

Board of Directors

President

Zachary Parker

Vice President

Norbert Topolski

Secretary

Tareyton 'Tony' Oliver

Treasurer

Christine Parker

Member At Large

Wilke Renwick

Assessments

When paying your assessments be sure to include your

Manor Wood Estates property address on your check to ensure prompt posting to your account. Payments are due on the first day of each quarter, **January, April, July, and October**. A late fee is applied on payments received after the 10th day of the first month of the quarter. Please note if you have a minus sign before your total due it means that you have a credit and do not need to make a payment at this time.

If you have questions regarding your account, please contact Teresa at:

540.347.1901

Ext: 111

HOA@Armiva.com

Manor Wood News

Manor Wood Estates Homeowners' Association Newsletter

Fall 2019

Leaf Pick Up

Have you ever done a good fall clean-up in your yard, only to find your yard full of leaves again? The wind can't be controlled nor the timing of falling leaves. However, using a blower to clear your yard at the expense of your neighbors leads to hard feelings. Some of our neighbors pay for yard clean up and are not thrilled to find the clean yard as of yesterday is now covered again in leaves. Be a considerate neighbor by bagging or mulching the bulk of the leaves in your yard if they drop off the trees earlier in the season.

Bear Necessities

Recently, a bear has been seen on Arden Lane.

The keys to lowering the risk of having a bear invade your home space are to ensure there are no easy food sources and to use deterrents to scare off the bear if you see it. This does not mean to put yourself in jeopardy or chase the bear, but use loud noises, hit the panic alarm on your car from the safety of inside your house, etc. There are products on the market you may find useful as well such as bear spray, unwelcome mats (electrified mats), night guard lights (flashing red lights), and many more. If the bear is uncomfortable and there is no food reward, it will move out of the area. It is important to eliminate food sources; clean off your grill and remove any drippings after use, keep trash, bird seed, pet food, and any other food attractants secure to ensure a bear does not get access at all. It is a community effort, if a bear finds food at the neighbors it will remain in the general area.

The next meeting of the Board of Directors will be held on Thursday, October 10, 2019 at 7:00pm at the Hartwood Presbyterian Church. All homeowners are encouraged to attend. At every Board meeting there is an opportunity for owners to address their concerns to the Board and to hear about issues and business important to the community.

Manor Wood Estates
Homeowners'
Association

Visit the HOA Community Associations page at: www.ARM-HOA.com for community information. The Manor Wood Estates Association page is a link for archived newsletters, Board meeting notifications and access to downloadable forms.

Important
Information:

Stafford County
Sheriff's Office
(Non-emergency number)
540.658.4450
Emergency—911

Animal Control
540.658.7387

Weather Alerts
[staffordcountyva.gov/
AlertCenter.aspx](http://staffordcountyva.gov/AlertCenter.aspx)

Community Matters

- * Trash - All trash must be placed in containers and stored out of view of the street and the side of adjoining properties at all times except on trash collection days. Containers may only be placed at the curbside in the late evening the day before or early morning the day of collection. Containers and any uncollected trash or debris should be moved off of the street by the evening of the day of collection.
- * Trick-or-Treater Safety - Use the buddy system, never trick or treat alone. Use flashlights, glow sticks or reflective tape to make it easier to be seen at night. Do not go to any dark, unlit houses. Do not go inside a stranger's house. Cross at crosswalks and make eye contact with drivers before you cross the street. Walk, don't run! Pay attention when walking past driveways to make sure cars aren't pulling in or out. Wear non-toxic make up instead of a mask, which may hinder sight. If you wear a mask make sure it fits well. Costumes and shoes should fit to avoid trips and falls. Costume accessories such as swords shouldn't be sharp. They should be soft and flexible. Do not eat any candy until it has been checked. Eat only factory wrapped candy and stay away from homemade treats or candy from another country. Keep an eye out and drive safe!

Maintenance Musts

September and October are good months to tackle those end-of-the-year maintenance projects before cold weather sets in. Over seeding of lawns and application of pre-emergent weed killer/fertilizers can be performed through mid-October for a better lawn come 2020. Check for cracking in caulk seals around doors and windows and you may even want to consider having a professional inspect your roof for damaged shingles or loose flashing before the first snowfall.



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Austin Realty Management & Investments, Inc has been a leading local provider of Association management for over twenty years. From financial management to architectural oversight, we're here to assist you in reaching the goals you've set for your community's future. We offer customized services to meet the needs of your Association with nationally certified managers and a staff of professionals ready to answer your questions and help homeowners navigate the often confusing world of living in a planned community.

We enjoy living in the area and operating a family owned business that provides quality service to the community. If we can be of assistance to you, please feel free to contact us.