



Villas at the Ridges of Warrenton

The Villas Condominium Association Newsletter

www.ARMH-HOA.com

May 2020

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 financial account, please call Teresa Hitt at:

(540) 347-1901 and use Ext: 111

or

Email Teresa at:

Teresa@Armiva.com



Community Update

Villas at the Ridges strives to make the community an attractive and pleasant place to live. Below are a few maintenance items that have been addressed since the January 2020 Board of Directors meeting.

Landscaping Maintenance

- Perennial cutbacks completed 1/22/2020
- Spring clean up took place between 3/25/2020-3/26/2020
- Carving the mulch beds was completed on 3/27/2020 and 3/30/2020
- Mulching was completed on 3/30/2020 and 4/1/2020
- Mowing, edging, and weeding took place on 4/7/2020, 4/14/2020, and 4/22/2020

Street Lights

- One street light was converted to an LED light on 3/3/2020
- Four additional street lights were converted to LED on 4/17/2020

Fencing

- Powerwashing the border fencing and the privacy fencing was completed on the fences March 16th and 17th

Landscaping Changes

Please ensure that you submit an Architectural Approval Form to the AAC prior to making any changes to the exterior of your Villas home, including all proposed planting bed changes such as the removal or addition of new plants or shrubs to the existing landscaping. All plantings installed by the builder or by the Villas are the property of the Association and cannot be removed without prior approval of the AAC. New planting beds installed by the unit owner must first be approved by the AAC prior to any work being undertaken.

Need a Form or Information About a Meeting?

Visit the community association page at: www.ARMI-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

Let's Talk Trash



All rubbish, trash and garbage shall be regularly removed from the Property, and shall not be allowed to accumulate thereon. Trash must be stored in trashcans. Paper or plastic bags are not suitable for outside trash storage. The trash containers must be stored out of the public view and adjoining properties at all times except when at the curb on trash collection days.

Containers may be placed curbside no earlier than the night before pick up days. Empty cans and any items not picked-up by the trash company must be removed from the curb following collection on the day of service.

Please remember to pick up after your pet

When walking your pet in our community, remember that it must be on a leash. Also, please remember to immediately clean up after your pet.

Utilize the pet stations throughout the community.

By taking this simple step, you can contribute to the beautification of the community and elimination of a community nuisance.



2020 Annual Membership Meeting

The 2020 Annual Membership meeting is scheduled in May pending the status of the current health crisis. Watch your mail for an official announcement with the date, time, location and the proxy form which can be signed and emailed back to the ARMI office to count toward quorum. All homeowners are encouraged to attend. There will be discussion regarding business important to the community. As always, there will be an opportunity for owners to address the Board.



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.ARMI-HOA.com