

# Meadows of Culpeper Community

## Homeowners' Association Newsletter

Summer 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

### Street Safety

Slow down when driving in the community. Keep your speed reasonable and within the posted speed limit. Blind spots or vehicles parked along the streets may mean that you need to go even slower than you might usually drive. The Association streets are the only way in and out of the community and as such have heavy vehicle traffic.

Caution should be used when walking into or on the street. Close supervision is needed when allowing play in the street which can include chasing a ball, darting out around vehicles, riding bikes in the vehicle right of way and allowing toys to be left laying in the street. Always remain aware of vehicles around you.

The safety of all community members, big and small, is the ultimate goal.



### 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 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](http://www.airnow.gov) for up-to-date information.

### Board of Directors' Meeting

The next meeting of the Board of Directors' will be held on Thursday, July 13, 2023 at 7:00pm via Zoom. Please contact ARMI at [hoaAdmin@armiva.com](mailto:hoaAdmin@armiva.com) or call 540-347-1901 ext. 104 for login information and to receive a copy of the meeting packet. All homeowners are welcome to attend. At every Board meeting there is an opportunity for owners to address their concerns to the Board and to hear about issues and business important to the community.

Meadows of  
Culpeper Community  
Resources

Visit the HOA Commu-  
nity Associations page  
at

[www.armi-hoa.com](http://www.armi-hoa.com)

for community infor-  
mation. The Associa-  
tion page is a link for  
archived newsletters,  
Board meeting notifi-  
cations 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

4th of July Fun!

Fireworks are commonly used to cele-  
brate 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 degrees 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 4<sup>th</sup> of July!

Changes to Home and Property

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 Meadows Community page at the ARMI website at [www.armi-hoa.com/Meadows-of-Culpeper-Community-Association-2](http://www.armi-hoa.com/Meadows-of-Culpeper-Community-Association-2) or by contacting the ARMI office.

Send your completed form to the ARMI processor at [HoaAssistant@armiva.com](mailto: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.



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E-Mail: [HOA@armiva.com](mailto: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.