

AGENDA

Arrowood Homeowners Association, Inc. Board of Directors Meeting

Thursday, January 9, 2025 - 7:00 PM
Zoom Meeting

1. Call to Order
2. Recognition of Homeowners/Resident Forum

A resident forum is recommended for all meetings. In order to run an effective and efficient meeting, all residents should hold their inquiries and comments until they are formally recognized by an officer of the Board who is facilitating the meeting. It is also recommended that all residents be recognized, and a time limit established for forum (suggested 5 minutes per resident - maximum).
3. Review and Approval of Meeting Minutes
 - a. November 14, 2024 – tabled to February, not ready
4. Architectural Committee Report
 - a. Architectural Application Log Ratification – tabled, not ready
5. Management Report
 - a. Financial Statement: November 2024 – page 2-7
 - b. Action Item List – page 8
 - c. Operational Calendar – page 9
 - d. Premier Turf & Landscaping Monthly Report November – page 10
6. Unfinished Business
 - a. Ratify email approval from 11/23/24 to approve purchase of new rules signs for Basketball fence for \$261.24, Fast Signs
7. New Business
 - a. Discussion, Appoint Member to ARB – page 11
 - b. Quote for Kick Mats under swings – page 12
 - c. SWMP Area Vegetation Clearing Quote, Premier – page 13
 - d. CTA, Voluntary Filing Discussion – page 14
 - e. Reserve Study 2025 Draft – emailed
 - f. 2025 Project Discussion
8. Executive Session
 - a. Violation Hearing – page 16-17
 - b. Aging Accounts Report – page 18-29
 - c. Collection Status Reports – page 30-46
 - d. Violation List – page 47-51
9. Adjournment

ARROWOOD HOMEOWNERS ASSOCIATION MONTHLY REPORT

Next Board Meeting Scheduled For:
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February 13, 2025

March 13, 2025

To: Board of Directors

From: Haley Furr, Senior Community Manager, CMCA, AMS, PCAM

Date: January 9, 2024

ACTIONS ITEMS

See attached spreadsheet for action item updates.



SEQUOIA MANAGEMENT COMPANY, INC. • 13998 PARKEAST CIRCLE • CHANTILLY, VIRGINIA 20151-2283 • 703-803-9641 • FAX 703-968-0936
www.sequoiamanagement.com

Arrowood Homeowners Association, Inc. Financial Statement Analysis November 30, 2024

TOTAL REVENUE – Under budget \$41 for the current month. YTD over budget \$5,816.

TOTAL MAINTENANCE EXPENSES – Under budget \$3,609 for the current month. YTD under budget \$37,347 (savings in trash & landscaping).

TOTAL UTILITIES – Under budget \$30 for the current month. YTD under budget \$108.

TOTAL GENERAL AND ADMINISTRATIVE – Over budget \$1,460 for the current month. YTD over budget \$2,652 (legal fees, postage, website, events, cameras).

TOTAL RESERVES – Under budget \$8 for the current month. YTD over budget \$2,270 (interest earned).

SURPLUS/(DEFICIT) FUNDS – Positive variance of \$2,146 for the current month. YTD positive variance \$38,349.

**ARROWOOD HOMEOWNERS ASSOCIATION
BALANCE SHEET
NOVEMBER 30, 2024
(UNAUDITED)**

ASSETS

PINNACLE BANK CHECKING	70,563.24
ASSESSMENTS RECEIVABLE	3,853.31
ALLOWANCE ACCOUNT	(5,465.79)
INSURANCE CLAIM	0.00
MISCELLANEOUS RECEIVABLES	0.00
ACCRUED INTEREST RECEIVABLE	0.00
PREPAID EXPENSES	<u>2,018.16</u>

TOTAL CURRENT ASSETS	<u>70,968.92</u>
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CASH INVESTMENTS

BANK UNITED CD 04/23/25 4.402%	24,268.45
BANK UNITED CD 04/23/25 4.402%	24,268.45
JOHN MARSHALL BANK CD 11/18/25 3.93%	21,362.95
PINNACLE BANK MONEY MARKET 3.20%	<u>7,349.40</u>

