



Villas at the Ridges of Warrenton

The Villas Condominium Association Newsletter

www.ARMH-HOA.com

February 2019

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 assessment (Dues) account, please call Teresa Hitt at:

(540)347-1901 and use
Ext: 111

or

Email Teresa at:
Teresa@Armiva.com



In the Villas Community

- When clearing driveways and private walkways of snow, please ensure that none is placed on the sidewalks of the community, as this will result in higher snow removal costs to the Association. Safety is a community effort and benefits everyone.
- 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. Vehicles parked in violation of these guidelines may be towed at the owner's expense.

Next Meeting of the Board of Directors

The next meeting of the Board of Directors will be held on Tuesday, March 26 at 6:30pm, located at the Warrenton Visitor Center at 33 N. Calhoun Street. 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.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.



Proper Pet-iquette



It is a fact that owning a dog can greatly enhance the quality of life by lowering blood pressure, reducing depression symptoms, and getting you out of the house to take a walk every day. Alternately remember these unpleasant facts: uncollected dog waste spreads canine diseases, contributes to pollution in the storm water collection system, and attracts rodents who feed on pet waste. Per the Community Guidelines for the Villas at the Ridges of Warrenton, Section VIII Subsection 4 "Pet owners shall be responsible for immediate clean-up and proper disposal of pet wastes deposited". Allowing pets to urinate on lawns or mailboxes can also cause turf damage. Please be a good neighbor and do not allow your pet to defecate on other owners' property. Pet waste stations have been installed throughout the community for your convenience.

Remember that all dogs are to be on leash when on Community Common Areas. Per the Community Guidelines for the Villas at the Ridges of Warrenton, Section VIII Subsection 2 "Owners and all other persons who are owner and/or custodians of pets shall not allow such pet to run at large in the Villas at the Ridges. A dog or cat shall be deemed to run at large while roaming, running or self-hunting or when not restrained by a dependable leash and controlled by a responsible person as defined by County Ordinance." Further, in the Code of Warrenton, Virginia Chapter 3 Article Sec. 3-11, it is unlawful for any owner or custodian to allow a dog to run at large at any time within the town limits and off the property of the owner while not under leash control. Any person who permits his dog or dogs to run at large, and not under leash control, shall be deemed to have violated the provisions of Sec. 3-11 of the code of Warrenton and shall be guilty of a Class 4 misdemeanor and fined not more than \$100 for each such violation.

This is not a matter to be taken lightly. According to the Center for Disease Control (CDC) approximately 4.5 million dog bites occur in the United States every year. Insurance Information Institute states that one-third of all homeowner's insurance liability claims result from dog bites or dog-related injuries, and the average cost is more than \$37,000.

Some helpful things to remember:

- Do not approach an unfamiliar animal.
- Do not run from a dog, panic or make loud noises.
- If an unfamiliar dog approaches you, remain motionless. Do not run or scream. Avoid direct eye contact.
- Report strays or dogs displaying strange behavior to local animal control.

If you see an animal running unattended please contact the Fauquier County Animal Control at 540-422-8750. If you feel that you are in imminent danger call 911. In order for the Association to address this issue the owner of the dog will need to be reported to the ARMI office.

Be a good neighbor and keep your dog under control and report those who are not. Everyone working together will help keep the community safe.



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.ARMH-HOA.com