

The Ridges Reporter

The Ridges of Warrenton

Homeowners' Association Newsletter

Winter 2019-2020



Board of Directors

President

Bobbac ("Bob") Oveissi

Vice President

Andrew Herstek

Secretary

Martin "Marty" Timko

Treasurer

Kevin Propheter

Assessments

When paying your assessments be sure to include your

Ridges of Warrenton property address on your check to ensure prompt posting to your account. Your assessment payments are due quarterly in **January, April, July, and October**. Payments are due the first of each quarter. Late fees are assessed on payments received after the 30th day of the first month of the quarter. Please note 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.

If you have further questions please call:

540.347.1901

Ext: 111

HOA@armiva.com

Holiday Safety

It may be the most wonderful time of the year, but there are those who see the holidays as an opportune time to take advantage of the distraction many people experience when running around shopping and attending holiday events.

- Whenever possible, keep vehicles in locked garages, or at a minimum, make sure your car doors are locked and no valuables are left inside. Items typically stolen include loose change and small bills which are a temptation for smash and grab types of theft.
- If you're on travel over the holidays, have a trusted friend or neighbor spend time at your home, turning lights off and on, collecting mail and newspapers, and generally making your home look lived in. Even if you put your mail and paper on hold, solicitors often leave door hangers and flyers that could tell a potential thief that you're not around.

Keep Those Home Values Going Up

Home Improvements help the overall appearance of a community and can help property values remain steady for everyone. While homeowners in The Ridges of Warrenton have some freedom when making changes to their Lots, Winter is the perfect time to

submit a completed Architectural Approval Form prior to beginning any work that you may want to have done in the spring or summer months. Applications and instructions may be obtained on the ARMI website found at: www.ARM-HOA.com and under the

Ridges of Warrenton And, as always, homeowners are prohibited from making any changes to the common areas which includes the planting or removal of trees or shrubs.



Annual Meeting Reminder

The Annual Meeting of the membership of the Ridges of Warrenton Homeowners' Association is scheduled for 6:00pm on Thursday, January 23, 2020 at the Warrenton Visitor Center located at 33 North Calhoun Street in Old Town Warrenton. Watch your mailbox for the announcement and proxy to be delivered soon. Please fill out and return the proxy even if you plan to attend to ensure a quorum in the event that your attendance is not possible. An election will be held to fill open seats on the Board.

A brief Board of Directors' meeting will be held immediately following the Annual.

***The Ridges of
Warrenton
Homeowners'
Association***

Visit the HOA Community Associations page at: www.armi-hoa.com for community information. The Ridges of Warrenton 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)
540.347.1107

Animal Control
540.422.8750

Parks & Recreation
540.422.8550

Landfill
540.422.8840

Weather Emergency
WKCW—1420 AM

Holiday Refuse Schedule and Tree Pick-Up

- Town of Warrenton Holiday Refuse Schedule –
December 23, 2019, Monday—Regular refuse collection
December 24, 2019, Tuesday—Holiday, no refuse collection
December 25, 2019, Wednesday—Holiday, no recycling collection
December 26 & 27, 2019, Thursday & Friday—Regular refuse collection



The town of Warrenton will be picking up natural, cut Holiday Trees after the holiday the week of Monday, January 6, 2020. Trees should be placed on the curb by 8am and will be collected by the town by the end of the week. All items must be removed from the trees, including ornaments, tinsel, lights, and any other decorations. If you have any further questions, you may contact the Town of Warrenton Public Works Department at 540.347.1858.

Community Matters

- To assist the Town's snow removal crews, try to minimize parking vehicles, on the street when snow is predicted. This allows plows to clear streets more completely, and thus reduces the risk of damage to your car from cars sliding on icy roads. The sidewalk in front of your Ridges of Warrenton home should be kept clear of snow and ice to allow for safe pedestrian access in the community.
- Remember to obey the speed limit within the Community. Excessive speed while driving through the community puts residents at risk of harm. Parked vehicles may reduce visibility. Please be on the lookout for pedestrians throughout the neighborhood and especially crossing the street. There may be times and weather conditions when special care must be taken for safety and slower driving speeds observed.

The Board of Directors' of the Ridges of Warrenton Homeowners' Association would like to wish you and your family a happy, healthy and peace-filled Holiday and a prosperous New Year!



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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.