



- Helpful Contacts
- Volunteer opportunities
- Calendar/Events
- Amazon Data Center
- Financial Information
- Property Guidelines
- First Friday
- Galaxy Strikes Bowling Center
- ARC
- Donations
- Refuse and Recycling



Updates, Reminders, and Events in the Community

Menlough HOA Community Newsletter

2022 HOA Board Members

President ...Paul Durand
Vice President ...Bruce Campbell
ARC Chair...Bruce Campbell
Treasurer...Deborah Mak
Hospitality...Diane Bassing
Secretary... Diane Blackwell
Communications...Jennie King
Legal Liaison...Michele O'Halloran
Neighborhood Committees...Volunteers
needed

A Call For Volunteers

Homeowners participating and volunteering creates a vested interest in the community in which they serve and live.

The Board would also like to establish special committees and recruit volunteers to serve as representatives for our HOA community: newsletter, finance/audit, grounds maintenance, events, Restrictions and Architectural Process Guidelines Review, Warrenton Police Community Campaign Alert Representative, Town Planning Representative.

If you are interested, available, and willing to volunteer, please contact Judy@armiva.com or speak with a HOA board member.

Welcome to the second issue of the 2022 Menlough HOA Association Newsletter. Our goal is to keep you updated on important information and improvements regarding the quality of life as well as the safety and security of our members.

We are humbled to represent our neighbors and wish to maintain an open line of communication with each and every one.

Helpful Contacts

Management Company:

Austin Realty Management (ARMI)
HOA Department (540)347-1901 x105

Community Manager:

Judith Pecora (Judy@armiva.com)

Account Balance Inquiries:

Teresa Hitt (540)347-1901 x111 or at
Teresa@armiva.com.

Town of Warrenton Public Works and Utilities:

(540)347-1858
<https://www.warrentonva.gov/226/Public-Works-Utilities>

To obtain HOA information and contact your Board:

Call ARMI HOA Department
(540) 347-1901 or email
Judy@armiva.com

2022 Calendar of Meetings and Town Events

Warrenton Farmer's Market:

Saturdays (weather permitting), 8AM-12PM
The Warrenton Farmer's market will be held in front of, inside, and behind 21 Main Street in Old Town Warrenton.



Annual HOA Meeting: October 19, 2022

2022 Board Meetings: 3rd Wednesday of every other month at 6pm (The next meetings are scheduled for August, October, and December at 6pm). Please visit the ARMI website one week prior to the meeting for details.

Town Planning Meetings are held on the third Tuesday of the month at 7PM in the Town Council Chambers located at 21 Main Street.

First Friday: The first Friday of May through October on Main Street in Old Town Warrenton. (See below for details).

Community Garage Sale: September 3, 8AM-12PM. Rain date, September 10.

Happy Hour @ Derby Way cul-de-sac: September 4, 4-6PM, more information to follow. Come meet your neighbors!



Amazon Data Center Transmission Line

Amazon has purchased an in-town parcel for construction of a data center on the site of the 41-acre lot. The location of the property is on Blackwell Road, behind Country Chevrolet on the northeast side of Warrenton. The map shows that Option 1 Route 4 may run 180 feet above ground high voltage lines

behind Menlough and within 1000 ft of homes on Menlough and Derby. All trees will be removed within 100 feet of the lines and possibly further depending on the height of the tree. Dominion is sending invitations to the public meetings, to all potentially impacted property owners. Visit DominionEnergy.com/BlackwellRoad or call 888-291-0190 for updates and for questions/concerns.



Finances

Homeowner Dues

The upkeep of our common areas and all HOA responsibilities are funded with your dues. Dues collected for 2022 are allocated to address the following: Postage and Handling, Grounds Maintenance, Insurance, Annual Corporate Reports to VA, Accounting/Audit/Tax Returns, ARMI Management Fee, Legal, Capital and Risk Reserves. Homeowners continue to be in arrears, placing our annual budget in jeopardy. For perspective, the amount in-arrears as of 5/31/22 was \$3,448.50 vs the total annual budget based on \$10,500 income. After second payment due notices from ARMI were sent on 5/1 for those still in-arrears as of the June board meeting, the board has engaged an attorney to pursue legal action for all amounts overdue. Please remember to pay your dues on time.

