



Board of Directors

President
William Martin

Vice President
Robbie Robison

Treasurer
Robert (Ted) Bloss

Assessments

When paying your assessments be sure to include your Elizabeth's Crossing property address on your check to ensure prompt posting to your account. Your payment due dates are the first of each quarter:

January, April, July,
October.

Late fees are assessed on payments received after the 30th of the first month of the quarter. Please note that if you have a minus sign before your total due it means that you have a credit balance and do not need to make a payment at this time.

For any questions regarding assessments please contact Teresa at:
540-347-1901
ext. 111

Teresa@armiva.com

Elizabeth's Crossing Homeowners' Association, Inc.

Spring 2021

Next Scheduled Board Meeting

Date: May 13, 2021

Time: 7:00 pm

Location: Virtually via Zoom

Meeting ID: 984 9168 7870

Password: 000736

All homeowners are encouraged 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.

How to Join a Virtual Zoom Meeting

PHONE— dial 1-646-876-9923. You will be required to enter the Meeting ID **984 9168 7870** and then enter meeting passcode **000736**. The meeting host will allow you in once the meeting is about to start.

VIDEO CHAT— go to www.zoom.com and click Join a meeting (top right of page) Enter the Meeting ID, **984 9168 7870**. If you have never downloaded Zoom before, click download and run Zoom otherwise click Launch meeting. Enter meeting passcode **000736** The meeting host will allow you in once the meeting is about to start.

What are My Dues For?

A question often heard is, "what are my dues used for?" It's a great question because owners sometimes don't see what they consider to be progress. In Elizabeth's Crossing, the annual assessment goes to pay for storm water management, landscaping and general administration. While that doesn't always lead to visible improvements, most of these are required by law to keep the community running. Expenses for insurance, Reserve Fund deposits and attorney fees to collect on delinquent owner accounts round out the budget.

The reserve fund deposits minimize the need for special assessments or borrowing to repair or replace major components in the community. They can also enhance resale values, and lenders and real estate agents are aware of the ramifications for new buyers if the reserves are inadequate.

While the Board works diligently to keep dues low, you can see the challenges it faces in keeping up with the monthly expenses it incurs to stay in business.

Elizabeth's Crossing Resources

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

for community information. The Association page provides Board meeting notifications and access to downloadable forms.



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

Trash Pick-up Schedule Change

The Town of Culpeper provides once-per-week curbside trash collections. The collection day for Elizabeth's Crossing recently changed to Wednesdays. The town furnishes each resident with one 95-gallon trash cart.



Additional carts may be purchased for sixty dollars (\$60) each not to exceed a total of four (4) carts. Only refuse contained in the 95-Gallon cart(s) supplied by or purchased from the Town will be collected.

Holiday schedule changes and cancellations are announced on the radio, WCVA AM 1490, WJMA FM 103.1, in the local newspaper, or Culpeper Media Network, on the Town's website, and posted at the Municipal Building, 400 South Main Street.

Please contact the Public Works Department with questions regarding the trash services or any other trash collection matters at 540-825-0285 or on the webpage at www.culpeperva.gov/Government/Finance-and-Treasurer/Trash-Services.

~Courtesy of the Town of Culpeper Webpage

Curb Appeal and Compliance

It's said that potential buyers make a decision about buying a particular home in the first eight seconds of entering the house. If that's so, then it stands to reason that buyers will also assess whether or not they like the community upon driving up to the house. Therefore, it is so important that the community be as appealing as possible for those arriving. To reach this goal, trash cans must be stored out of sight except on days of trash collect also take a look at your mailbox to see if a fresh coat of paint on the box or post will have it looking its best.

Not only are these best practices, they are part of the guidelines for compliance in the community. Each year, the Associa-

tion goes through the neighborhood to ensure that homes and lots are being maintained in a manner consistent with the community's governing documents. Items noted in these inspections may include trash cans stored in view; faded, rusted or discolored mailboxes or posts; dirty siding; trailers or recreational vehicles parked on driveways; missing or broken shutters and improper storage in the yard.

As your Elizabeth's Crossing home ages, it may require more frequent maintenance or replacement of deteriorating materials. Remember that like-kind repairs do not require applications to be submitted for review.



Mailing Address:
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Warrenton, VA 20188

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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 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.