



The Bear Facts

The Bear Wallow Knolls Homeowners' Association Newsletter

October 2017

Next Board Meeting

The next meeting of the Board of Directors is scheduled to be held on **Monday, October 2, 2017**, following the Annual Meeting at the Warrenton Police Station located at 333 Carriage Chase Lane in Warrenton. As usual, all homeowners are welcome to remain after the Annual Meeting to attend the Board meeting.

Holiday Trash

Reminder

There will be **no trash pick-up on Monday, October 9, 2017**, due to the Columbus Day holiday. The **trash will be picked up on Tuesday, October 10, 2017**.

If you mistakenly set your trash out on the wrong day, do not leave it there! Put it away in its regular out-of-sight storage location until it is time to put it out for the next pick-up!

Management Company

Austin Realty
Management, Inc.
ARMI
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Summary of Minutes Board of Directors' Meeting September 5, 2017

The President called the meeting to order at 7:00 P.M., with eight Board members, two homeowners, and Judith Pecora of the management company present.

One homeowner who was present said that he had attended the meeting to speak to the Board members about issues at the home that he owns, which had been addressed to him by letter. Various items, including tires for vehicles, gardening equipment, and household goods, and items in bags, including trash, were being kept in the front and rear of the home, by the tenants in the home. The owner stated that he had contacted the tenants about the situations, and thought that the property had been cleared, but has now found that it was not. The tenants had been told some time ago to vacate the home, but were still in the process of removing their possessions. The homeowner apologized for the condition of the home and property, and said that everything was being removed as quickly as possible.

The minutes of the previous Board meeting were approved as presented, and the financial status of the Association was reviewed. There was \$40,437.86 in the checking account, and the amount of funds in the Association's reserve accounts stood at \$30,684.21, which included funds in two CDs and a savings account, as of the end of August. The Association's Liabilities and Equity totaled \$71,122.07. Eleven homeowners were in arrears on dues payments, but none owed more than two months' assessments, and five showed balances of \$2.00 or less, which was very good for an association of this size. The recently needed electrical repairs had been costly, and it was stated that as the Board budgets for the future, the Board members will need to fund the reserves to cover the cost for the time when other underground lines bringing electricity to the pole lights, need to be replaced.

The Architectural Control Committee reported that four review request forms had been submitted since the last meeting. The re-coating of a fence at a home on Denning Court, the replacement of the windows and front door at a home on Ridge Court, and the replacement of the porch railing, landscape timbers, and fence panels, and enlargement of the patio at another home on Ridge Court were all approved, while the installation of a fence at a home on Forest Court was not approved.

Some discussion was held regarding the climbing of trees in the community by residents and continuing improper parking in the neighborhood. Changes to the parking regulations had been proposed. The wording of possible revisions would be considered by the Board at future meetings.

A short Executive Session was held. Following the return to open session, planning for the Annual Meeting took place.

The meeting ended at 8:20 P.M.

Attempt to Refresh Look of Community

Many of the fences in Bear Wallow Knolls have been in place since the homes were built, and have not had any sealers or coatings applied to them. This has resulted in the fences weathering to a gray color that may have been attractive at one time, but has now deteriorated to the point that the fences just look old and tired. Power washing can eliminate a good bit of the weathered appearance, and coating the fence with a waterproof sealer can help to maintain this fresher look. Owners are urged to consider taking these actions at their homes. As always, this work being done to an item at a home needs to be approved through the submission of an Architectural Approval Form.

Remember to clean up after your pets!

Owners' and Residents' Opinions Sought

The Board of Directors is considering adding to the Architectural Guidelines, that owners can use a light tan, translucent stain to coat decks and fences, in addition to the clear water proof sealers that are currently permitted. The Board members are asking that you contact the office with your opinion on this matter.

Also, the bulb in the pole light at the corner of Forest Court and Hunter Drive, has been changed to an LED bulb. The Board members would like to have residents contact the office with their opinion on whether LED bulbs should be put in all of the pole lights in Bear Wallow Knolls.

Upcoming Association Annual Meeting

The Annual Meeting of the Association has been scheduled to be held on Monday, October 2, 2017. Notices about the meeting and proxy sheets have been sent to all homeowners. Please complete and return your proxy if you have not already done so, to ensure a quorum so that business can be conducted at the meeting.