To make a payment:

Visit: <https://www.armi-hoa.com/>

1. Click on “Find Your Association”.
2. Type in “Menlough” and select.
3. Click “Make an Online Dues Payment”.
4. Click “Setup Account” and follow the prompts.

Your account now shows your payment history and payments due along with other useful information necessary in keeping account of your dues. Late fees will be assessed.

Account balance inquiries?

Contact Teresa Hitt at Teresa@armiva.com.

property guidelines >>>

Hello Neighbor!

The board is asking Homeowners to address the following items if applicable to their property. The following are the most common violations noted by the ARC which result in notifications to the homeowner.

1. Exterior Upkeep: faded paint, dry rot, roofs, fences, decks, curbside debris.
2. Yard Upkeep/Lot Maintenance: mowing, weed control, fallen branches, overgrowth encroaching on neighbor's property.

Doing exterior home improvements?

Make sure when completing any exterior changes or additions to the home or yard to reference the ARC documents. To access the ARC documents and, if necessary, the Architectural Approval Form, please go to <https://www.armi-hoa.com/menlough-culpeper-street-homeowners-association> and click on “General Restrictions and Architectural Guidelines” or “Architectural Approval Form” if approval is required for your project.

When submitting the “Architectural Approval Form”, include a copy of the plat of the property, indicating where the element will be located, and detailed drawings, materials, and color samples, if applicable. The ARC goal is to turn around requests in 4 days and in no longer than 14 days.

Town Building or Zoning permits may also be necessary. Particular homes in the Menlough subdivision are considered to be in the Warrenton Historic District. Proposals for changes to the home may be subject to additional rules/laws from the town. The Community Development Department and Zoning Administrator have asked the board to encourage homeowners to reach out to them on any project concerning permit requirements and to notify the Town Inspector of any compliance concerns. Please contact the town at (540)347-1101 for more information.

Submit your documents to the Architectural Application Processor, Lauren Perez, at hoaassistant@armiva.com, via fax to (540)347-1900, or mail/drop off documents to Austin Realty Management & Investments, Inc., 10 Rock Pointe Lane, PO Box 3413, Warrenton, VA 20188.

A message from the Architectural Review Committee (ARC)

We welcome informal contacts for questions and discussions with homeowners on all matters of the ARC. Email Judy@armiva.com stating "Attention ARC". We continue to work to:

- Manage Architectural Change Requests helpfully and expediently (once received by the ARC, our goal is to respond to requests in 4-14 days).
- Review, update and clarify the "Restrictions and Architectural Review Process Guidelines".
- Develop a plan to restore the common area walkways.
- Identify volunteer resources (landscaping, construction, realtors) for consultations at no cost.
- Assist homeowners, if desired, dealing with Town Community Development Office and Zoning.
- Identify service providers and opportunities for quantity price reductions.

Q: What is First Friday?

A: Warrenton's First Friday takes place from June to October. Main Street is closed from Culpeper Street through 5th Street during the hours of 6-9PM and is converted into a pedestrian park. Shops remain open late with wine tastings, sales, and special events. First Friday also features artists, music, entertainment, and dinner specials.

July 8 (2nd Friday)-Americana (honoring and celebrating our veterans and first responders)

August 5-Back to School

September 2-Dog Dayz of Summer

October 7-Harvest Festival

Warm up Warrenton: All other Fridays beginning at around 5PM, Main Street will be closed from Culpeper to 3rd Street for additional outdoor dining and live music.



Galaxy Strikes Bowling Center

Opening in September (opening date TBD) in Warrenton Village Center, Galaxy Strikes will feature bowling, arcade games, mini golf, food and drink. It will provide an entertainment option that does not currently exist in Warrenton. Located at 251 West Lee Highway, Suite 650.



