

The Ridges Reporter

The Ridges of Warrenton

Homeowners' Association Newsletter

Summer 2020

Board of Directors

President

Bobbac ("Bob") Oveissi

Vice President

Andrew Herstek

Treasurer

Kevin Propheter

Assessments

When paying your assessments be sure to include the 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 day 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 about your assessments please call:

540.347.1901

Ext: 111

teresa@armiva.com

Street Trees—Who Maintains them?

When the developer built the community they planted trees along the streets to create the tree canopy as required by the Town of Warrenton. However, over time the trees have grown quite large, over crowded and in some cases causing damage to the sidewalks and driveways.

Trees on your property are the homeowners responsibility to maintain to include trimming and pruning. Although the trees may be large and creating a nuisance, healthy street trees that are not dead, dying or could potentially cause damage should not be removed. If a street tree is

causing damage to the sidewalk or driveway, it is possible to remove the street tree as long as it is replaced near the street with one canopy tree of the same species or may be substituted with two ornamental trees.

For more information, please see the Town of Warrenton Zoning Ordinance Article 8. It can be located at https://www.warrentonva.gov/government/departments/planning_and_community_development/zoning_ordinance.php or contact the ARMI office for a copy.

Meeting of the Board of Directors

The next meeting of the Board of Directors is tentatively scheduled for Thursday, July 23, 2020 at 6:00pm at the ARMI office located at 10 Rock Pointe Lane in Warrenton. As the meeting date approaches the Board will evaluate the status of the current health crisis and make a determination to hold the meeting. Please check the Ridges of Warrenton page on the ARMI website at armi-hoa.com prior to the meeting or you may contact 540.347.1901 ext 117.

What Happened to Summer Fun???

Over the last few months many people have been isolating at home. Although restrictions are slowly lifting in the area, a lot of normal Summer fun activities have been cancelled. Here are some ideas to keep the young and old alike, busy and entertained:

- * Play Games—Card games, board games, puzzles, word finds, charades, hide and seek.
- * Virtual Tours—Many attractions are offering online exploration of aquariums, zoos, parks, museums, other countries and even space!
- * Music, language and craft lessons—Learn how to play an instrument, speak a new language, or get creative learning to knit or crochet.
- * Kitchen Fun—Get the whole family involved and bake sweets, make a pizza with everyone's favorite toppings, and don't forget ice cream sundaes on those hot days!
- * Dance, Dance Baby—Crank up the tunes and turn your living room into a dance floor.



Doggone Leash

Association regulations require that dogs be leashed when off the owners' property. If you see dogs off leash and not under the control of their owners, Contact animal control or ARMI, and provide photos if possible .

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

Weather Emergency
WKCW—1420 AM

Covenant Inspections

The Spring inspection has been delayed due to the global health crisis. However, the inspection will still be conducted in the near future to ensure that the guidelines, as outlined in the Association Governing Documents, are being adhered to.

An item on the property was found to be out of compliance during the inspection...

Now what?

The due process procedure is outlined in the Governing Documents of the Association and contains the following steps:

Courtesy letter—A courtesy letter will be sent noting the items found to be out of compliance and will specify the time frame in which these items need to be abated (brought back into compliance). If you receive a letter, take a look at the area in question and determine the best remedy to bring the item back into compliance. Items that are discolored might need to be repaired, replaced or simply cleaned. ARMI will not assume the issues are abated unless they hear from you.

Courtesy Reminder Notice—If ARMI has not heard from you, you will receive another letter reminding you of the items that need attention. If the items continues to be an issue you may be asked to a Hearing before the Board of Directors.

Hearing Notice—If ARMI has still not heard from you or the property continues to be out of compliance, the Board may ask you to attend a Hearing to discuss the concern. At the Hearing, the Board may make the determination to assess monetary charges until the property is brought into compliance.

Communication is key!—Contact ARMI if you have questions, concerns, or are experiencing extenuating circumstances preventing you from being able to address the issues. You must also contact ARMI when you have brought the items back into compliance. ARMI will then note your account and share the information with the Board for their review.

Let's Talk Trash

Trash/recycling/yard waste must be stored out of view of the street and the side of adjoining properties at all times, except on trash collection days.

Cans and bagged trash including bagged yard debris, may only be placed at the curbside in the late evening the day before or early morning the day of

collection. Cans should be moved off of the street the same day they've been emptied.



Mailing Address:
PO Box 3413
Warrenton, VA 20188

Address:
10 Rock Pointe Lane
Warrenton, VA 20186

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.

Phone: 540.347.1901 | Fax: 540.347.1900 | E-Mail: HOA@armiva.com | www.armi-hoa.com