Maintaining Attractive Common Areas

As has been stated many times, residents are not to climb on, or break branches off, the trees in the community. Healthy trees without holes left by dead branches add to the appearance of the neighborhood, while trees with broken branches and empty areas cause the common areas to look scraggly and unkept.

Heads of households - please emphasize to all residents in the home, that the trees are not "jungle gyms" and are not to be treated as such. It should also be remembered that if anything in the common areas, including trees, is damaged by a resident, the repair or replacement of the item will be charged to the assessments account of the home in which the resident lives, and that climbing trees is a dangerous activity!

Fall Extra Trash Pick-Up

The Town of Warrenton Fall Clean-up extra trash pick-up is scheduled for Bear Wallow Knolls on Monday, October 16, 2017. **Please have items you want to have removed placed at the curb by 8:00 A.M. on that day, but no earlier than after dark on Sunday evening.** No return trips can be made.

Regarding items containing freon, such as refrigerators and air conditioners, a local recycling company takes the items and drains the freon at no cost, so that residents do not have to do this, or pay a fee to the Town to do this. If you put a refrigerator or freezer out for pick-up, please do remove the door.

Also, again this year, the Town crews will take away old tires. There is a charge of \$3.00 per tire, but this is the same fee which you would pay if you took the tires to the landfill yourself. This fee must be paid in advance. Contact Public Works at 540-347-1858 to arrange to pay this fee.

Items such as TVs, computers, monitors, copiers, fax machines, microwave ovens, printers, battery packs, mattresses and box springs, or any type of liquid chemicals or paint, will not be picked up. They must be taken to the County landfill, where they can be recycled. A modest fee is charged for recycling some of these items, and some may only be left on certain days of the week. For more information, call Fauquier County Environmental Services at 540-422-8840.

Some residents "jump the gun" and put out the things they want removed, days, or even weeks before the scheduled pick-up. Please don't do this - it creates an unsightly condition in the neighborhood!

Bear Wallow Knolls Homeowners' Association, Inc.

Balance Sheet

Period Through 8/31/2017

Assets		
<u>Bank - Operating</u>		
Alliance Operating Account		40,936.83
Total Bank - Operating		40,936.83
<u>Reserve</u>		
Alliance Reserve		143.28
CD - UFM - 2/28/18 - 1.5%		20,415.40
CD - UFM - 7/26/17 - 1.0%		10,125.55
Total Reserve		30,684.23
Total Assets		71,621.06
Liabilities & Equity		
<u>Other</u>		
Admin Reimbursables		(55.00)
Total Other		(55.00)
<u>Equity</u>		
Retained Earnings		43,983.08
Replacement Reserve		30,684.23
Net Income		(2,991.25)
Total Equity		71,676.06
Total Liabilities & Equity		71,676.06

Income Statement

		Year to Date
Operating		
<u>Income</u>		
Income		
50000	Monthly Assessment	47,922.47
50045	Prepaid Assessments	(364.55)
52000	Late Fees	34.99
Total Income		47,592.91
Other Income		
51010	Interest - Checking Accounts	31.86
51020	Interest Income	75.50
59000	Returned Check Fee	16.00
Total Other Income (Interest, Legal Fee Reimb)		123.36
Total Income		47,716.27
<u>Expense</u>		
Administration		
61030	Postage and Handling	596.79
62000	Bank Charges	16.00
Total Administration		612.79
Grounds Maintenance		
68000	Grounds Maintenance	18,295.00
Total Grounds Maintenance		18,295.00
Insurance		
69000	Insurance	570.00
Total Insurance		570.00
Licenses & Permits		
71010	Annual Corporate Report	25.00
Total Licenses & Permits		25.00
Miscellaneous Expense		
72000	Miscellaneous Expense	370.00
Total Miscellaneous Expense		370.00
Professional Services		
76010	Accounting/Auditing	300.00
76030	Legal Fees - General	5,388.69
76050	Management Fee - Contracted	6,109.04
Total Professional Services		11,797.73
Repairs		
77060	General Repairs	5,037.50
Total Repairs		5,037.50
Reserves		
79010	Capital Repairs/Improvements	11,443.00
Total Reserves		11,443.00
Snow Removal		
81000	Snow Removal	1,350.00
Total Snow Removal		1,350.00
Utilities		
87010	Electricity	1,206.50
Total Utilities		1,206.50
Total Expense		50,707.52
Net Income		(2,991.25)