



Moorhead Monitor

The Reserve at Moorhead Homeowners' Association Newsletter

Spring 2020

Board of Directors

President
Toni Fulford Evans

Vice President
Blake Downs

Secretary
Justin Mount

Treasurer
Thomas Maybury

Board Member
Dawn Arruda

Assessments

When paying your assessments be sure to include your property address on the check to ensure prompt posting to your account. The payment due dates are the first of each quarter:

January, April, July,
October.

Late fees are assessed on payments received after the 30th of the first month of the quarter. 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.

It's Spring Covenants Inspection Time

It's almost time for the Association's annual inspection to ensure that the existing maintenance standards are being maintained, as well as confirming that all exterior modifications have approved architectural applications on file. Some of the things that will be looked for during the inspection include :

- ◆ Discolored siding, garage doors, address plaques, trim etc. — This can mean these items no longer look their best, and may need to be cleaned, painted, repaired or replaced. Take a look around your property and see what may need to be done to bring these items back to the original condition.
- ◆ Shutters — They are like the icing on a cake. They make the house look great. If your shutters are discolored either by being faded, dirty or other reasons, or missing completely, this can quickly detract from the homes beauty.
- ◆ Tree Limbs over the sidewalks — Warm weather brings people out of the house and walking the neighborhood. Tree limbs and bushes that hang low or into the sidewalk can cause a dangerous situation forcing pedestrians to walk out into the street to go around. Make sure the sidewalk around your property is clear with the tree canopy at least 7' from the ground.
- ◆ Trash cans — Trash cans cannot be stored in public view between trash collection days. This includes being left on the curb after collection, left in front of the garage or sitting in the open beside the house. Trash cans must be stored in the garage, or behind a screening which has been approved by the Architectural Review Committee.
- ◆ Trailers, boats, vehicle parking — No commercial, industrial, recreational vehicles (including boats) or unlicensed vehicles shall be parked on the property. When parking on the street you must adhere to all residential parking guidelines within the Town of Warrenton.
- ◆ Mailbox Consistency — The human eye is drawn to patterns. Neat clean rows of the same mailbox create a crispness to the community. Check to make sure your mailbox is the same style as the others with the right scroll and shiny brass house numbers. Replacement mailboxes or parts can be ordered at www.imperialmailboxsystems.com.

Home values have been rising over the last few years making The Reserve at Moorhead one of the more desirable communities in Warrenton. Compliance issues, even on one home, can bring down the value of an entire neighborhood. If you should get a letter, please take a look at the area that is noted and determine the best way to bring it back into compliance. Please contact ARMI if you are unsure what the letter is referring to or you have abated the issues. ARMI will not assume the issues are abated unless they hear from you.

Lets continue to make The Reserve at Moorhead a Community to be Proud of!

*The Reserve
at Moorhead*

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 Warrenton
Police Dept. 911
(non-emergency number)
540.347.1100

Animal Control
540.422.8750

Parks & Recreation
540.422.8550

Landfill
540.422.8840

Architectural Review Committee Openings

The Architectural Review Committee of The Reserve at Moorhead has openings for Committee members. Based on the Governing Documents of the Association, the committee shall be composed of 3 or more members appointed by the Board of Directors to regulate the external design,

appearance and locations of the Property and improvements thereon in such a manner so as to preserve and enhance values and to maintain harmonious relationship among structures and the natural vegetation and topography. The committee reviews and makes determinations on

all submitted Exterior Alteration Applications by email.

If you are interested in serving on the committee please contact the ARMI office at 540-347-1901 ext 114 or cathi@armiva.com.

VOLUNTEER



Next Scheduled Board Meeting

The next meeting of the Board of Directors will be held on Tuesday, April 28, 2020 at 6:30p.m. in the ARMI conference room, 10 Rock Pointe Lane, Warrenton. All homeowners are welcome to attend Board meetings, and at every Board meeting, an opportunity is provided for homeowners to address the Board. Please let us know if you plan to attend!

~Assessment Increase Reminder~

On January 1, 2020 The Reserve a Moorhead's assessments went up to \$85.00 per quarter. If you have an automatic payment set up through your personal bank or with Alliance Bank, you will need to alert the bank to adjust the amount. Please contact the HOA Accounting Manager for any account questions at Teresa@armiva.com or 540.347.1901 ext 111.

United States Census 2020

Virginia housing will be mailing out material for the 2020 Census in the coming days. You are critical to its success. The 2020 Census will determine congressional representation, inform hundreds of billions in federal funding, and provide data that will impact communities for the next decade.

For more information visit

<https://2020census.gov/en/census-data.html>



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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 over twenty 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.