TOTAL CASH INVESTMENTS	<u>77,249.25</u>
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TOTAL ASSETS	<u>148,218.17</u>
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LIABILITIES

ACCRUED EXPENSES	7,120.08
PREPAID ASSESSMENTS	<u>8,308.03</u>

TOTAL LIABILITIES	<u>15,428.11</u>
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EQUITY

REPLACEMENT RESERVE	86,959.56
UNAPPROPRIATED EQUITY	16,318.55
CURRENT YEAR SURPLUS / (DEFICIT)	<u>29,511.95</u>

TOTAL EQUITY	<u>132,790.06</u>
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TOTAL LIABILITIES & EQUITY	<u>148,218.17</u>
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**ARROWOOD HOMEOWNERS ASSOCIATION
INCOME STATEMENT
FOR THE MONTH AND ELEVEN MONTHS ENDED NOVEMBER 30, 2024
(UNAUDITED)**

	CURRENT PERIOD			YEAR TO DATE			ANNUAL
	ACTUAL	BUDGETED	VARIANCE	ACTUAL	BUDGETED	VARIANCE	BUDGET
REVENUE							
GENERAL ASSESSMENT	0.00	0.00	0.00	144,721.06	144,721.00	0.06	144,721
LATE CHARGES	0.00	33.33	(33.33)	1,579.54	366.63	1,212.91	400
INTEREST INCOME	19.03	27.08	(8.05)	2,568.18	297.88	2,270.30	325
MISCELLANEOUS INCOME	0.00	0.00	0.00	150.00	0.00	150.00	0
LEGAL FEE REIMBURSEMENTS	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,182.50</u>	<u>0.00</u>	<u>2,182.50</u>	<u>0</u>
TOTAL REVENUE	<u>19.03</u>	<u>60.41</u>	<u>(41.38)</u>	<u>151,201.28</u>	<u>145,385.51</u>	<u>5,815.77</u>	<u>145,446</u>
MAINTENANCE EXPENSES							
COMMON AREA MAINTENANCE	261.24	83.33	(177.91)	965.63	916.63	(49.00)	1,000
LAWN & GROUNDS MAINTENANCE	1,272.00	1,272.00	0.00	13,992.00	13,992.00	0.00	15,264
OTHER LANDSCAPING	0.00	416.67	416.67	3,075.00	4,583.37	1,508.37	5,000
IRRIGATION MAINTENANCE	0.00	0.00	0.00	0.00	210.00	210.00	210
TRASH REMOVAL	<u>5,313.00</u>	<u>8,683.33</u>	<u>3,370.33</u>	<u>59,838.94</u>	<u>95,516.63</u>	<u>35,677.69</u>	<u>104,200</u>
TOTAL MAINTENANCE EXPENSES	<u>6,846.24</u>	<u>10,455.33</u>	<u>3,609.09</u>	<u>77,871.57</u>	<u>115,218.63</u>	<u>37,347.06</u>	<u>125,674</u>
