

Meadows of Culpeper Community

Homeowners' Association Newsletter

Spring 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

Annual Homeowners Meeting



Date: April 20, 2023

Time: 7:00pm

Location: Meadows Community Clubhouse

1590 Harrier Lane, Culpeper, VA

All homeowners are encouraged to attend. As always, there will be discussion regarding business important to the community. An election will be held for open seats on the Board of Directors. 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.

This is your community, come to the meeting and let your voice be heard.

What are My Dues For?

A question often heard is, "what are my dues used for?" It's a great question because owners sometimes don't see what they consider to be progress. In the Meadows of Culpeper Community, the annual assessment goes to pay for the clubhouse, landscaping and general administration. While that doesn't always lead to visible improvements, most of these are required by law to keep the community running. Expenses for insurance, reserve fund deposits and attorney fees to collect on delinquent owner accounts round out the budget.

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

While the Board works diligently to keep dues low, you can see the challenges it faces in keeping up with the monthly expenses it incurs to stay in business.

All Good Things Must Come to an End..

Even though many of us love the winter holidays, the time has come to take down those last holiday lights, decorations and wreaths that may have been missed. Winter holiday decorations should be removed by January 31 each year. Other seasonal decorations should be removed within two weeks after the end of the holiday.

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

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!

Spring Covenant 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.

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.

Reminder

All Board members are homeowners and as such are not available for HOA business outside of the meetings.

All business shall be directed to ARMI and will be addressed to the Board accordingly.



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Warrenton, VA 20186

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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.