



Elizabeth's Crossing

Homeowners' Association, Inc.

Budget 2022

Board of Directors

President
William Martin

Vice President
Robbie Robison

Treasurer
Ted Bloss

Management Company

ARMI

PO Box 3413
Warrenton, VA
20188
540.347.1901
hoa@armiva.com

Association Manager:
Cathi Stanley x114
cathi@armiva.com

Financial Accounts
Manager:
Teresa Hitt x111
teresa@armiva.com

Administrative
Assistant:
Charlene x117
Charlene@armiva.com

Elizabeth's Crossing Resources

Visit the
HOA Community
Associations page at
www.armi-hoa.com
for community
information.

2022 Assessments and Annual Budget

Below, you will find the budget for the community for 2022. The Board of Directors has worked diligently to create a budget whereby current expenses for service contracts, insurance and community operations will continue to be met throughout the coming year. As such, the Board of Directors found it necessary to **increase** dues by \$10 per quarter, per unit, to \$150 a quarter beginning January 1, 2022. When paying your assessments, be sure to include your property address on your check to ensure prompt posting to your account. Your payment due date is the first day of each quarter of the year (January, April, July, October). Late fees are assessed on payments received after the 30th of the first month of the quarter. For payment options please go to www.armi-hoa.com and choose "Make a Dues Payment" half way down on the left side. You have the option to do a onetime online payment, set up a recurring payment or mail a check.

2022 Annual Budget

Income	
Quarterly Assessment	39,000
Interest Income	70
Total	\$39,070
Expense	
Postage and Handling	450
Grounds Maintenance	300
Mowing Contract	24,000
Pet Waste Removal	3,300
Pond Inspection/Maintenance	1,000
Insurance	2,720
Licenses & Permit Fees	75
Miscellaneous Expense	2
Accounting/Auditing	305
Legal Fees—Collections	350
Legal Fees—General	100
Management Fee – Additional Services	50
Management Fee – Contracted Services	6,343
Taxes	75
Total	\$39,070
2022 Income	\$39,070
2022 Expense	\$39,070

Note: This is not a statement and is for informational purposes only



The Board of Directors would like to wish you and your family a happy, healthy and peace-filled Holiday and a prosperous New Year!

Important Phone Numbers:

Town of Culpeper
Police Department - 911
(non-emergency number) 540.727.7900

Animal Control
540.547.4477

Culpeper Public Services
540.825.0285

Landfill
540.825.8559

The Next Board of Directors' meeting will be held :

Day: Thursday

Date: February 10, 2022

Time: 7:00pm

Location: Virtually via Zoom

All homeowners are welcome to attend. At every Board meeting there is an opportunity for owners to address their concerns to the Board and to hear about issues and business important to the community.

Those who will be attending should contact ARMI to receive login information and a copy of the meeting packet prior to the meeting by emailing hoa@armiva.com.



New Resolution - Use of Electronic Meetings

The Board of Directors has adopted Policy Resolution 2021-01—Use of Technology for Meetings. Homeowners may want to add this resolution to the balance of your association documents.

This resolution is available for download on the Elizabeth Crossing HOA page of the ARMI website at

www.armi-hoa.com, choose “find your association” and search for Elizabeth Crossing. The resolution is located at the bottom of the page under Newly adopted resolutions. You may also request a copy to be emailed or mailed to you by emailing ARMI at hoa@armiva.com or by calling 540-347-1901 ext. 117.



Mailing Address:
PO Box 3413
Warrenton, VA 20188

Address:
10 Rock Pointe Lane
Warrenton, VA 20186

Phone: 540.347.1901
Fax: 540.347.1900
E-Mail: HOA@armiva.com

Austin Realty Management & Investments, Inc has been a leading local provider of Association management for over twenty five years. From financial management to architectural oversight, we're here to assist you in reaching the goals you've set for your community's future. We offer customized services to meet the needs of your Association with nationally certified managers and a staff of professionals ready to answer your questions and help homeowners navigate the often confusing world of living in a planned community.

We enjoy living in the area and operating a family owned business that provides quality service to the community. If we can be of assistance to you, please feel free to contact us.