UTILITIES							
GAS & ELECTRIC	128.03	133.33	5.30	1,327.57	1,466.63	139.06	1,600
WATER & SEWER	<u>0.00</u>	<u>25.00</u>	<u>25.00</u>	<u>305.74</u>	<u>275.00</u>	<u>(30.74)</u>	<u>300</u>
TOTAL UTILITIES	<u>128.03</u>	<u>158.33</u>	<u>30.30</u>	<u>1,633.31</u>	<u>1,741.63</u>	<u>108.32</u>	<u>1,900</u>
GENERAL & ADMINISTRATIVE							
POSTAGE & DELIVERY	335.34	125.00	(210.34)	1,683.78	1,375.00	(308.78)	1,500
INSURANCE	238.42	232.50	(5.92)	2,581.18	2,557.50	(23.68)	2,790
MANAGEMENT FEES	1,977.00	1,977.00	0.00	21,747.00	21,747.00	0.00	23,724
LEGAL FEES	1,317.24	350.00	(967.24)	4,920.15	3,850.00	(1,070.15)	4,200
OTHER PROFESSIONAL FEES	0.00	0.00	0.00	0.00	0.00	0.00	0
ACCOUNTING & TAX RETURN PREP	0.00	0.00	0.00	0.00	0.00	0.00	0
STORM WATER MAINTENANCE POND	0.00	0.00	0.00	0.00	0.00	0.00	0
WEBSITE EXPENSES	0.00	0.00	0.00	264.89	0.00	(264.89)	0
DUES & LICENSES	0.00	0.00	0.00	140.00	140.00	0.00	140
BAD DEBTS	0.00	0.00	0.00	0.00	0.00	0.00	2,000
MISCELLANEOUS	335.00	58.33	(276.67)	1,626.27	641.63	(984.64)	700
RESERVE STUDY	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>
TOTAL GENERAL & ADMINISTRATIVE	<u>4,203.00</u>	<u>2,742.83</u>	<u>(1,460.17)</u>	<u>32,963.27</u>	<u>30,311.13</u>	<u>(2,652.14)</u>	<u>35,054</u>
RESERVE CONTRIBUTIONS							
REPAIR & REPLACEMENT RESERVES	0.00	0.00	0.00	6,653.00	6,653.00	0.00	6,653
RE-INVESTED INTEREST	<u>19.03</u>	<u>27.08</u>	<u>8.05</u>	<u>2,568.18</u>	<u>297.88</u>	<u>(2,270.30)</u>	<u>325</u>
TOTAL RESERVE CONTRIBUTIONS	<u>19.03</u>	<u>27.08</u>	<u>8.05</u>	<u>9,221.18</u>	<u>6,950.88</u>	<u>(2,270.30)</u>	<u>6,978</u>
TOTAL EXPENSES	<u>11,196.30</u>	<u>13,383.57</u>	<u>2,187.27</u>	<u>121,689.33</u>	<u>154,222.27</u>	<u>32,532.94</u>	<u>169,606</u>
SURPLUS / (DEFICIT) FUNDS	<u>(11,177.27)</u>	<u>(13,323.16)</u>	<u>2,145.89</u>	<u>29,511.95</u>	<u>(8,836.76)</u>	<u>38,348.71</u>	<u>(24,160)</u>

