



Villas at the Ridges of Warrenton

The Villas Condominium Association Newsletter

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



www.ARMIV-HOA.com

September 2018

Where Do All My Dues Go?

Many owners are unaware of the hidden costs of keeping a condominium association running. Building and liability insurance accounts for about 25% of funds collected. Grounds maintenance accounts for another 25% and expenses for legal fees, accounting and management of operations equals almost 14%. Another 14% is required to be deposited into the Reserve Fund for repair and replacement of Association owned property such as the streets, entrance sign, drainage pond, playground, lights, retaining walls, fences and sidewalks. These expenses total almost 80% of the Villas spending.

Next Meeting of the Board of Directors

The next meeting of the Board of Directors will be held at 6:30 p.m. on Tuesday, September 25, 2018 at the Warrenton Visitor Center located 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.

Before You Make a Change

Please ensure that you submit an Architectural Approval Form to the Architectural Approval Committee 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.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.



The Parking Dilemma

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. If at all possible, consider clearing a parking space in your garage to free up those street-side spaces.

In the Villas Community

Unleashed dogs may be reported to the Town Police using their non-emergency phone number— 540.347.1100.

If you are a Villas landlord, make sure your tenant receives a copy of the Community Guidelines section of the Governing Documents. Tenants should be made aware of the Town's trash removal schedule to prevent trash cans from being placed out too early in the week or on days when service has been re-scheduled.

Please contact the Town Police if solicitors are knocking on doors in the community. Soliciting by vendors is prohibited within the community.

It's back to school time and children will be waiting for buses early in the morning when visibility is poor. Please be respectful of the safety of others by not passing school buses when their lights are flashing.

It shouldn't need to be stated so often, but please pick up after your pet. Uncollected pet waste is a serious problem in the Villas community despite efforts to remediate the issue.



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Austin Realty Management has been a leading local provider of Association management for more than 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, a staff of professionals ready to answer your questions, and to assist homeowners in navigating 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.