



Highlands Highlights

The Highlands of Warrenton Community Association Newsletter

Late Fall 2022

Board of Directors

President
Frank M. ("Mike") Kokoszka
Vice-President
Tony Butler
Secretary/Treasurer
Joanne Rothwell
Board Member
Nicole Byfield
Board Member
Eda Montgomery

Holiday Trash Reminder

There will be no
trash pick up
on Friday, December 23rd
due to the Christmas
Holiday. The trash will be
picked up on Thursday
December 22nd.

Possible Amendment to Declaration

During the Annual Meeting,
the possibility of amending
the Association's
Declaration to allow the
installation of sheds,
with proper approval,
was discussed.

It was the consensus of the
attendees that another
vote of the membership
should be initiated.

Information on the
amendment and a ballot
will be sent to
all homeowners.

Please reply
as soon as you can.
Remember, lack of a vote
constitutes a vote against
the proposed action.

Management Company

Austin Realty
Management, Inc.
ARMI
Box 3413
Warrenton, VA 20188
540-347-1901
Account Information
ext. 111
Fax: 540-347-1900
Email: hoa@ARMIVA.com
Website:
www.ARM-HOA.com

Preparing for Winter

Now that winter is here, with its longer hours of darkness, along with colder temperatures, it is a good time to check on several things at your home.

Since night falls earlier, residents come and go to their homes during more hours of darkness. Having any outdoor lighting which is located at your home in top working order would be very beneficial to the members of your household, and the whole community.

A shovel or broom, with which to clear front entrance areas and walks, would be handy to have in a known location, to prevent last minute searches. It would also be good to have handy, supplies such as fresh batteries for flashlights, in case of a major storm, during which the electricity goes out.

The water supply to external faucets should be turned off, to prevent freezing.
Some advance preparation can help to ease the seasonal transition!

When It Snows

Snow will be removed from the travel lanes on the streets in the townhouse section by a snow removal contractor when it reaches a depth of 3". If these areas are icy, they will be treated as needed. The Town of Warrenton removes the snow from the streets in the single family section of the community. Snow will not be removed from parking spaces at the townhouses or the sidewalks in either section of the community except for some designated sections in the townhouse section. Residents should remember that they are responsible for clearing the snow from the section of the community sidewalks that is located in front of their homes.

Assessments Set for 2023

The Board of Directors of your association has been reviewing the dues structure of the Association. It is part of the responsibility of the Board of Directors to see that the Association has adequate funds with which to provide needed services to the community, and also to set aside funds to cover the costs of future capital repairs and replacements.

In order to keep up with increasing costs for services needed by the Association and adequately fund the reserve accounts, the Board members determined at their last meeting, that it is in the best interests of the Association to raise the dues assessments for the coming year for the townhouse section of the community, by an amount that is permitted under its governing documents, without a vote of the membership.

Therefore, the dues for the homes in the townhouse section have been increased to \$50.00 per month, beginning January 1, 2023.

Stream Restoration Project

Recently, the Virginia legislature mandated that all landowners whose properties drain into the Chesapeake Bay watershed, need to reduce pollutants which are washed into the Bay. However, landowners were not provided with any funds to accomplish this. The Town of Warrenton applied for and received a grant to fund some of the work to be done in this regard.

One of the projects which has been planned, is to restore the stream which is located between routes 15/29 and the community. Stabilizing the stream's banks will help prevent their erosion while keeping the water flowing downstream. Some trees which are hindering the flow of the water will be removed, while others will remain, and some additional trees will be planted. The Town of Warrenton Public Works department is working with the Board to see that the stream will function properly, to reduce phosphorus, nitrogen, and sediment in the water, while maintaining the appearance of the area.

Next Board Meeting

There will not be a Board meeting in December. The next meeting will be held on Tuesday, January 10, 2023, at the Austin Realty office, at 10 Rock Point Lane in Warrenton, beginning at 7:00 P.M. As usual, all homeowners are welcome to attend.