**General Ledger Trial Balance with Details**Arrowood Homeowners Association, Inc.
Accts: All Dates: 11/1/2024 - 11/30/2024**Date:** 12/17/2024
Time: 2:21 pm
Page: 1

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-10300-00	PINNACLE OPERATING CASH	\$77,248.31	\$1,488.70	\$8,173.77	\$70,563.24
Date	GL Ref #	Debit	Credit	Description	
11/01/2024	10677194	\$ -	\$ 1,977.00	PINNACLE OPERATING CASH; Sequoia Management Company Chk # 25142 Inv: 87357 Sequoia Management Company	
11/01/2024	10681657	20.00	-	Deposit from batch 278552	
11/13/2024	10718727	-	335.34	PINNACLE OPERATING CASH; Sequoia Management Company Chk # 25143 Inv: 87566 Sequoia Management Company	
11/13/2024	10718729	-	5,313.00	PINNACLE OPERATING CASH; Disposal Services LLC Chk # 25144 Inv: 10225 Disposal Services LLC	
11/13/2024	10719343	589.36	-	Deposit from batch 279283	
11/13/2024	10719867	303.17	-	Deposit from batch 279303	
11/14/2024	10721463	253.00	-	Deposit from batch 279511	
11/15/2024	10722803	20.00	-	Deposit from batch 279520	
11/20/2024	10726204	-	320.00	PINNACLE OPERATING CASH; Sequoia Management Company Chk # 25145 Inv: 87740 Sequoia Management Company	
11/20/2024	10726206	-	42.49	PINNACLE OPERATING CASH; Northern Virginia Electric Cooperative Chk # 25146 Inv: 110924 Northern Virginia Electric Cooperative	
11/20/2024	10726206	-	14.32	PINNACLE OPERATING CASH; Northern Virginia Electric Cooperative Chk # 25146 Inv: 110924 Northern Virginia Electric Cooperative	
11/20/2024	10726206	-	34.45	PINNACLE OPERATING CASH; Northern Virginia Electric Cooperative Chk # 25146 Inv: 110924 Northern Virginia Electric Cooperative	
11/20/2024	10726206	-	36.77	PINNACLE OPERATING CASH; Northern Virginia Electric Cooperative Chk # 25146 Inv: 110924 Northern Virginia Electric Cooperative	
11/20/2024	10726214	-	85.40	PINNACLE OPERATING CASH; Chadwick, Washington, Moriarty, Elmore & Bunn, P.C. Chk # 25147 Inv: 320322 Chadwick, Washington, Moriarty, Elmore & Bunn, P.C.	
11/20/2024	10726216	-	15.00	PINNACLE OPERATING CASH; T-Mobile Chk # 25148 Inv: 999535555-4 T-Mobile	
11/26/2024	10732221	303.17	-	Deposit from batch 280239	
12-11000-00	ASSESSMENTS RECEIVABLE	4,339.65	120.00	606.34	3,853.31
Date	GL Ref #	Debit	Credit	Description	
11/01/2024	10696099	\$ 20.00	\$ -	Rules Violation Fee - Batch 278610	
11/02/2024	10696111	20.00	-	Rules Violation Fee - Batch 278648	
11/03/2024	10696123	20.00	-	Rules Violation Fee - Batch 278657	
11/04/2024	10699808	20.00	-	Rules Violation Fee - Batch 278731	
11/05/2024	10703309	20.00	-	Rules Violation Fee - Batch 278904	
11/06/2024	10706907	20.00	-	Rules Violation Fee - Batch 279011	
11/13/2024	10719867	-	303.17	Deposit from batch 279303	
11/26/2024	10732221	-	303.17	Deposit from batch 280239	
12-11001-00	ALLOWANCE ACCOUNT	(5,345.79)	-	120.00	(5,465.79)
Date	GL Ref #	Debit	Credit	Description	
11/01/2024	10696099	\$ -	\$ 20.00	Rules Violation Fee - Batch 278610	
11/02/2024	10696111	-	20.00	Rules Violation Fee - Batch 278648	
11/03/2024	10696123	-	20.00	Rules Violation Fee - Batch 278657	
11/04/2024	10699808	-	20.00	Rules Violation Fee - Batch 278731	
11/05/2024	10703309	-	20.00	Rules Violation Fee - Batch 278904	
11/06/2024	10706907	-	20.00	Rules Violation Fee - Batch 279011	
13-12000-00	PREPAID EXPENSES	2,256.58	-	238.42	2,018.16
Date	GL Ref #	Debit	Credit	Description	
11/30/2024	10787661	\$ -	\$ 238.42	Adjust Prepaid Insurance	

