



Villas at the Ridges of Warrenton

The Villas Condominium Association Newsletter

Summer 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 account, please call Teresa Hitt at:
 (540) 347-1901 and use Ext: 111
 or
 Email Teresa at:
 Teresa@Armiva.com



2020-2021 Annual Budget and Assessments

Below, you will find the approved budget for the community for the coming fiscal year (8/1/2020—7/31/2021). The Board of Directors has worked diligently to create a budget whereby current expenses for service contracts, insurance and community operations will continue to be met throughout the coming year. As such, it was determined that an increase in monthly assessments will **not** be necessary this fiscal year and will remain at \$195 a month.

Income	
Monthly Assessment	278,460
Late Fees	300
Interest – Checking Account	120
Interest Income—Reserves	7,500
Total	\$286,380
Expense	
Meeting Expenses	150
Postage and Handling	1,200
Landscape Enhancement	1,500
Mowing—Contract	63,000
Park Maintenance and Repairs	6,000
Shrub/Tree Care/Replacement	10,000
Insurance	89,000
Directors' and Officers' Insurance	3,600
Licenses and Permits	800
Pest Control	400
Pet Waste Removal	2,500
Accounting/Auditing	4,500
Legal Fees—Collections	1,000
Legal Fees—General	2,000
Management Fee—Contracted Service	32,780
Fence Repairs	5,000
General Repairs	1,500
Street Light Repairs	2,200
Capital Repairs/Improvements	15,000
Reserve Funding	30,000
Snow Removal	10,000
Storm Water Management—Contract	1,900
Storm Water Management	200
Federal Taxes	400
State Taxes	100
Electricity	1,650
Total	\$286,380
2021 Income	\$286,380
2021 Expense	\$286,380

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.

PODS and Portable Storage Units

Please remember that PODS and Portable Storage units are not permitted to remain on your property for longer than 1 day. Should you need longer, you will need to reach out to ARMI and acquire permission from the Board.

Annual Meeting

The Annual Membership meeting for the Villas at the Ridges was postponed from the original May date due to COVID-19. The Annual Membership Meeting is scheduled on July 23, 2020 at 6:30pm at the Town of Warrenton Police Department located at 333 Carriage House Ln, Warrenton, VA 20186 which is near the hospital. The meeting notice and proxy have gone out in a separate mailing. Attendance is very important. Send in your proxy if you are not able to attend in person in order to meet quorum!

Slow Down!



The posted speed limit is 15mph. Local schools are out for summer break and owners may be working from home 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. Please help to prevent a tragic accident by driving slowly and cautiously.

Landscaping in Villas

ARMH has been working closely with the landscaping concerns in the community.

Service in the community was completed on the following dates:

- ◆ May 4, 8, & 20: Mowing
- ◆ May 11-12: Tree and bush trimming and mowing
- ◆ June 1, 9, 18, 26 : Mowing
- ◆ June 9: Bug treatment on bushes on Sapphire Ct
- ◆ June 29-July 2: Tree and shrub pruning
- ◆ June 29: Broadleaf weed control treatment
- ◆ July 3 & 14: Mowing



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