



# Elizabeth's Crossing Homeowners' Association, Inc.

Fall 2023

## Board of Directors

President  
William Martin

Vice President  
Robbie Robison

Treasurer  
Vacant

## 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

## Holiday Trash Awareness

During the holiday season the Town of Culpeper refuse pick up schedule may be adjusted slightly to accommodate the observance of the holidays. During the holiday weeks, collection could be delayed by one day depending on the pick-up day. The regular trash pick-up day in the community is on Wednesday. Only containers provided by the Town of Culpeper will be collected.

On non trash days, trash should be stored in an appropriate receptacle and not solely in plastic bags. The receptacles should not be kept in the front or side

yard and are not permitted to remain in public view. Keep collection day in mind when parking in the community so that your cans, and those of your neighbors, are not obstructed and the cans can be properly emptied.

For more information about trash services, contact Town of Culpeper Public Works Department at 540-825-0285. For billing related questions, you may contact the Town Treasurer's Office by email at [payonline@culpeperva.gov](mailto:payonline@culpeperva.gov) or 540-829-8220.

## 2024 Budget

The Board is looking ahead and will be passing a budget for 2024 in the coming months. The Annual budget will breakdown the anticipated income and expenses to maintain the community in the year to come.

The annual assessment is partially used to pay for landscaping and general administration. Additionally, fees are collected to pay expenses that are required by law to keep the community running. For example, there are expenses for insurance, reserve fund deposits and attorney fees to collect on delinquent owner accounts.

The reserve fund deposits minimize the need for special assessments or borrowing to repair or replace major component, like the entrance monument and gazebo, 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.

The Board works diligently to keep dues low but deals with challenges due to increasing monthly expenses that are used to maintain the community. The approved budget will be distributed to the community before December 1, 2023.

*It's the first day of autumn! A time of hot chocolatey mornings, and toasty marshmallow evenings, and, best of all, leaping into leaves! ~Winnie the Pooh*

## Elizabeth's Crossing Resources

Visit the HOA Community Associations page at [www.armi-hoa.com](http://www.armi-hoa.com) for community information. The Association page provides Board meeting notifications and access to downloadable forms.

### Reminder

All Board members are homeowners and as such are not available for HOA business outside of the meetings.

All business shall be directed to ARMI and will be addressed to the Board accordingly.

### 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

## Say It Isn't Snow!

To assist the Town's snow removal crews, try to minimize parking vehicles on the street when snow is predicted. This allows plows to completely clear the streets which reduces the risk of damage to your vehicle from others sliding on icy roads.

When winter storms drop frozen precipitation on your sidewalk, it is the property owners' responsibility to clear the sidewalks adjacent to their property. Walkways must be cleared within 6 hours after snowfall ends or by 11am in the event of overnight snowfall. Remember to be kind to the sidewalk by not coating it with rock salt or any type of chemicals used to melt ice, which contain any chloride compounds. These not only damage the concrete, but the run-off kills the grass.

## Fall Maintenance Checklist

It's the time of year when cooler temperatures prevail and thoughts of snuggling by a cozy fire, pumpkin everything and the holidays come to mind. Before Old Man Winter settles in, consider the following checklist to prepare your home:

- \* Check your roof – it is a good practice to review the health of your roof every few years. You may also want to have the roof checked after severe weather.
- \* Clear your gutters and downspouts – remove clogs, leaves, twigs and other debris to keep water flowing and prevent damage from water accumulation or the weight causing the gutters to pull away from the house damaging siding and trim.
- \* Check smoke alarms – use this time as your annual reminder to replace the batteries in your smoke alarm and carbon monoxide detectors.
- \* Have your furnace inspected – another good reminder for fall is to have your furnace serviced to ensure your equipment is working properly.
- \* Prep your lawn and trees – Want a beautiful lawn come Spring, fertilize in the fall, consider mulching the leaves, wrap trees that have thin bark with tree wrap to help protect them and put 2 to 4 inches of mulch around the base of the tree.
- \* Clean and store lawn equipment – proper winter storage will prolong the life of your tools and equipment.
- \* Turn off exterior faucets – drain and disconnect garden hoses and turn off the valves. Consider covering the exterior faucets with an insulated cover to help prevent freezing.
- \* Inspect and clean your fireplace chimney – have your chimney and flue inspected and cleaned to prevent a chimney fire.

~courtesy of Allstate.com



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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.