

The Bear Facts

The Bear Wallow Knolls Homeowners' Association Newsletter

January 2020



Next Board Meeting

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

Monday,

January 6, 2020

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,

January 1, 2020,

due to the

New Year'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

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Email: hoa@ARMIVA.com

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Summary of Minutes Board of Directors' Meeting December 2, 2019

The President called the meeting to order at 7:00 P.M., with six 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 \$18,472.89 in the checking account, and the amount of funds in the Association's reserve accounts stood at \$31,680.94, which included funds in two CDs and a savings account, as of the end of November. The Association's Liabilities and Equity totaled \$50,153.83. Nine 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, are being suspended by the blacking out of the numbers painted there. The account balances of seven 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 Denning Court to replace the fence on the property with one of the flat board stockade style, with the fence to be coated with a clear sealer after the wood has seasoned.

Unfortunately, a home on Denning Court had been severely damaged by fire. The status of the restoration of the home was discussed. The owner of the home had boarded up the broken windows, swept up the broken glass, and tried to make the front of the home as presentable as possible, which the Board members appreciated. It was also noted that during the fighting of the fire, vehicles parked in fire lanes near the home, were making it difficult for the emergency vehicles to get to the home. The importance of not parking in fire lanes needs to be emphasized to the residents in the community.

A situation regarding grounds maintenance at a home on Forest Court and another concerning a stipulation on an architectural approval involving a home on Ridge Court, were ongoing. Due Process Hearings in relation to these matters would be scheduled if they were not resolved.

The meeting ended at 7:35 P.M.

Parking in Fire Lanes Prohibited

As was mentioned above in the synopsis of what took place during the December Board meeting, it is extremely important that residents do not park in the fire lanes in the community. These are designated by the curbs being painted yellow, and by a notice to this effect being painted on the curb or yellow lines being painted on an adjacent area of the asphalt. The courts in Bear Wallow Knolls are not very wide, and in places, are too narrow for emergency vehicles to drive through if vehicles are parked in the fire lanes. A delay in the arrival of the fire department or the rescue squad, could very adversely affect the outcome of the situation. Be aware that vehicles have been pushed out of the way by fire trucks, and if your vehicle is damaged, you will not be compensated for this!

Storage of Flammable Items

Care should be taken when storing petroleum products in sheds in hot weather, especially when flammable items such as rags are also being stored there. The temperature in sheds has been known to rise quite high. If a container of a petroleum product such as fuel for a lawn mower or cleaning fluid develops a leak, the rags can become soaked in it. When they begin to dry, heat is produced, and a fire could be the result. Also, heat from rags drying after being used with these products but stored before being cleaned, can also lead to a fire. Some people think this is an "old wives' tale" but it has been known to happen.

Holiday Decorating

Many homes in the community are beautifully decorated each year, and this adds to the enjoyment of the season. Thanks to all residents who decorate and give the community a festive air!

Residents who have a formerly live cut tree in their home and are keeping it in place in the home for awhile after the holiday, should be sure to water it every day to prevent it from becoming a fire hazard. If you decorate with electric lights, on your tree or elsewhere, check the strings of lights for signs of deterioration, and remove the lights if the wires are cracked, the coating is worn away, or the plug does not fit snugly into the socket where it has been placed.

In the midst of everything else that you have to do when the holidays are over, you might not feel like rushing to take down your exterior decorations and pack them away for the next year. But please remember that all exterior decorations are to be removed by the end of January.

Be Considerate When Clearing Snow

Residents may not like to anticipate snow storms, but it is most probable that there will be snowfall in the area this winter, which will require removing it from vehicles, parking spaces, and sidewalks. When doing so, residents are asked to not pile snow in the streets when clearing it from these areas, in addition to not putting it where it will add to the burden of other residents' snow removal. It is especially important not to put the snow into the driving lanes if the contractor has already cleared the area. This causes an obstruction when motorists are trying to drive in and out of the community.

The snow should be placed onto the islands in the courts whenever possible, without blocking any fire hydrants or mailboxes. Also, remember that residents must clear the snow from the sidewalks in front of their homes within 24 hours of the end of a snowfall.

Paint and Chemical Disposal

Residents need to be mindful about what they put out in their trash for collection by the Town of Warrenton. The trash is put into a compactor that is part of the truck, and compressed at that time. Any liquids in containers can be set free, and may leak out onto the road. This seems to have taken place again recently - stains could be seen on the asphalt.

The Town of Warrenton Public Works department has specifically stated that paint cans which still contain paint (or any containers of hazardous liquids) cannot be put out with residents' trash - they must be taken to the Fauquier County landfill. Please help to prevent a future incident of paint, or anything hazardous, being spilled on the Association's roads, by properly disposing of cans of paint or containers of other liquids.



Remember to pick up and properly dispose of all pet waste, no matter where it is left!

Bear Wallow Knolls Homeowners' Association, Inc.

Balance Sheet

Period Through 11/30/2019

Assets

Bank - Operating

Alliance Operating Account	18,878.43
Total Bank - Operating	18,878.43

Reserve

Alliance Reserve	144.80
CD - AUB - 4/28/21 - 2.37%	21,184.63
CD - UFM - 9/26/20 - 2.72%	10,351.55
Total Reserve	31,680.98

Total Assets	50,559.41
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Liabilities & Equity

Equity

Retained Earnings	59,892.61
Replacement Reserve	31,680.98
Net Income	(41,014.18)
Total Equity	50,559.41

Total Liabilities & Equity	50,559.41
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Income Statement

Operating

Income

50000	Monthly Assessment	68,212.89
50045	Prepaid Assessments	(2,800.87)
52000	Late Fees	66.12
Total Income		65,478.14

Other Income

51010	Interest - Checking Accounts	35.04
51020	Interest Income	149.99
Total Other Income (Interest, Legal Fee Reimb)		185.03

Total Income		65,663.17
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Expense

Administration

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

Grounds Maintenance

68000	Grounds Maintenance	24,493.30
Total Grounds Maintenance		24,493.30

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	2,195.50
76050	Management Fee - Contracted	8,825.19
Total Professional Services		11,335.69

Repairs

77060	General Repairs	10,917.55
Total Repairs		10,917.55

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	1,203.05
Total Utilities		1,203.05