



# Villas at the Ridges of Warrenton

The Villas Condominium Association Newsletter

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



## 2019 Annual Budget and Assessments

Below, you will find the approved budget for the community for the coming fiscal year (8/1/2019—7/31/2020). 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 annual assessments will **not** be necessary this fiscal year and will remain at \$195 a month.

<b>Income</b>	
Monthly Assessment	278,460
Late Fees	300
Interest – Checking Account	100
Interest Income—Reserves	6,000
<b>Total</b>	<b>\$284,860</b>
<b>Expense</b>	
Meeting Expenses	245
Postage and Handling	1,200
Landscape Enhancement	2,000
Mowing—Contract	61,200
Park Maintenance and Repairs	6,500
Shrub/Tree Care/Replacement	10,000
Insurance	65,000
Directors' and Officers' Insurance	3,300
Licenses and Permits	180
Miscellaneous Expense	400
Pest Control	600
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	7,500
Street Light Repairs	3,300
Capital Repairs/Improvements	15,000
Reserve Funding	39,100
Snow Removal	15,000
Storm Water Management—Contract	3,200
Federal Taxes	400
State Taxes	100
Uncollectable Assessments/Fees	855
Electricity	2,000
<b>Total</b>	<b>\$284,860</b>
<b>2019 Income</b>	<b>\$284,860</b>
<b>2019 Expense</b>	<b>\$284,860</b>

## 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.

## 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.

## Next Board of Directors' Meeting

The next Board of Directors' meeting for the Villas at the Ridges will be held **Tuesday, July 23** at 6:30pm located at the Warrenton Visitor Center, 33 North Calhoun Street, Warrenton, VA. All homeowners are welcome 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.

## Slow Down!



**CORRECTION**—On the previous newsletter, it was stated that the speed limit in the community is 25mph. Please note that this is incorrect, and the posted speed limit is 15mph. Local schools are out for summer break 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.

## Fauquier County Public Library Introduces *Internet to Go*

Thanks to a PATH Foundation Make-it-Happen grant, Fauquier County residents will soon have access to wireless mobile hotspots through a new library service, *Internet to Go*. Launched in early April, this program enables library card holders to connect their computer or WiFi-enabled electronics such as smartphones and tablets, to the internet via filtered WiFi hotspots.



Residents served by wireless providers Verizon and T-Mobile can complete homework assignments, apply for jobs, or conduct business even in areas not served by hardwired broadband connections. Twenty *Internet to Go* units will be available for a 21-day checkout period with a valid adult library card. There are no overages or roaming charges, but each device is assigned a daily data limit of 250 MB. Once the data limit is reached, the device is blocked for 24 hours. A fine of \$1.00 per day will be charged for overdue devices. For additional information, visit [www.fauquierlibrary.org/services/internet-to-go](http://www.fauquierlibrary.org/services/internet-to-go).



Austin Realty Management & Investments, Inc.

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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.

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