

# Manor Wood News

Manor Wood Estates Homeowners' Association Newsletter

Fall 2020

## ***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 or 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 assessment account, please contact Teresa at:

540.347.1901

Ext: 111

HOA@Armiva.com

## **Keep the Community Safe**

The speed limit in the Community is 25mph. The Sheriff's Office have stepped up patrols in the community, posted a speed trailer along Arden Lane and have been conducting stationary radar.



These steps have been taken to address the concerns of many in the community who have witnessed frequent speeding and close calls. If you see unsafe driving, please contact law enforcement immediately with a description of the vehicle, and, if possible, a license plate number. The non-emergency number for the Stafford County Sheriff's Office is 540.658.4450.

Street parking is discouraged in the community as it causes blind spots for motorists. Pedestrians, toys, pets and wild animals can dart from between two vehicles and cause a dangerous situation.

Please practice safe driving and parking habits to keep yourself and the entire community safe.



## **Annual Membership and Board Meetings**

Currently, there are limited venues available for use to meet for the Annual membership meeting. The emergency legislation allowing virtual Board meetings does not extend to Annual meetings. The governing documents of the Association state that the Annual membership meeting must be held at a physical location in the Commonwealth of Virginia.

Therefore, the Annual membership meeting will continue to be deferred until a suitable meeting venue can be accessed. Current sitting Board members will continue to serve in their current capacity until the meeting can be held. Once a meeting is scheduled, you will be notified of the date by written correspondence along with proxies prior to the meeting.

The next meeting of the Board of Directors will be held on Tuesday, October 13, 2020 at 7:00pm virtually via Zoom. Please check the Manor Wood page on the ARMI website at [armi-hoa.com](http://armi-hoa.com) for login instructions or you may contact 540.347.1901 ext 117 for more information and to receive the draft meeting packet. All homeowners are welcome 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.

### Proper Pet-iquette

It is a fact that owning a dog can greatly enhance the quality of life by lowering blood pressure, reducing depression symptoms, and getting you out of the house to take a walk every day.

Alternately, remember these unpleasant facts: uncollected dog waste spreads canine diseases, contributes to pollution in the storm water collection system, and attracts rodents who feed on pet waste.

Please be a good neighbor and do not allow your pet to defecate on other owners' property and always pick up after your pet.

### Important Information

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

Animal Control  
540.658.7387

## Stay Informed

Recently, at a zoning appeal meeting, the Stafford Board of Zoning Appeals approved a variance for a wedding venue on weekends at 544 Mount Olive Road. It has parking for 150 vehicles. Several concerns were raised by area residents including:

- Noise
- Service of Alcohol
- Increased Traffic
- Water Usage

For more information about the proposed venue please go to <http://plancomm.stafford.va.us/2020/BZA/08252020/Item1.pdf>

Previously, there have been two requests for wedding venues disapproved.

If you have concerns:

- Send comments, notes, or letters to Gary Snellings ([GSnellings@staffordcountyva.gov](mailto:GSnellings@staffordcountyva.gov)).
- attend the Zoning Board meeting on September 22, 7:00 p.m. at the George Gordon, Government Center, 1300 Courthouse Road, Stafford.

## Online Payment Option

You now have the option to make payments online or to set up an online automatic bill pay. These options are in addition to the current way you may pay your assessments.

To make payments **online**:

Go to our website at [www.armi-hoa.com](http://www.armi-hoa.com) and choose the "Make a Dues Payment" option halfway down the left side. This gives you the opportunity to make a one-time payment by check (no fee) or credit card (there is a service fee), set up an ACH account through your bank, or create an online account to automatically process the monthly payment. You will need the 3 sets of numbers at the bottom of the coupon which is part of your dues invoice.

We have a **lockbox** system set up for the community. Please send all checks or money orders to:

Manor Wood Estates  
Alliance Bank  
PO Box 98213  
Las Vegas, NV 89193-8213

Should you currently have Direct Debit set up through your bank, you will need to make them aware of the new mailing address above for the payment.



Mailing Address:  
PO Box 3413  
Warrenton, VA 20188

Address:  
10 Rock Pointe Lane  
Warrenton, VA 20186

Phone: 540.347.1901  
Fax: 540.347.1900  
E-Mail: [HOA@armiva.com](mailto:HOA@armiva.com)

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.