

Manor Wood News

Manor Wood Estates Homeowners' Association Newsletter

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Board of Directors

President

Norbert Topolski

Vice President

Jon Carbaugh

Secretary

Bob Darlington

Treasurer

Veronica Roberts

Member at Large

Tareyton (Tony) Oliver

Member at Large

Joseph Realmuto

Member at Large

Nate Knudson

Member at Large

Scott Fuller

Assessments

When paying your assessments be sure to include your property address on the check to ensure prompt posting to your account. The payment due dates are the first of each quarter:

January, April, July,
October.

Late fees are assessed on payments received after the 10th of the first month of the quarter.

Management Contacts

540.347.1901
hoa@armiva.com

Association Manager:
Charlene Nester x117
charlene@armiva.com

Financial Accounts
Manager:
Teresa Hitt x111
teresa@armiva.com

Board of Directors' Meeting

The Manor Wood Estates Homeowners' Association Board of Directors' meeting will be held

October 17, 2023

at 6:30pm

at the Howell Library Room 3– 806 Lyons Blvd. Fredericksburg, VA 22406

All homeowners are encouraged to attend. As always, there will be discussion regarding business important to the community.

2024 Budget

The Board is looking ahead and will be passing a budget for 2024 in the coming months. The Annual budget breaks down the anticipated income and expenses to maintain the community.

The annual assessment is partially used to pay for service contracts and general administration. Additionally, fees are collected to pay expenses that are required by law to keep the community running. For example, there are expenses for insurance and reserve fund deposits.

The reserve fund deposits minimize the need for special assessments or borrowing

to repair or replace major components, like the entrance monument in the community. They can also enhance resale values, and lenders and real estate agents are aware of the ramifications for new buyers if the reserves are inadequate.

The Board works diligently to keep dues low but deals with challenges due to increasing monthly expenses that are used to maintain the community.

The approved budget will be distributed to the community before December 1, 2023.



Community Yard Sale

Date: October 7, 2023

Time: 7:00am—1:00pm



This is a great time of the year to do your Fall cleaning. Take a few minutes and go through your house, garage, shed, basement and closets to gather items. A good rule of thumb is to ask yourself if you have used it in the last year. If not, it may be a good time to pass it on. Get the kids/young adults involved. Offering to match whatever they earn from the sale is a good motivator to get them to clean out their rooms.

Manor Wood Estates
Homeowners'
Association

Visit the HOA Community Associations page at:

www.armi-hoa.com

for community information. The Manor Wood Estates Homeowners' Association page is a link for archived newsletters, upcoming Board meeting information and access to downloadable forms.

Reminder

All Board members are homeowners and as such are not available for HOA business outside of the meetings. All business shall be directed to ARMI and will be addressed to the Board accordingly.

Important
Information

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

Fall Maintenance Checklist

It's the time of year when cooler temperatures prevail and thoughts of snuggling by a cozy fire, pumpkin everything and the holidays come to mind. Before Old Man Winter settles in, consider the following checklist to prepare your home:

- * Check your roof – it is a good practice to review the health of your roof every few years. You may also want to have the roof checked after severe weather.
- * Clear your gutters and downspouts – remove clogs, leaves, twigs and other debris to keep water flowing and prevent damage from water accumulation or the weight causing the gutters to pull away from the house damaging siding and trim.
- * Check smoke alarms – use this time as your annual reminder to replace the batteries in your smoke alarm and carbon monoxide detectors.
- * Have your furnace inspected – another good reminder for fall is to have your furnace serviced to ensure your equipment is working properly.
- * Prep your lawn and trees – Want a beautiful lawn come Spring: fertilize in the fall, consider mulching the leaves, wrap trees that have thin bark with tree wrap to help protect them and put 2 to 4 inches of mulch around the base of the tree.
- * Clean and store lawn equipment – proper winter storage will prolong the life of your tools and equipment.
- * Turn off exterior faucets – drain and disconnect garden hoses and turn off the valves. Consider covering the exterior faucets with an insulated cover to help prevent freezing.
- * Inspect and clean your fireplace chimney – have your chimney and flue inspected and cleaned to prevent a chimney fire.

~courtesy of Allstate.com



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Austin Realty Management & Investments, Inc has been a leading local provider of Association management for over twenty five 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.