**General Ledger Trial Balance with Details**Arrowood Homeowners Association, Inc.
Accts: All Dates: 11/1/2024 - 11/30/2024Date: 12/17/2024
Time: 2:21 pm
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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
15-10780-00	PINNACLE BANK MONEY MARKET	\$7,330.37	\$19.03	\$-	\$7,349.40
Date	GL Ref #	Debit	Credit	Description	
11/29/2024	10733938	\$ 19.03	\$ -	Interest	
15-10805-00	JOHN MARSHALL BANK CD 11/18/25	21,362.95	-	-	21,362.95
Date	GL Ref #	Debit	Credit	Description	
15-10810-00	BANK UNITED CD 04/23/25	24,268.45	-	-	24,268.45
Date	GL Ref #	Debit	Credit	Description	
15-10815-00	BANK UNITED CD 04/23/25	24,268.45	-	-	24,268.45
Date	GL Ref #	Debit	Credit	Description	
30-30105-00	ACCRUED EXPENSES	(4,355.00)	-	2,765.08	(7,120.08)
Date	GL Ref #	Debit	Credit	Description	
11/30/2024	10787627	\$ -	\$ 1,272.00	Accrue Landscaping Contract - Premier Turf	
11/30/2024	10787649	-	261.24	Accrue Reimbursement for Park Signage - Pamela Morris	
11/30/2024	10787655	-	1,231.84	Accrue Legal Fees - Chadwick Washington	
30-39000-00	PREPAID ASSESSMENTS	(7,425.67)	-	882.36	(8,308.03)
Date	GL Ref #	Debit	Credit	Description	
11/01/2024	10681657	\$ -	\$ 20.00	Deposit from batch 278552	
11/13/2024	10719343	-	589.36	Deposit from batch 279283	
11/14/2024	10721463	-	253.00	Deposit from batch 279511	
11/15/2024	10722803	-	20.00	Deposit from batch 279520	
40-49000-00	UNAPPROPRIATED EQUITY	(16,318.55)	-	-	(16,318.55)
Date	GL Ref #	Debit	Credit	Description	
40-49500-00	REPLACEMENT RESERVE	(86,940.53)	-	19.03	(86,959.56)
Date	GL Ref #	Debit	Credit	Description	
11/30/2024	10787665	\$ -	\$ 19.03	Re-Invested Reserve Interest	
50-50000-00	GENERAL ASSESSMENTS	(144,721.06)	-	-	(144,721.06)
Date	GL Ref #	Debit	Credit	Description	
50-50500-00	LATE CHARGES	(1,579.54)	-	-	(1,579.54)
Date	GL Ref #	Debit	Credit	Description	
50-50550-00	INTEREST INCOME	(2,549.15)	-	19.03	(2,568.18)
Date	GL Ref #	Debit	Credit	Description	
11/29/2024	10733938	\$ -	\$ 19.03	Interest	
50-50900-00	MISCELLANEOUS INCOME	(150.00)	-	-	(150.00)
Date	GL Ref #	Debit	Credit	Description	
50-54001-00	LEGAL FEE REIMBURSEMENTS	(2,182.50)	-	-	(2,182.50)
Date	GL Ref #	Debit	Credit	Description	
70-70010-00	COMMON AREA MAINTENANCE	704.39	261.24	-	965.63
Date	GL Ref #	Debit	Credit	Description	
11/30/2024	10787649	\$ 261.24	\$ -	Accrue Reimbursement for Park Signage - Pamela Morris	
70-70040-00	LAWN & GROUNDS MAINTENANCE	12,720.00	1,272.00	-	13,992.00
Date	GL Ref #	Debit	Credit	Description	
11/30/2024	10787627	\$ 1,272.00	\$ -	Accrue Landscaping Contract - Premier Turf	
70-70045-00	OTHER LANDSCAPING / TREE WORK	3,075.00	-	-	3,075.00
Date	GL Ref #	Debit	Credit	Description	
70-70060-00	TRASH REMOVAL	54,525.94	5,313.00	-	59,838.94
Date	GL Ref #	Debit	Credit	Description	
11/13/2024	10718729	\$ 5,313.00	\$ -	TRASH REMOVAL NOV; Disposal Services LLC Chk # 25144 Inv: 10225 Disposal Services LLC	
70-71010-00	GAS & ELECTRIC	1,199.54	128.03	-	1,327.57
Date	GL Ref #	Debit	Credit	Description	
11/20/2024	10726206	\$ 42.49	\$ -	ACCOUNT 2423168004; Northern Virginia Electric Cooperative Chk # 25146 Inv: 110924 Northern Virginia Electric Cooperative	
11/20/2024	10726206	14.32	-	ACCOUNT 2423168001; Northern Virginia Electric Cooperative Chk # 25146 Inv: 110924 Northern Virginia Electric Cooperative	
11/20/2024	10726206	34.45	-	ACCOUNT 2423168002; Northern Virginia Electric Cooperative Chk # 25146	

