

Manor Wood News

Manor Wood Estates Homeowners' Association Newsletter

Spring 2023

Board of Directors

President

Norbert Topolski

Vice President

Jon Carbaugh

Secretary

Bob Darlington

Treasurer

Veronica Roberts

Member At Large

Tareyton (tony) Oliver

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:
Cathi Stanley x114
cathi@armiva.com

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

Annual Membership Meeting

The Manor Wood Estates Homeowners' Association Annual meeting will be held

April 11, 2023

at 6:00pm

at the Howell Library Room 2– 806 Lyons Blvd. Fredericksburg, VA 22406

All homeowners are encouraged to attend. As always, there will be discussion regarding business important to the community. Watch your mail for an official announcement and proxy which can be signed and returned to the ARMI office to count toward quorum or submitted at the meeting by someone you designate. A quorum of representatives through attendance and proxies is necessary in order to conduct business at the meeting.

Keeping the Community Looking its Best

The Spring inspection will be conducted in the near future to ensure that the guidelines, as outlined in the Association Governing Documents, are being adhered to.

Now is the perfect time to take a look around your property and work on any items that could be noted as being out of compliance. Look for discolored, damaged, or missing siding, shutters, window screens, fencing, mailboxes and posts. Yards should be seeded as needed and mowed, planting beds kept weed free, and all shrubbery pruned. Items or debris being stored on the property need be stored out of sight or disposed of properly. Vehicle parking is limited to driveways, streets, garages, or other approved parking area.

When living in a community governed by a homeowners' association, it's easy to think that someone else should be responsible for keeping homes and yards maintained and helping property values remain stable.

While the Board and management have roles to play in enforcing standards, the actual work must be done by the owners. The Board can send letters, hold Hearings, and when necessary, assess charges for violations, but this is not something most Boards prefer.

Ideally, all owners understand that the Board's actions in enforcing maintenance standards and guidelines are required when it decides that the condition on a property will negatively affect the overall view of the community or may even cause home values to drop if not addressed.

While not a community violation, boats, trailers and campers parked in the streets detract from the appearance of the community.

*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.

Email Blasts

The Board is collecting emails
to create a distribution list to
provide community related
information in real time.
Noteworthy issues will be
shared such as meeting
dates/times, missing pets,
newsletters, and other news
of community interest.

To submit your email and
opt-in contact
HoaAdmin@armiva.com

*Important
Information*

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

Landscape Committee

Are you looking for a way to get involved? Do you want to be a part of the beautification of the community? The Landscape Committee needs you!

The Board has created a committee of volunteers who are willing to roll up their sleeves and get to work. The committee will work together to maintain the areas at the entrance to the community. Committee members will get their hands in the dirt by weeding, pruning and mulching these areas.

This will not only beautify the property, it will bring the community together and reduce the need for additional costs from a landscaper.

There is no cost to those who want to participate.

If you are interested in joining the committee please contact ARMI at hoaAdmin@armiva.com or call 540.347.1901 ext 405.

Smarter Than Your Average Bear

Bears are frequently spotted in the Manor Wood Community.

If you see a bear, what should you do?

~ Keep a respectful distance. In most cases, the bear will move on quickly.

~ Do not approach a bear, and bring your pets inside to provide the bear a clear path to leave your property.

What can attract bears?

~ Most commonly bears are attracted to residential areas by the smell of food. Common food attractants are birdfeeders, garbage, and pet food; however, outdoor grills, livestock food, compost, fruit trees, and beehives can also attract bears.

Remember a bear is a wild animal, if you experience a problem with a bear after taking appropriate steps of prevention, please call the Wildlife Conflict Helpline at (855) 571-9003.

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.

When walking your dog, always carry a scooper or plastic bag to pick up your pet's waste and properly dispose of it. Abandoned pet waste is a neighborhood nuisance that can carry dangerous diseases into local creeks, rivers, lakes and the ocean.



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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.