



The Bear Facts

The Bear Wallow Knolls Homeowners' Association Newsletter

February 2020

Next Board Meeting

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

Monday,

**February 3, 2020
at 7:00 P.M.**

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 trash**

**on Monday,
February 17, 2020,**
due to the
**President's 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 January 6, 2020

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

The homeowner in attendance stated that she had come to the meeting regarding tree roots which were impacting the plumbing lines going to and from her home. Ways to deal with this situation were discussed.

Two Due Process Hearings had been scheduled to be held during this meeting. The first involved shrubs in front of a home, which had become overgrown. Some trimming of these bushes had since been done. The Board determined that some additional trimming was needed. Concerning the second Hearing, the homeowner involved had asked that it be re-scheduled due to health issues being experienced by the owner, and the Board agreed to the rescheduling.

The minutes of the previous Board meeting were approved with one correction and the financial status of the Association was reviewed. There was \$24,328.68 in the checking account, and the amount of funds in the Association's reserve accounts stood at \$31,680.98, which included funds in two CDs and a savings account, as of the end of December. The Association's Liabilities and Equity totaled \$56,009.66. Fourteen homeowners were in arrears on dues payments, with two homeowners having balances on their accounts which were large. These homeowners' accounts have been sent to an attorney for collection of the unpaid balances. In addition, the privilege given to the occupants of the home or their guests to park in the numbered spaces assigned to these homes, is being suspended by the blacking out of the numbers painted there. The account balances of six of the other homeowners showed amounts of \$2.00 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 Ridge Court to replace and paint a column on the front porch.

Discussion was held concerning an increase in improper parking in visitors' spaces. The new street sign for Ridge Court was ready to be picked up. A contractor would be asked to install it.

Problems with pets have come up again. Several puppies have been brought into the community over the holidays. Unfortunately, they are being taken out into the community unleashed, by residents who are not controlling them. Also, a dog which has been in the community for some time, is not leashed when taken out, and the waste from all of these pets is not picked up. This matter needs to be addressed.

It had been noticed that at a few homes, more than the permitted one satellite dish has been installed. Residents will be notified of the need to remove one of the dishes.

The meeting ended at 8:30 P.M.

Recreational Activities

As has been mentioned, residents in the community are not to conduct recreational activities in the interior common areas of the neighborhood, to avoid injury to themselves, other residents or guests in the community, and possible damage to homes, vehicles, or properties. Recreational activities which are suitable to engage in on grassy areas, can be conducted in the areas behind the homes.

However, residents do need to be careful about the results of engaging in recreational activities in these areas, also. It should be remembered that the open space seen between homes is not common area. The land in these areas is part of the adjacent properties. No one should enter another person's property without being invited. In addition, care must be taken to not run into fences on individual properties, or go through yards and hit a home, on a property where there is not a fence. In addition, it should be remembered that if anyone does damage the common area, the cost of the restoration of the area will be charged to that person.

Continue to Pick-up After Pets in Cold Weather

When winter brings those single-digit wind chill temperatures, it is even more tempting to let your pet out on its own in the community, and not go outside yourself.

Of course, then residents do not pick up the waste which is left. Please do not get into the habit of doing this. Not only can your pet get into all kinds of mischief when out alone, but the waste which is not removed, freezes and stays in place. Then the advent of a thaw reveals all of these unpleasant hidden surprises, which promptly become booby traps for pedestrians.

Bundle up, go out with your pet, and properly remove the waste which is left. It will feel so good when you get back indoors! You could even treat yourself to a cup of hot chocolate!

Snow Emergency Routes

Due to the fact that there is very limited parking for visitors in the community, and parking of commercial vehicles is not permitted, vehicles can be seen parking along Bear Wallow Road. This solves the parking problem for some people, but those who park there, should not forget that Bear Wallow Road is designated as a Snow Emergency Route. It is unlawful for any person or business to park a vehicle on any of these streets during a snow emergency situation. If you do park there during a snow storm, even if you have not moved your vehicle because it is stuck in the snow, it may be towed at your expense. It would be good to consider an alternate parking location, to be used if a snow storm with more than a few inches of accumulation, is forecast.

Tax Preparation and Filing Assistance

The Foundation for Tax Assistance, a Fauquier-based nonprofit organization, provides free tax preparation services for the elderly and residents with lower incomes. The personnel who prepare the taxes have passed vigorous training courses. This training includes how to understand the complex tax laws relating to credits for child, elderly, or disabled care, and other tax issues.

The Foundation's volunteers will meet with residents at any of the three Fauquier County libraries, from Saturday, February 1 thorough Saturday, April 11, 2020. An appointment is needed. Appointments can be made by calling the Foundation at 540-878-8822. When an appointment is made, the caller will be given a list of documents to bring to the appointment.



Bear Wallow Knolls Homeowners' Association, Inc.

Balance Sheet

Period Through 12/31/2019

Assets	
Bank - Operating	
Alliance Operating Account	25,260.56
Total Bank - Operating	25,260.56
Reserve	
Alliance Reserve	144.84
CD - AUB - 4/28/21 - 2.37%	21,184.63
CD - UFM - 9/26/20 - 2.72%	10,351.55
Total Reserve	31,681.02
Total Assets	56,941.58
Liabilities & Equity	
Equity	
Retained Earnings	59,892.57
Replacement Reserve	31,681.02
Net Income	(34,632.01)
Total Equity	56,941.58
Total Liabilities & Equity	56,941.58

Income Statement

Operating	Year to Date
Income	
Income	
50000 Monthly Assessment	74,146.80
50045 Prepaid Assessments	667.83
52000 Late Fees	69.01
Total Income	74,883.64
Other Income	
51010 Interest - Checking Accounts	36.92
51020 Interest Income	150.03
Total Other Income (Interest, Legal Fee Reimb)	186.95
Total Income	75,070.59
Expense	
Administration	
61030 Postage and Handling	1,115.40
61035 Printing and Reproduction	112.36
Total Administration	1,227.76
Grounds Maintenance	
68000 Grounds Maintenance	25,793.30
Total Grounds Maintenance	25,793.30
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	2,331.50
76050 Management Fee - Contracted	9,627.48
Total Professional Services	12,273.98
Repairs	
77060 General Repairs	11,307.55
Total Repairs	11,307.55
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	1,342.01
Total Utilities	1,342.01
Total Expense	109,702.60
Net Income	(34,632.01)