Donations

Hope Heals is a community freestore where all are welcome and everything is free. Hope Heals is accepting gently used, clean clothing, shoes, accessories, household linens, safe and approved baby gear, and personal hygiene and care items. Donations can be made Tuesday and Saturday from 10AM-1PM and Thursday from 3PM-7PM at 606 Falmouth Street, Warrenton.



Spotlight on Bruce Campbell

Bruce and Danette moved to Menlough Drive in March 2015 a few months before they both retired-Bruce for the second time after a Navy career and at Raytheon; Danette as an RN at Mary Washington Hospital. With four daughters and eight grandchildren spread from Herndon to Colorado Springs, we travel a lot ... and take many trips via our Airstream trailer. On and off the road, we pursue volunteering together serving the community, veterans services organizations and our Airstream club.



Refuse and Recycling Pickup

Refuse collections is for household refuse only. No liquids or hazardous waste such as paints, cleaners, fuel, oil, pesticides, batteries, etc. No large items, fluorescent bulbs, or furniture- General household refuse ONLY. To ensure pick-up, all trash must be properly bagged, placed in containers, and set curbside before 6AM Tuesday and Friday. Anything not bagged in a container, or not curbside at the specified time will not be picked up.

Recycling Collection:

Please place your recyclables in the town-issued, 18-gallon blue bin.

Accepted Materials:

- Plastics labeled with a #1 or a #2
- Aluminum
- Tin
- Steel

Unacceptable Materials

- Glass
- Styrofoam
- Aerosol cans
- Plastic Bags
- Cereal boxes, soda boxes, cake boxes, etc

Preparation:

- Remove all lids and tops and put them in the garbage
- Rinse all containers to reduce odors and attraction to insects and rodent
- Crush all items whenever possible

Cardboard Program

(Corrugated Cardboard ONLY)

You must be on the weekly list for corrugated cardboard pickup. Contact Public Works at (540)347-1858 to get on the list any time before the day of collection (Wednesdays).

If you need a pick-up every week, you may request placement on the permanent list. Do not request to be on the permanent list if you do not require pick-up weekly. If you are not on the list or do not call for pickup, do not expect your cardboard to be picked up.

Preparation:

- Remove all packing materials including newspaper, Styrofoam, peanuts and shredded paper, wood pieces, etc.
- Break down as many boxes as possible and put them into one larger empty box.

Brush/Branches

For all brush (large branches/limbs of 5+ feet), call Public Works to schedule pickup. Pickup with wood chipper is Thursday or Friday but depends on the needs of the town (do not expect weekly service).

For small branches, homeowners are expected to bring these to the landfill.

Keep Your Pets Hydrated

Did you know that in hot weather, dogs need 3 to 4 times the normal amount of water depending on their size and activity level? A general rule of thumb is that your dog needs 1 ounce of water for each pound of their body weight per day.

Here are just a few rules to keep your dog hydrated:

1. Keep a clean water bowl. Bacteria or mold can grow quickly and get into your dog's system. Refresh your dog's water supply several times a day.
2. Take water with you. Lots of exercise can leave your dog quite thirsty. Keep water on the go.
3. Water down dog food. One way to get more water into your dog's diet is to add a little to their dry food. Ice is also another great treat!
4. Watch the water level. If the water level isn't decreasing over the course of a day, it may be a sign they aren't feeling well.
5. The more they drink, the more they have to go! Urinating several times a day is a good sign that they are well hydrated.



Bylaws

If you wish the board to consider making any changes to the bylaws and other governing documents, please contact the board with your recommendations. Changes may be constrained by the VA Code, Town requirements, and Menlough PUD CC&R. If the board decides to move forward with a proposed change, approval will be subject to a favorable $\frac{3}{4}$ majority vote at the annual meeting.

HOA Directory Update

Contact Diane Blackwell (diane.blackwell7@gmail.com) if you wish to update your information in the HOA directory.

