



# Villas at the Ridges of Warrenton

## The Villas Condominium Association Newsletter

### Board of Directors

#### President

Albert Putnam

#### V. P. / Treasurer

Sue Walbert

#### Secretary

Linda Neiderer

### Assessments

When paying your assessments be sure to include your Villas property address on your check to ensure prompt posting to your account. Your assessment payments are due monthly. Payments are due on the first of each month. Late fees are assessed on payments received after the 15th day of the month. 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 or need to discuss your account, please call Teresa Hitt at: (540) 347-1901 and use Ext: 111 or  
Email Teresa at: Teresa@Armiva.com



[www.ARMH-HOA.com](http://www.ARMH-HOA.com)

February 2020

## In the Villas Community

- When placing trash and recycling out for pick up, make sure that no receptacles are left in front of mailboxes to prevent mail carriers from needing to return mail to the Post Office that cannot be delivered from their vehicles.
- Please use your garage and driveway for the parking of vehicles whenever possible. Parking is limited within the community, and by utilizing your garage and driveway, more spaces for visitors are available.
- Parking in the marked parking spaces is on a first-come, first-served basis.
- Parking is permitted only in your garage, in your driveway, or in parking spaces marked with the white lines. Parking anywhere else in the Villas is not permitted at any time.
- Commercial vehicles must be parked in your garage or outside the Community. Trailers, campers, recreational vehicles or boats may not be parked in the Community without written approval of the Board of Directors.
- 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.

## Next Meeting of the Board of Directors

The next Board of Directors' Meeting for Villas at the Ridges of Warrenton will be held **Tuesday, March 31, 2020** at 6:30 pm at the Warrenton Visitor Center, located at 33 North Calhoun Street, Warrenton. Homeowners are encouraged 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.

Need a Form or Information About a Meeting?

Visit the community association page at: [www.ARMHI-HOA.com](http://www.ARMHI-HOA.com) for information regarding upcoming Board meetings and access to downloadable architectural approval forms. Links are provided if you need to make a Dues payment, order a refinancing questionnaire or order a resale condominium certificate. Email addresses for specific ARMI staff can also be found on your Association's page.

### Questions or Concerns?

If you have any questions or concerns regarding Association matters, please contact Danielle at ARMI 540-347-1901 ext 104 or email at [danielle@armiva.com](mailto:danielle@armiva.com)

## Spring Power Washing

The Association has hired a power washing company to clean the boundary fences and the privacy fences throughout the community. Work is scheduled to be completed towards the end of March weather permitting. Water trucks will be brought in as the water source for washing. The power washing will take several days to complete.



## Compliance Inspections

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 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 and patios shall be maintained in a manner consistent with good property maintenance.

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 Approval 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. Take a minute to look at the area in question and determine the best remedy to bring the item back to its original condition.



Austin Realty Management & Investments, Inc.

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10 Rock Pointe Lane  
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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.

Phone: 540.347.1901 Fax: 540.347.1900 E-mail: [HOA@armiva.com](mailto:HOA@armiva.com) [www.ARMHI-HOA.com](http://www.ARMHI-HOA.com)