

Manor Wood News

Manor Wood Estates Homeowners' Association Newsletter

Winter 2019 – 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 account, please contact Teresa at:

540.347.1901

Ext: 111

HOA@Armiva.com

2019 Community Review

The Board of Directors' is a group of Homeowner volunteers who are elected by the community to be responsible for the management and operations of the association and to maintain the provisions of the Declaration, articles, and bylaws. This past year the Board:

- Worked with the Stafford County Police Department to periodically set up speed deterrents and increase patrols in the community. Excessive speed while driving through the community puts residents at risk of harm. Parked vehicles on the street may reduce visibility. Please be on the lookout for pedestrians, and cyclists throughout the neighborhood. There may be times and weather conditions when slower driving speeds need to be observed and special care must be taken for safety.
- Pursued VDOT to address the potholes at the entrance of the community on the corner of Arden Lane and Mt. Olive Road, as well as potholes in the cul-del-sac of Arden Lane and erosion at the edge of the corner of Arden Lane and Madeline Lane. These areas have now been addressed.
- Continued compliance enforcement to maintain the visual appeal of the community in accordance with the Governing Documents. Compliance season provides the Board an opportunity to bring items to the homeowners attention that they may not have noticed or been aware are out of compliance with the community documents.
- Worked with homeowners who submitted Architectural Applications to make changes and enhancements to their property. Please remember that any change or addition you would like to make to your property must be reviewed and approved through the submission of an Architectural form.
- Held several meetings throughout the year including the Annual meeting. At the Annual meeting two new Board members were appointed; Wilke Renwick and Norbert Topolski. Every Board meeting provides an opportunity for owners to address their concerns to the Board and to hear about issues and business important to the community.
- Exercised their fiscal responsibility by opening a reserve account. A reserve account provides funding for any major repairs and replacements for components, like the entrance monument, that will be necessary at some point in time. Reserve funds minimize the need for special assessments. 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.

So what does 2020 look like for Manor Wood Estates?



Manor Wood Estates
Homeowners'
Association

Visit the HOA Community Associations page at: www.ARMH-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)

Manor Wood Estates—2020

The Board is excited and looking to the future. Some things on the horizon are:

- Working to maintain the budget by providing the maintenance to the front entrance through volunteers of the community.
- Creating a set of Architectural guidelines that are in line with the Governing Documents but also create a clearer definition of what is allowed in the community. These guidelines will also address items that the Governing Documents may be silent on but should be regularly addressed.
- Securing an arrangement with a power washing company to provide service to homeowners at a discounted rate. One of the common items found during the compliance inspection is the discoloration that occurs on the siding of the home, typically the North side. Once a company is secured, homeowners may sign-up. If there is enough interest in participating, the company will contact each individual homeowner to make arrangements.
- Conduct compliance inspections to help protect the communities property values for all of the owners. These inspections are part of a process to protect and promote the Association to its highest potential. It is not the goal of the Board to be authoritative during this process.

What can you do as a homeowner in 2020? Be informed and get involved by regularly attending meetings.

Upcoming Meeting Information (New Location)

The next meeting of the Board of Directors' will be held on Tuesday, January 21, 2020 at 7:00pm at the Howell Library 806 Lyons Blvd. Fredericksburg, VA 22406. All homeowners are encouraged to attend.



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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.