



# Redwood Lakes Reporter

The Owners' Association at Redwood Lakes'  
Newsletter

Spring 2019

## Board of Directors

### President

Stacey Zellers

### Vice President

Thomas Doetzer

### Secretary

Doris Williams

### 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

## 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. 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.

## Slow Down!



While driving through the community, please keep in mind that the posted speed limit is 25 miles per hour. Spring has sprung which means there will be more foot traffic and pedestrian activity throughout the community. Young residents will be out to play, people will be out walking their dogs, and some will be out simply to enjoy the nice weather. Driving the posted speed limit is critical to the safety of all residents and visitors. Speeding not only puts the driver of the vehicle in danger, it also creates a dangerous situation for other motorists and pedestrians who walk along the street due to lack of sidewalks. Please help to prevent a tragic accident by driving slowly and cautiously.

## Verizon Work

Verizon has completed its cable work throughout the community. All flags showing the location of gas, electrical, and cable lines can be removed. For further information, contact Verizon at 1.800.922.0204

## 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.

## Upcoming Board of Directors' Meetings

April 24, 2019

May 22, 2019

June 26, 2019

July 24, 2019

August 28, 2019

September 25, 2019

## Keep it Clean



As you know, Redwood Lakes is a lovely community, and now that Spring is upon us, the Board of Directors' would like to encourage homeowners to do their part to help keep Redwood Lakes a pleasant and beautiful place to live. While going about your day to day activities, please consider doing the following to help:

- Clean up after your pet when out in the common areas! Uncontained pet waste is a contributing factor to environmental contamination of our local waterways and causes damage to the turf in the community. Please do not leave bagged dog waste lying in the grass or in your neighbors yards.
- Place trash in bags before placing in cans for removal. Trash and recycling placed out early on windy days often ends up blown around the community instead of being picked up by the disposal company. Recycling may be placed in clear plastic bags. Bagging items will reduce the likelihood of this occurring and from having the association pay to have excess trash picked up from the common areas.

If you are in need of additional trash cans, they can be purchased through the Town of Culpeper for \$60 each, not to exceed a total of 4 trash cans. Additional trash cans will be billed an additional \$2 a month per trash can. Additional cans can be requested at the Town's Treasurer's Office at 400 Main Street, Suite 109 in Culpeper. For more information visit [www.culpeperva.gov/Government/Finance-and-Treasurer/Trash-Services](http://www.culpeperva.gov/Government/Finance-and-Treasurer/Trash-Services) or call the Public Works Department at 540.825.0285

## Construction Ahead



Throughout Spring and Summer there is a lot of construction planned in order to expand Redwood Lakes. There will be dump trucks and other construction vehicles driving through the community and these vehicles do not always halt to a complete stop. Please exercise caution while walking through the neighborhood and when you see a construction vehicle driving by. When walking through the neighborhood, keep an eye out for any construction debris. Please do your part in helping to keep Redwood Lakes a pleasant and attractive place to live by picking up any debris you may see such as nails and screws in the roadway areas.



Austin Realty Management & Investments, Inc.

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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.

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