

Meadowbrooke Messenger

The Meadowbrooke
Homeowners' Association Newsletter

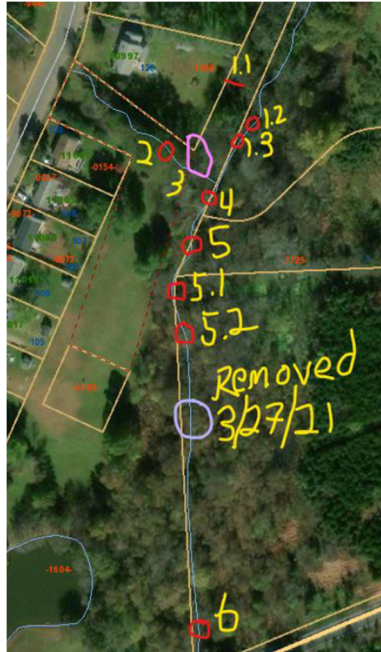
Spring 2023

Special Drainage Issues

2021-2022—The Board began working on drainage and flooding at the front of the community. This work was done in stages.

Work was executed to fully restore the original streamflow conditions at the locations shown on the map as #1, 2, 3, 4, 5 and 6.

Regular upkeep and maintenance will be needed.



Aerial Before Removal



Aerial After Removal



Downstream Before removal



Downstream After Removal

Management Contacts

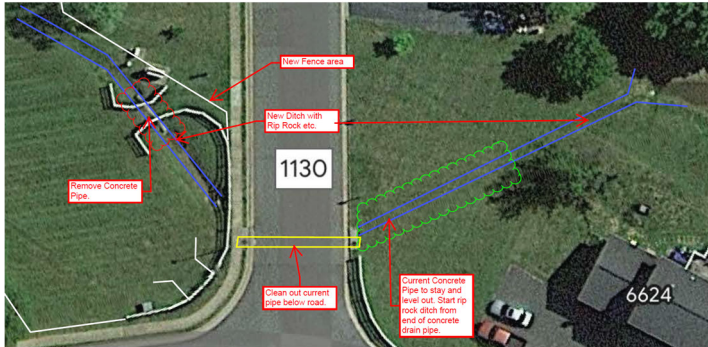
540.347.1901
hoa@armiva.com

Association Manager:
Cathi Stanley x114
cathi@armiva.com

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

Special Drainage Issues Cont.

2022-2023—work was completed on an erosion channel at the front entrance.



ADA Compliant Pathway

An ADA compliant pathway was installed to allow access from the sidewalk at the front of the community to the playground. The fence was restructured to frame this entrance.



Tree Work

The community has several trees, limbs, branches and brush that need to be cut down, trimmed back and cleaned up. The Board has entered a contract with the landscaper to have this work done. The work is slated to occur in April. This will give the neighborhood a clean, neat appearance and provide a safer environment in the common area.



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

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.

Do your part and don't be "that" neighbor!

Two new dog waste stations were installed in the community that provide waste bags and a sanitary container to dispose of them.



Recreational Vehicles Prohibited

The office receives many complaints of recreational vehicles being ridden in the streets or common area of the community. Note: If a vehicle is legally tagged and legally allowed to be on the public street it may be ridden on the street through the community.

No vehicles to include minibikes, motorcycles, mopeds, ultralights, all terrain vehicles, go carts etc are permitted on any open space of the community. Keep in mind, if the Association does not know who is doing it, the Association cannot address it. If you see this happening, take a picture or video, watch to see what home the vehicle goes to or note if you know who the rider is and contact ARMI.

If you are found to be in violation you will receive a notice from the association attorney to cease and desist all activity in this regard and may be served a no trespassing order from the Fauquier County Sheriff's department.

The association has the authority to enforce the Amended Covenant by imposing monetary charges of \$50 for each offense and seeking injunctive relief through the court. They also have the right to recover legal expenses it incurs to obtain your satisfactory compliance. If your conduct damages the common area, it may also hold you liable for actual damages to the common area.

If a vehicle is being ridden in a reckless manor, whether on the streets or common area, you should report it to the Sheriff's office at the time it is occurring. Try to provide as much information as possible with photos, video, location of where they may live or if you know who it is. Reckless endangerment orders can be obtained by any homeowner thru the Fauquier County Sheriff's Office.

Although it may be tempting to take a ride, think about the consequences and just don't do it.



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

Spring Compliance Inspections

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. No parking in the grass is allowed.

An item on the property was found to be out of compliance during the inspection...Now what?

The due process procedure is outlined in the Governing Documents of the Association and contains the following steps:

Courtesy letter—A courtesy letter will be sent noting the items that were found to be out of compliance and will specify the time frame in which these items need to be abated (brought back into compliance). If you receive a letter, take a look at the area in question and determine the best remedy to bring the item back into compliance. Items that are discolored might need to be repaired, replaced or simply cleaned. ARMI will not assume the issues are abated unless they hear from you.

Courtesy Reminder Notice—If ARMI has not heard from you, you will receive another letter reminding you of the items that need attention. If the items continues to be an issue you may be asked to a Hearing before the Board of Directors.

Hearing Notice—If ARMI has still not heard from you or the property continues to be out of compliance, the Board may ask you to attend a Hearing to discuss the concern. At the Hearing, the Board may make the determination to assess monetary charges until the property is brought into compliance.

Communication is key!

Contact ARMI if you have questions, concerns, or are experience extenuating circumstances preventing you from being able to address the issues. You must also contact ARMI when you have brought the items back into compliance. ARMI will then note your account and share the information with the Board for their review.

Spring Cleaning before Compliance Inspections

As we all do, you may have collected lots of “stuff” over the winter that needs to go. The association will have two dumpsters brought in to the community over a weekend in early May to allow you to easily clear out that yard, garage and house over the weekend.



Watch for more information coming soon with exact dates and times.



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