a neighbor or friend to keep your plants and lawn hydrated, can pay off in their continued good health. Without such care, you may return to find flower stalks bent to the ground with thirst and a brown mat of straw for a lawn.

If you have container plantings, it is helpful to put them all together in a shady spot in the yard. They will be easier to water if they are all together, and the shade will keep them moist longer. And if your plants have saucers, ask your plant care giver to do everyone in the neighborhood a favor and periodically spill out the accumulated water, to prevent mosquitoes from breeding there.

With this assistance (which you can reciprocate when your neighbor or friend goes on vacation), you can have plants that will continue to thrive!

## Bear Wallow Knolls Homeowners' Association, Inc.

### Balance Sheet

Period Through 7/31/2019

<b>Assets</b>		
<u>Bank - Operating</u>		
Alliance Operating Account		20,874.68
<u>Total Bank - Operating</u>		20,874.68
<u>Reserve</u>		
Alliance Reserve		144.59
CD - UFM - 9/28/19 - 1.5%		20,989.50
CD - UFM - 9/26/20 - 2.72%		10,351.55
<u>Total Reserve</u>		31,485.64
<u>Total Assets</u>		52,360.32
<b>Liabilities &amp; Equity</b>		
<u>Equity</u>		
Retained Earnings		60,087.95
Replacement Reserve		31,485.64
Net Income		(39,213.27)
<u>Total Equity</u>		52,360.32
<u>Total Liabilities &amp; Equity</u>		52,360.32

### Income Statement

<b>Operating</b>		<u>Year to Date</u>
<u>Income</u>		
<b>Income</b>		
50000	Monthly Assessment	43,079.52
50045	Prepaid Assessments	358.03
52000	Late Fees	8.83
<b>Total Income</b>		<b>43,446.38</b>
<b>Other Income</b>		
51010	Interest - Checking Accounts	28.03
51020	Interest Income	(45.35)
<b>Total Other Income (Interest, Legal Fee Reimb)</b>		<b>(17.32)</b>
<b>Total Income</b>		<b>43,429.06</b>
<u>Expense</u>		
<b>Administration</b>		
61030	Postage and Handling	547.20
<b>Total Administration</b>		<b>547.20</b>
<b>Grounds Maintenance</b>		
68000	Grounds Maintenance	10,550.00
<b>Total Grounds Maintenance</b>		<b>10,550.00</b>
<b>Insurance</b>		
69000	Insurance	570.00
<b>Total Insurance</b>		<b>570.00</b>
<b>Licenses &amp; Permits</b>		
71010	Annual Corporate Report	25.00
<b>Total Licenses &amp; Permits</b>		<b>25.00</b>
<b>Professional Services</b>		
76010	Accounting/Auditing	315.00
76030	Legal Fees - General	603.50
76050	Management Fee - Contracted	5,616.03
<b>Total Professional Services</b>		<b>6,534.53</b>
<b>Repairs</b>		
77060	General Repairs	7,699.50
<b>Total Repairs</b>		<b>7,699.50</b>
<b>Reserves</b>		
79010	Capital Repairs/Improvements	50,978.00
<b>Total Reserves</b>		<b>50,978.00</b>
<b>Snow Removal</b>		
81000	Snow Removal	4,975.00
<b>Total Snow Removal</b>		<b>4,975.00</b>
<b>Utilities</b>		
87010	Electricity	763.10
<b>Total Utilities</b>		<b>763.10</b>
<b>Total Expense</b>		<b>82,642.33</b>
<b>Net Income</b>		<b>(39,213.27)</b>