

Manor Wood News

Manor Wood Estates Homeowners' Association Newsletter

Summer 2023

Board of Directors

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Treasurer

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Member at Large

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Member at Large

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Member at Large

Nate Knudson

Member at Large

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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

Compliance Inspection Follow-Up

A community wide inspection was conducted and violation notices were sent out in May. Homeowners were offered 45 days to abate the noted violations or contact the ARMI office.

If you have not responded to ARMI regarding a violation notice, you still have time. Please contact HoaAdmin@armiva.com regarding your notice or to provide photos of the work completed and abate the noted violations.

Second notices will be sent out in early July if we have not heard from you and your violation has not been abated.

The Board works in the best interest of the community to ensure that the maintenance conditions as outlined in the governing documents are being recognized. If you have any concerns about your notice please contact the ARMI office.

Board of Directors' Meeting

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

July 11, 2023

at 6:30pm

at the Howell Library Room 1– 806 Lyons Blvd. Fredericksburg, VA 22406

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

Changes to Homes and Properties

Homeowners should remember that any change or addition which they wish to make to the outside of their home or property must be approved through the submission of an Architectural Approval Form. Forms are available on the Manor Wood page on the ARMI website at www.armi-hoa.com/manor-wood-estates-homeowners-association or by contacting the ARMI office.

Send your completed form to the ARMI processor at HoaAssistant@armiva.com. You should include a plat showing the location and dimensions of the change, a picture of the current area, what the completed change will look like, and the detailed materials of which it will be made, including colors, style etc.

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.

Dog Waste

Part of your responsibility as a dog owner is to clean up after your pet when taking them for a walk. Please remember, the areas along the side of the road are part of your neighbors yard and should be treated with respect. Don't be "that" neighbor!

Important Information

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

4th of July!

Fireworks are commonly used to celebrate independence day.

There are several local fireworks shows throughout the county to enjoy. If you choose to celebrate at home, please remember, only fireworks that stay on the ground, like pinwheels, fountains and sparklers are legal to possess and use on private property in the state of Virginia.

- Keep a bucket of water and/or a hose nearby.
- Light fireworks on the ground and not in your hand.
- Never pick up 'duds' or fireworks that did not fire as they may still be active. Wait 20 minutes and treat as spent fireworks placing them in a metal container of water to cool overnight.
- Even sparklers need supervision as they burn about 2,000 degree Fahrenheit which is hot enough to burn some metals.
- Some pets find it stressful when fireworks are nearby. You may want to consider keeping pets indoors, close curtains and turn on the TV or radio to distract them.
- Always follow manufacturer guidelines for use.

The Board wishes everyone a safe and happy 4th of July!

Air Quality Safety Tips

Whether it be from smoke, pollution, pollen or high temperatures, here are some helpful tips to keep safe during a poor air quality warning: Check the forecast for the area where you will be spending your time, whether at home, work or on vacation.

Avoid going out as much as possible, keep your windows closed and stay in a room with filtered air.

Limit indoor activity that may increase indoor pollution like cooking, running the dryer or vacuuming.

Reduce outdoor activities.

Everyone needs to take steps to reduce their risk of exposure. Poor air quality can affect some members of the general public more than others. Those with heart or lung disease, pregnant, newborn, elderly or with other health conditions may need to take extra precautions. Poor air quality can affect pets as well, so keep them in mind.

You can check the air quality conditions at www.airnow.gov for up-to-date information.



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Warrenton, VA 20186

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Fax: 540.347.1900
E-Mail: HOA@armiva.com

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.