



## Board of Directors

### **President**

Ben McCartney

### **Vice President**

Michele Simmons

### **Treasurer**

Sue Walbert

### **Secretary**

Felitia Bryan

### **At Large**

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

# Villas at the Ridges of Warrenton

## The Villas Condominium Association Newsletter

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

September 2020

## Message from your Board of Directors

We want to thank everyone who came to the annual meeting during this unprecedented time. It was a great turnout. As you may know, this was the last BoD meeting for outgoing President, Al Putnam. He deserves our thanks for volunteering to serve our community for many years.

Three new BoD members were elected at the Annual Meeting. After the meeting, the Board elected their officers. They are;

Ben McCartney	President
Michele Simmons	Vice-President
Sue Walbert	Treasurer
Felitia Bryan	Secretary
Linda Neiderer	Chairperson, Architectural applications review

The new Board wants to establish more frequent communication and transparency with our fellow neighbors. With that in mind, if you would like to be put on an email list please email Ben McCartney at [bhmccart@gmail.com](mailto:bhmccart@gmail.com) Twenty- three households are currently in the group email. *We need your name and address, along with your email.*

We encourage all homeowners and tenants to go to the ARMI website and download a copy of the **Villas Community Guidelines**. These guidelines will give you direction as you contemplate making exterior changes to your home. Such items as required colors for doors, trim, shutters, etc. are covered in the Guidelines. The application process for architectural approval is listed. You may also download the architectural application for changes to the exterior of your home from the ARMI website; [www.armi-hoa.com](http://www.armi-hoa.com)

Our next meeting is August 27, 2020 at 6:30pm at the Warrenton Police Department, at the base of Hospital Hill. Homeowners can bring their concerns and questions to the Board. ARMI will give a presentation on the recently completed drainage report and a preliminary report on our reserve study for the Villas. This study is done once every five years.

Need a Form or Information About a Meeting?

Visit the community association page at: [www.ARMH-HOA.com](http://www.ARMH-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)

## Message from the Board of Directors Continued

Since the Annual Meeting, the BoD has **completed the following actions** directing ARMI to:

- Contract for repainting “ no parking “ on curbs
- Removal of two low metal signs potentially hazardous to children  
Add two new signs regarding cleaning up after pets and leash requirements to be placed in the commons area
- Removal of a dead pine tree
- Share our concerns regarding the quality of work done by Shenandoah Landscape
- Complete the semi-annual “Walk Around” inspection of unit exteriors
- Update the Guidelines dealing specifically with solar panels, electric charging stations and exterior cameras placed by homeowners

We invite you to communicate your concerns or questions to ARMI directly at (540) 347-1901. They are dedicated to providing the best service to the Villas. Trey Austin has been very helpful in answering our questions and giving us direction as we undertake our responsibility as your Board of Directors.

## Parking in the Community

When the Villas community was planned out, it was expected that owners would use their garages and driveways regularly to park vehicles. Instead, many owners use their garages for storage and do not maximize the use of their driveways.

Because of this situation, additional vehicles end up being parked in the few designated areas on the streets. This leaves little room for visitors. Please consider clearing a parking space in your garage to free up those street-side spaces.

Remember that parking is only permitted in designated parking spots. Curbs are no-parking zones to allow for emergency vehicles to freely enter and to exit the community in emergency situations.

Please remember all vehicles must be properly tagged and inspected to park in the community, no commercial vehicles are permitted to park overnight.



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