



# Kingsbridge Knews

## The Kingsbridge Court Homeowners' Association Newsletter

Summer 2017

### Board of Directors

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

### Trash Reminder

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.

### During Warm Weather

Residents should remember to be especially considerate of their neighbors during the summer season, when people spend more time out doors, and open their windows to catch any breezes. Keep noise levels moderate in your home, outside your home, and in your vehicles. With participation and care from all residents, everyone can enjoy the season!

### 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.ARMIV-HOA.com](http://www.ARMIV-HOA.com)

## Celebrating the 4<sup>th</sup> of July

The 4<sup>th</sup> of July is a day that Americans love to celebrate. However, please be aware – under the Code of the Town of Warrenton, it is illegal to buy, sell, or use fireworks of any kind! Therefore, do not set off fireworks in the community! Residents are asked to call the Town of Warrenton Police Department directly to report violations.

The Town of Warrenton Committee on Health, Parks, and Recreation is again this year, planning a hometown celebration being called Warrenton Town Limits, to be held on Friday, June 30, 2017, at the Warrenton Aquatic & Recreation Facility (WARF). It is a family celebration of everything Warrenton. This year's event includes live music, a family fun zone with inflatables, vendors selling food, games, swimming, a fireworks display, and much more. The event is free, and everybody is welcome! For more details about the event, go to the Committee's website at [www.warrentontownlimits.com](http://www.warrentontownlimits.com).

## Changes or Additions to Homes or Properties

Homeowners should remember that any change or addition which they want to make to the outside of their home or to their property, must be approved by submitting an Architectural Approval Form. A Form can be printed from the Association's page on the ARMI website at [www.ARMIV-HOA.com](http://www.ARMIV-HOA.com), or will be sent to you on request. Just follow the instructions on the Form. No work on projects should begin until approval is received.

Renters—if you want to have changes or additions made, contact your landlord. He or she will need to sign and submit the Form.

Should you have elements at your home for which you do not have written approval, it is a good idea to submit a Form and have the items reviewed. Without this documentation, the items will be noted as unapproved if you want, or need, to sell your home, and you request the required Disclosure Packet.

## Prevent Breeding of Mosquitoes

The following tips for preventing mosquitoes from breeding on your property, and so keeping down the number of mosquitoes able to bite you, are being provided by municipal health departments:

- \* Turn over or remove containers in your yard in which rain water collects, such as potted plant trays and buckets.
- \* Eliminate standing water which may have pooled on any uneven surface.
- \* Change the water in birdbaths frequently.
- \* Empty wading pools when they are not in use.
- \* Do not allow water to collect in garbage cans.

Hopefully, by following these tips, you and your family can get through the summer without covering yourselves with anti-itch creams, or becoming ill, due to having been bitten.

## Change in Board Members

At the Annual Meeting of your association which was held on May 4, 2017, thanks to the homeowners who attended or sent in proxies, there was a change in the membership of the Board of Directors. Lise Nielsen Jeffery, who had served on the Board for many years, had sold her home and moved from the community. Homeowner Darrin Eller said he would run for a seat on the Board, and was elected. The Association would like to thank Mrs. Jeffery for her service to the community, and Mr. Eller for volunteering to serve in this important capacity.

***Remember to leash pets when out with them in the community,  
promptly remove any waste that is left,  
and do not leave them outside alone, where they may  
disturb the community with their barking.***