



Board of Directors

President

Tom Doetzer

Vice President

Stacey Zellers

Secretary

Roberta Stidham

Treasurer

John Zellers

Board Member

Forrester Safford

Assessments

When paying your assessments be sure to include your 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 on the first of the first month of the quarter. Late fees are assessed on payments received after the 24th day of the last 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 any further questions please call:
540.347.1901
Ext: 111

Redwood Lakes Reporter

The Owners' Association at Redwood Lakes'
Newsletter

Spring 2020

Parking in the Development

Lieutenant Brittany Jenkins with the Culpeper Police Department will be attending the next Board of Directors' meeting on March 25th, 2020 at 7:00pm at the Culpeper Police Department located at 740 Old Brandy Rd, Culpeper, VA 22701. Lieutenant Jenkins will be addressing parking and traffic control in the development. Please plan on attending the meeting for information, rules, and questions regarding parking.

Stormwater Update

The stormwater pond at the intersection of Virginia Ave and Keswick Dr has had a low water level due to a structural issue with the pipe. The Board of Directors has contracted for the work to be completed around the May 2020 time frame, weather permitting. The contractor is planning on May to complete the repairs to wait for dry ground due to the need to drive heavy machines to the pond to complete the task. Notification will go out to the surrounding homeowners once a date is confirmed.

The stormwater drain behind Ambleside Dr is showing signs of erosion. This repair work has also been contracted to be completed around the same time frame as the pond repairs and notice will go out to affected homeowners.



Spring is in the Air



Spring is a good time to apply herbicides and fertilizers for lush summer lawns. Lawn maintenance including mulching and weed eradication is part of general lawn upkeep. Spring is also a great time to have your A/C checked to ensure that it's functioning before the weather warms.

Warmer temperatures also means more people will be outside enjoying the weather. Be vigilant while driving, watching for pedestrians walking along streets for exercise, recreation, or to visit their fellow neighbors. Remember that the posted speed limit in Redwood Lakes is 25MPH. Thank you for keeping Redwood Lakes a safe and welcoming community for all to enjoy.

Redwood Lakes
Resources

Visit the HOA Community Associations page at

www.armi-hoa.com

for community information. The Association page is a link for Board meeting notifications and access to downloadable forms.

Important
Phone
Numbers:

Town of Culpeper
Police

(non-emergency
number)

540.727.7900

Animal Control

540.547.4477

County Animal
Shelter

540.547.4477

Public Works

(7:30am-4pm)

540.825.0285

After hours

540.825.3039

Landfill

540.825.8559

Compliance Season

It's almost time for the Association's Spring compliance inspection to ensure that the guidelines as outlined in the Association Governing Documents are being adhered to. It's a good idea to check for winter damage to shingles, shutters, caulking, or paint. The winter may have also left siding dirty and in need of cleaning. Remember properties are to be kept free of debris and all improvements such as decks, patios, sheds and fences shall be maintained in a manner consistent with good property maintenance. This includes proper maintenance of yards by seeding, watering and mowing of the lawn and the pruning and cutting of all shrubbery, as well as leaf removal.

Check your home records to ensure that all changes to the exterior of your house or lot were done after receiving architectural approval. If you are planning any spring projects that modify the appearance, color, style, etc. you will need to fill out an architectural application. Having approved applications in place will assist you greatly should you decide to put your home on the market. Should you need to submit an Architectural Review Form, they can be found on the ARMI webpage.

Should you receive a letter to make you aware that a condition on your lot is in need of maintenance, it may be that the items are showing signs of discoloration or deterioration. They may need to be repaired, replaced or simply cleaned. Yards may have bare spots, dead or dying foliage and overgrown grass or bushes that need to be addressed. Take a minute to look at the area in question and determine the best remedy to bring the item back to its original condition. Please contact ARMI when the repairs are completed.

Next Board of Directors' Meeting

The next Board of Directors meeting is March 25, 2020 at 7:00pm and will be held at the Culpeper Police Department located at 740 Old Brandy Rd, Culpeper, VA 22701. All homeowners are welcome to attend. At every Board meeting there is an opportunity for owners to address their concerns to the Board and to hear about issues and business important to the community.



Austin Realty Management & Investments, Inc.

Mailing Address:

PO Box, 3413 Warrenton, VA 20188

Physical 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.ARM-HOA.com