



Elizabeth's Crossing Homeowners' Association, Inc.

Spring 2023

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

Annual Membership Meeting

Date: May 11, 2023

Time: 7:00 pm

Location: Virtually via Zoom

Meeting ID: 816 6828 5571

Password: 873683

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. Watch your mail for an official announcement and proxy which can be signed and returned to the ARMI office to count toward quorum.

How to Join a Virtual Zoom Meeting

VIDEO CHAT— go to www.zoom.com and click Join a meeting (top right of page) Enter the Meeting ID, **816 6828 5571**. If you have never downloaded Zoom before, click download and run Zoom otherwise click Launch meeting. Enter meeting passcode **873683** The meeting host will allow you in once the meeting is about to start.

PHONE— dial 1.301.715.8592. You will be required to enter the Meeting ID **816 6828 5571** and then enter meeting passcode **873683**. The meeting host will allow you in once the meeting is about to start.

No Parking

Queen Victoria Street and King Edward Court are public streets and are therefore governed by the ordinances of the Town of Culpeper and not the Association. The Town Police Department employs a full-time Traffic Control officer to provide enforcement of parking regulations and can be reached at 540-727-3430 with any questions or complaints. In order to help the parking situation, if you see an inappropriately parked vehicle you should call the number above. You can remain anonymous.

Some rules to remember:

When parking parallel to an adjacent curb or sidewalk, the vehicle shall be parked in the same direction as the flow

of traffic.



Parked vehicles shall not block driveways or impede the delivery of the USPS mail.

It shall be unlawful to park any motor vehicle, on any public street unless it has current, valid tags and a current, valid inspection sticker if required by state law.

It shall be unlawful to park any motor vehicle, that may impede traffic upon or the use of the streets within the town.

The Board is considering stricter measures to curb parking issues such as removing all street parking for the community or enforcing parking placard use.

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



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

Spring Projects Bring Architectural Applications

Remember, when planning to make any exterior change to your property, an Architectural Modification Form is required to be approved after being submitted to the committee with supporting documentation of the change showing color, description, style, etc and a copy of the property plat showing the location with dimensions. There are very specific guidelines in Elizabeth's Crossing to keep the community aesthetically pleasing and in line with the Governing Documents. Be sure to check the Declaration of the Association prior to considering any change. No work may be initiated with-

out approval of the committee or you may be required to restore the area to the original condition. The Architectural Modification Form is available at the bottom of the Elizabeth's Crossing page of the ARMI website at www.armi-hoa.com.

If you have questions about a specific improvement or need help filling out the application, ARMI staff are happy to assist you. Having approved applications in your lot file will make your eventual home sale process easier as unapproved changes are noted in disclosure inspections when a property goes under contract.

Spring Community Inspections

The Spring inspection will be conducted in the near future to ensure that the guidelines, as outlined in the Association Governing Documents, are being adhered to.

Now is the perfect time to take a look around your property and work on any items that could be noted as being out of compliance. Look for discolored, damaged, or missing siding, shutters, window screens, fencing, mailboxes and posts. Yards should be seeded as needed and mowed, planting beds kept weed free, and all shrubbery pruned. Items or debris being stored on the property need be stored out of sight or disposed of properly. Vehicle parking is limited to driveways, streets, garages, or other approved parking area. No parking in the grass is allowed.

Communication is key!

Contact ARMI if you have questions, concerns, or are experience extenuating circumstances preventing you from being able to address the issues. You must also contact ARMI when you have brought the items back into compliance. ARMI will then note your account and share the information with the Board for their review.

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.