



***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

Winter 2019 / 2020

## Assessments

Below, you will find the budget for the community for 2020. The Board of Directors has worked diligently to create a budget whereby current expenses for service contracts, insurance and community operations will continue to be met throughout the coming year. As such, it was determined that an increase in dues will not be necessary in 2020 and will remain at \$60 a quarter. When paying your assessments be sure to include your account number or the property address on your check to ensure prompt posting to your account. Your payment due date is the first day of each quarter. Late fees are assessed on payments received after the 24th day of the last month of the quarter.

### 2020 Annual Budget

<b>Income</b>	
Quarterly Assessment	66,720
Late Fees	600
Initial Funding Fee	700
Interest Income-Checking	55
Interest Income-Reserves	700
<b>Total 2020 Income</b>	<b>\$68,775</b>
<b>Expense</b>	
Postage and Handling	1,400
Website Fees	150
Committees/Community Events	1,000
Community Improvements	1,000
Grounds Maintenance	1,500
Mowing-Contract	18,500
Mowing-Non-Contract	300
Insurance	6,100
Licenses and Permits	50
Miscellaneous Expense	275
Pet Waste Removal	3,120
Accounting/Auditing	300
Legal Fees-Collections	2,000
Legal Fees-General	250
Management Fee-Additional Services	2,000
Management Fee-Contract	13,120
General Repairs	600
Reserve Funding	11,670
SWM-Contract	4,690
Federal Taxes	400
State Taxes	100
Trash/Recyclable Collection	500
Electricity	650
<b>Total 2020 Expense</b>	<b>\$69,675</b>

*Redwood Lakes*  
*Resources*

Visit the HOA Community Associations page at

[www.armi-hoa.com](http://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

## Town of Culpeper Winter Trash Pick Up

Holiday schedule changes or changes due to inclement weather are announced on the radio on WCVA AM 1490 or WJMA FM 103.1, in the local newspapers, or Culpeper Media Network, on the Town's website, and posted at the Municipal Building at 400 South Main St.

Holiday tree pick up from the Town will be on Monday December 30, 2019 and Monday January 6, 2020. Please put your tree at the curb next to your trash can for pickup on these dates. All items must be removed from the trees, as they will be made into mulch.



### Snow Preparation



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 this reduces the risk of damage to your car from cars sliding on icy roads.

The sidewalk in front of your Redwood Lakes home should be kept clear of snow and ice to allow for safe pedestrian access in the community.

Snow removal in Redwood Lakes is provided by the Town of Culpeper. They can be reached at (540)825-0285 if you have any questions regarding street clearing.

### Community Email List

In attempt to better communicate with the community, Redwood Lakes website now offers an email system. If you would like to join the list, please follow the steps below:

1. Go to [redwoodlakeshoa.org](http://redwoodlakeshoa.org).
2. Click on the contact tab.
3. Click on the subscribe tab.
4. Complete the 3 areas: name, email, and address.
5. Click on the submit tab at the lower right of the screen. If you have completed everything you will receive a thank you underneath the submit tab.

### Next Board of Directors' Meeting

The next Board of Director's meeting for The Owners' Association at Redwood Lakes will be held on **Wednesday, January 22, 2020** at 7pm. The meeting will be held at the Culpeper County Library located at 271 Southgate Shopping Center, 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](mailto:HOA@armiva.com) [www.ARM-HOA.com](http://www.ARM-HOA.com)