



# Kingsbridge Knews

## The Kingsbridge Court Homeowners' Association Newsletter

Late Fall 2017

### Board of Directors

President  
Renee Davis  
Vice-President  
Darin Eller  
Secretary/Treasurer  
Jennifer Blick

### Trash Reminder

There will be **no trash pick-up on Tuesday, December 26, 2017, due to the Christmas holiday. The trash will not be picked up until Friday, December 29, 2017.** If you set your trash out on the wrong day, do not leave it there! Put it away in its regular storage location until it is time to put it out for the next trash pick-up!

### If You Rent Your Home

Owners who rent out the home which they own in the community need to remember to provide their tenants with copies of the Association's Rules and Regulations, so they will know what is expected of them as residents in the community.

### Decorating for the Holidays

Many of the homes in the community are beautifully decorated each year. Please remember that once the holidays are over, the decorations need to be removed. This is to be completed by the end of January.

### Management Company

Austin Realty  
Management, Inc.  
**ARMI**  
10 Rock Pointe Lane  
Box 3413  
Warrenton, VA 20188  
540-347-1901  
Account Information  
ext. 111  
Fax: 540-347-1900  
Email: [hoa@ARMIVA.com](mailto:hoa@ARMIVA.com)  
Website:  
[www.ARM-HOA.com](http://www.ARM-HOA.com)

## Assessments for 2018

The Board of Directors has been reviewing the dues structure of your association. It is part of the responsibility of the Board members to see that the Association has adequate funds with which to provide needed services to the community. Day-to-day expenses must be covered, and funds must be set aside for future capital repairs and replacements.

Therefore, the Board has determined that it is in the best interests of the entire community, that the dues assessments be increased periodically, in an amount which the Board is able to increase them, without a vote of the membership. The dues have been set at \$49.00 per month, which is an increase of \$1.00 a month, beginning with the assessment for January 2018. Statements will continue to be sent to homeowners at the beginning of each month. Payments must be received by the 24th of each month.

## Holiday Tree Collection

It is just the beginning of December, but here we are, already talking about Christmas tree collection. It really won't be long until the holidays come and go, and it will be time to get rid of the tree.

The Town of Warrenton will again collect natural cut holiday trees for recycling, beginning on Monday, January 8, 2018, and continuing through that week, starting at one end of town and going to the other. Residents should place their trees at the street line by 8:00 A.M. on that day. These trees are fed through a chipper to create usable mulch, so all stands, and anything on the tree, must be removed. Call the Public Works Department at 540-347-1858 if you have questions about the tree pick-up.

## Be Considerate When Clearing Away Snow

During snow storms, residents are requested to not pile snow in the parking area when clearing it from their vehicles, parking spaces, or walks, in addition to not putting it where it will add to the burden of other residents' snow removal. The snow should be placed onto grassy common areas whenever possible, without blocking any fire hydrants or mailboxes. If your home is not close to one of these, and the only open space available is in the street in the community, spread the snow around as much as you can. Piles of snow left in the street increase the cost of snow removal, as this large amount of snow in one place is much harder to remove than the amount which normally covers the street prior to snow removal.

## Preparing for Winter

With the winter season approaching, and 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 in the community 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, as well as the neighborhood at large.

A shovel or broom, with which to clear your front walk, and chemicals to melt ice, would be handy to have in a known location, to prevent last minute searches. Remember to purchase ice melting products which do not damage asphalt or concrete, or nearby grassy areas. It would also be good to have handy, supplies such as fresh batteries for flashlights, in case of a major storm.

If you have an outside water faucet, it is advisable to shut the water off on the inside of the home, and drain the faucet, to prevent it from freezing.

Taking care of these items before winter arrives will reduce the situations that you will have to deal with when winter is in full swing!

***Remember to clean up after your pets!***