



# Kingsbridge Knews

## The Kingsbridge Court Homeowners' Association Newsletter

Summer 2018

### Board of Directors

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

### Holiday Trash Reminder

There will be no pick-up of recyclables on Wednesday, July 4, 2018 due to the July 4<sup>th</sup> holiday. The recyclables will not be picked up until the next Wednesday, which is July 11, 2018.

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.

### Keeping of Pets

Pet owners—remember to leash your dogs when they are taken out in the community, and pick up after your pets. Also, do not let your dogs become a disturbance to the neighborhood with their barking.

### Management Company

Austin Realty  
Management, Inc.  
ARMI  
10 Rock Pointe Lane  
Box 3413  
Warrenton, VA 20188  
540-347-1901  
Account Information  
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Fax: 540-347-1900  
Email: [hoa@ARMI-VA.com](mailto:hoa@ARMI-VA.com)  
Website:  
[www.ARM-HOA.com](http://www.ARM-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, and there is some good news for those who like to light fireworks in order to celebrate. The Town of Warrenton's ordinance regarding fireworks has been changed. Fireworks purchased at stands in Town are legal to use. These are fireworks which do not have any parts being shot out into the air from them, and include fireworks named "fountains," "pharaohs," "serpents," "sparklers," and "whirligigs." Any setting off of fireworks that do have parts which fly out from them is not legal, and the Town of Warrenton Police Department should be called 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 29, 2018, beginning at 3:00 P.M. and concluding with fireworks when it becomes dark, at the Warrenton Aquatic & Recreation Facility (WARF). It is a family celebration of everything Warrenton. This year's event includes music and activities on the main stage, a kids' stage with entertainment for children, a petting zoo, a family fun zone with inflatables, vendors selling food, games, swimming, and much more. The event is free, and everyone 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.ARM-HOA.com](http://www.ARM-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.

## During Warm Weather

In townhouse communities such as Kingsbridge, where residents live in close proximity to each other, the summer season is a time when residents need to be especially considerate of their neighbors, as people spend more time outdoors, 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!