

Meadows of Culpeper Community

Homeowners' Association Newsletter

Fall 2023

Board of Directors

President
Nargil Grigsby

Vice President
Paul Cobert

Treasurer
Anthony Marshall

Board Member
Larry Ferguson

Board Member
Chris Beard

Assessments

When paying your assessments be sure to include your Meadows of Culpeper Community property address on your check to ensure prompt posting to your account. Your payment due date is the first of each month.

Late fees are assessed on payments received after the 10th of the month. Please note that if you have a minus sign before your total due it means that you have a credit balance and do not need to make a payment at this time.

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

What's the Scoop?

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.

- ▶ Do keep your dog healthy, fed and groomed
- ▶ Do know where your dog is at all times
- ▶ Do keep your dog under effective control when off your property
- ▶ Do exercise your dog everyday

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.

- ▶ Don't allow your dog to roam off-leash
- ▶ Don't leave waste on the ground; clean up after your dog
- ▶ Don't allow your dog to urinate on others property
- ▶ Don't let your dog bark continuously while outside

A Dog may not be your whole life, but they can make your life whole!

Holiday Trash Awareness

During the holiday season the Town of Culpeper pick up schedule may be adjusted slightly to accommodate the observance of the holidays. During the holiday weeks, collection could be delayed by one day depending on the pick-up day. The regular trash pick-up day in the community is on Tuesday. Only containers provided by the Town of Culpeper will be collected.

On non trash days, trash should be stored in an appropriate receptacle and not solely in plastic bags. The receptacles should not be kept in

public view. Keep collection day in mind when parking in the community so that your cans, and those of your neighbors, are not obstructed and the cans can be properly emptied.

For more information about trash services, contact Town of Culpeper Public Works Department at 540-825-0285. For billing related questions, you may contact the Town Treasurer's Office by email at pay-online@culpeperva.gov or 540-829-8220.

It's the first day of autumn! A time of hot chocolatey mornings, and toasty marshmallow evenings, and, best of all, leaping into leaves!

~Winnie the Pooh

Meadows of
Culpeper Community
Resources

Visit the HOA Community Associations page at

www.armi-hoa.com

for community information. The Association page is a link for archived newsletters, Board meeting notifications and access to downloadable forms.

Important Phone
Numbers:

Town of Culpeper Police
(non-emergency number)
540.727.7900

Animal Control
540.547.4477

Public Services
540.825.0285

Landfill
540.825.8559

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

2024 Budget

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

The annual assessment is partially used to pay for landscaping 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, reserve fund deposits and attorney fees to collect on delinquent owner accounts.

The reserve fund deposits minimize the need for special assessments or borrowing to repair or replace major components, like the clubhouse and fences 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.



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

Austin Realty Management & Investments, Inc has been a leading local provider of Association management for more than 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.