



Meadows of Culpeper

Homeowners' Association

2019

Board of Directors

President
Jana Searle

Secretary
Elith Williams

Treasurer
Chris Grissom

Board Member
Jeanie Seale

Board Member
Andrew Williams

Management Company

ARMI

PO Box 3413
Warrenton, VA
20188
540.347.1901
Account Information – ext. 111

Meadows of Culpeper Resources

Visit the HOA Community Associations page at www.armi-hoa.com for community information.

The Meadows of Culpeper page is a link for Board meeting notifications, downloadable forms and general community information.

2019 Assessments and Annual Budget

Below, you will find the budget for the community for 2019. The Board of Directors has worked diligently to create a budget whereby current expenses for service contracts, insurance and community operations will continue to be met throughout the coming year. As such, it was determined that an increase in dues will **not** be necessary in 2019 and will remain at \$35 per month. When paying your assessments be sure to include your Meadows of Culpeper property address on your check to ensure prompt posting to your account. Your payment due date is the 1st of each month. A late fee of \$10 will be assessed on payments received after the 15th of the month.

Income	
Monthly Assessment	150,780
Interest	1,500
Total	\$152,280
Expense	
Postage and Handling	3,800
Printing and Reproduction	500
Social Committee	2,500
Lake and Pond Contract	6,060
Grounds Maintenance	3,800
Mowing – Contract	52,103
Insurance	6,800
Licenses and Permits	25
Playground R & M	200
Accounting/Auditing	3,000
Legal Fees – Collections	10,000
Legal Fees - General	3,000
Management Fee – Additional Services	1,000
Management Fee – Contracted Service	27,738
Sign Repair & Maintenance	500
Tree Maintenance	3,564
Replacement Reserve	26,740
Federal Taxes	50
State Taxes	50
Electricity	850
Total	\$152,280
2019 Income	\$152,280
2019 Expense	\$152,280