



# Kingsbridge Knews

## The Kingsbridge Court Homeowners' Association Newsletter

F a l l 2 0 2 2

### Holiday Trash Reminder

There will be **no trash pick up on Tuesday, November 8<sup>th</sup>** since it is **Election Day**. The **trash will be picked up on Monday, November 7<sup>th</sup>**.

There will be **no trash pick up on Friday, November 11<sup>th</sup>** due to the **Veterans' Day holiday**. The **trash will be picked up on Thursday, November 10<sup>th</sup>**.

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!

### Open Seats on the Board

There are still open seats on the Board of Directors. Contact the office if you can volunteer to serve the Association in this important capacity.



### 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 2023

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 for 2023 have been set at \$54.00 per month, which is an increase of \$1.00 a month, beginning with the assessment for January 2023. Statements will continue to be sent to homeowners at the beginning of each month. Payments must be received by the 24<sup>th</sup> of each month.

### Fall Extra Trash Pick-up

The Town of Warrenton Fall Clean-up extra trash pick-up is scheduled for Kingsbridge on Wednesday, October 19, 2022. **Please have items you want to have removed, placed at the curb by 7:00 A.M. on that day, as per the new regulations, but no earlier than after dark on Tuesday evening.** No return trips can be made.

Again this year, the Town crews will take away old tires. There is a charge for this, but this is the same fee which you would pay if you took the tires to the landfill yourself. This fee must be paid in advance. Contact Public Works at 540-347-1858 to arrange to pay this fee.

Unfortunately, regarding items containing freon - these items will no longer be taken.

Items such as TVs, computers, monitors, copiers, fax machines, microwave ovens, printers, battery packs, mattresses and box springs, or any type of liquid chemicals or paint, will not be picked up (although empty paint cans will be taken if the lids have been removed). They must be taken to the County landfill, where they can be recycled. A modest fee is charged for recycling some of these items, and some may only be left on certain days of the week. For more information, call Fauquier County Environmental Services at 540-422-8840.

Some residents "jump the gun" and put out the things they want removed, days, or even weeks, before the scheduled pick-up. Please don't do this - it creates an unsightly condition in the neighborhood! **And be sure to remove any items which are not picked up!**

### Look for Maintenance Needed

Fall is a good time to inspect, and perform any maintenance needed to, your home and property, before the cold weather sets in. The following are some items which may need attention:

On the outside:

- \* Gutters may need to be cleaned.
- \* Wood trim from which the paint has peeled should be painted, to keep moisture out.
- \* Seal decks and fences to prevent deterioration.
- \* Check the chimney for debris and/or damage, and the roof for missing shingles.
- \* Winterize outside faucets.

On the inside:

- \* Replace batteries in smoke and carbon monoxide detectors.
- \* Check attics to see if additional insulation is needed, or if you have unwanted guests.
- \* Clean or replace furnace filters.

Attention to these issues now will help prevent your having to make repairs on an emergency basis, and cause your home to be more comfortable during the winter.

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