



**Board of
Directors**

President
William Martin

Vice President
Robbie Robison

Treasurer
Robert (Ted) Bloss

Assessments

When paying your assessments be sure to include your property address on the check to ensure prompt posting to your account. The 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.

Management

Contacts

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 Homeowners' Association, Inc.

Summer 2021

Keeping Elizabeth's Crossing Looking Great

When living in a community governed by a homeowners' association, it's easy to think that someone else should be responsible for keeping homes and yards maintained and helping property values remain stable.

While the Board and management have roles to play in enforcing standards, the actual work must be done by the owners. The Board can send letters, hold Hearings, and when necessary, assess charges for violations, but this is not something most Boards prefer.

Ideally, all owners understand that the Board's actions in enforcing mainte-

nance standards and guidelines are required when it decides that the condition on a property will negatively effect the overall view of the community or may even cause home values to drop if not addressed.

While not a community violation, boats, trailers and campers parked in the streets detract from the appearance of Elizabeth's Crossing. As always, driveway parking of these items is prohibited.

Thank you to all those who devote the time and effort needed to keep the community looking great.

Next Scheduled Board Meeting

The next meeting of the Board of Directors will be held on Thursday, August 12, 2021 at 7:00pm. The location will be determined closer to the date of the meeting based on COVID restrictions and meeting space availability. Please check the Elizabeth's Crossing page on the ARMI website at www.armi-hoa.com or contact hoa@armiva.com or call 540.347.1901 ext 117 for up to date information.

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.

Trash Can Guidelines

Trash cans stored on driveways and left on the streets between trash collections clutter the streets and take away from the appearance of our homes. To keep the community looking good, please keep recycling and trash receptacles out of sight on days when no pick up is scheduled. Owners can install lattice screening with architectural committee approval to screen trash cans on the side of homes to keep from having to store them in the garage or back yard. Please also make sure that trash is secured in bags, and thus, less likely to be blown around the community before the trash company arrives.

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.

The Board of Directors Wishes You a Happy 4th of July!



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



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

Keeping in Green

Elizabeth's Crossing is a beautiful community and many owners take obvious pride in maintaining their homes. In addition to regular mowing and trimming of lawns, homeowners should also remember to apply herbicides and fertilizers as needed to reduce weeds and keep yards looking neat. Follow application directions closely to avoid burning turf or causing excessive nitrogen runoff into the storm water drains. Shrubs and trees should be kept trimmed with dead and damaged limbs pruned as needed. Leaves should be removed from the yard and drainage ditch.

Did You Know?

According to a study by George Mason University, HOAs increase property values. On average, a home in a community association sells between 5% and 6% higher than an equivalent home in an equivalent non-HOA neighborhood.

-Courtesy of gogladly

Be Summer Safe

Summer means that people are out and about. Keep your speed reasonable and within the posted speed limit when driving. Blind spots or vehicles parked in the streets may mean that you need to go even slower than you might usually drive.

If you are grilling, please keep hot grills away from siding and wood decks. Grills not in use, but still hot, should not be stored in garages or sheds.

A clean grill is a safer grill, so keep those drip pans and racks clear of grease and debris.



Proper Pet-iquette



It is a fact that owning a dog can greatly enhance the quality of life by lowering blood pressure, reducing depression symptoms, and getting you out of the house to take a walk every day. Alternately, remember these unpleasant facts: uncollected dog waste spreads canine diseases, contributes to pollution in the storm water collection system, and attracts rodents who feed on pet waste. Please be a good neighbor and do not allow your pet to defecate on other owners' property.

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.