**General Ledger Trial Balance with Details**Arrowood Homeowners Association, Inc.
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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
11/20/2024	10726206	36.77	-		
Inv: 110924 Northern Virginia Electric Cooperative					
- ACCOUNT 2423168003; Northern Virginia Electric Cooperative Chk # 25146					
Inv: 110924 Northern Virginia Electric Cooperative					
70-71020-00	WATER & SEWER	305.74	-	-	305.74
Date	GL Ref #	Debit	Credit	Description	
70-72020-00	DUES & LICENSES	140.00	-	-	140.00
Date	GL Ref #	Debit	Credit	Description	
70-72340-00	POSTAGE & DELIVERY	1,348.44	335.34	-	1,683.78
Date	GL Ref #	Debit	Credit	Description	
11/13/2024	10718727	\$ 335.34	\$ -	POSTAGE OCT; Sequoia Management Company Chk # 25143	
Inv: 87566 Sequoia Management Company					
70-73000-00	INSURANCE	2,342.76	238.42	-	2,581.18
Date	GL Ref #	Debit	Credit	Description	
11/30/2024	10787661	\$ 238.42	\$ -	Adjust Prepaid Insurance	
70-74000-00	LEGAL FEES	3,602.91	1,317.24	-	4,920.15
Date	GL Ref #	Debit	Credit	Description	
11/20/2024	10726214	\$ 85.40	\$ -	LEGAL FEES OCT; Chadwick, Washington, Moriarty, Elmore & Bunn, P.C. Chk # 25147	
Inv: 320322 Chadwick, Washington, Moriarty, Elmore & Bunn, P.C.					
11/30/2024	10787655	1,231.84	-	Accrue Legal Fees - Chadwick Washington	
70-75300-00	MISC. ADMIN	1,291.27	335.00	-	1,626.27
Date	GL Ref #	Debit	Credit	Description	
11/20/2024	10726204	\$ 320.00	\$ -	10/16/24 CAI ANNUAL MEMBERSHIP 2024-2025; Sequoia Management Company Chk # 25145	
Inv: 87740 Sequoia Management Company					
11/20/2024	10726216	15.00	-	ACCOUNT 999535555 WIFI FOR CAMERAS; T-Mobile Chk # 25148	
Inv: 999535555-4 T-Mobile					
70-75320-00	WEBSITE EXPENSES	264.89	-	-	264.89
Date	GL Ref #	Debit	Credit	Description	
70-76000-00	MANAGEMENT FEES	19,770.00	1,977.00	-	21,747.00
Date	GL Ref #	Debit	Credit	Description	
11/01/2024	10677194	\$ 1,977.00	\$ -	MANAGEMENT FEES NOV; Sequoia Management Company Chk # 25142	
Inv: 87357 Sequoia Management Company					
70-90000-00	REPLACEMENT RESERVES	6,653.00	-	-	6,653.00
Date	GL Ref #	Debit	Credit	Description	
70-90001-00	REINVESTED INTEREST	2,549.15	19.03	-	2,568.18
Date	GL Ref #	Debit	Credit	Description	
11/30/2024	10787665	\$ 19.03	\$ -	Re-Invested Reserve Interest	
Totals:		\$0.00	\$12,824.03	\$12,824.03	\$0.00

ARROWOOD HOA ACTION ITEM LIST

Action Item List	Assigned Month	Status	Completion Month	Notes
BOARD REQUESTS				
Get a plan for replanting and restoring the resource protected areas in the SWPM areas that we cleared in 2023.	Aug23	Valerie provided some suggestions and info on grants we can get to plant native species that will help - will need to get design plan from landscaper		
Send out big street light petition to two owners directly impacted on Station Road (put interest question on ballot??)	Mar	Petition sent and community is in support - sent to county to start planning	Jun	*waiting on scheduling from PWC
Report rusted corrugated pipes under path at pavilion to the county to address	Mar	on Reserve Study for 2025 work plan, will need engineer, maybe permits		
Need bid to do minor repairs to masonry walls at entrance	Mar	on Reserve Study for 2025 work		
Management & Board to review Guidelines and send final notes to Bill Gee (try to get final in fall 2024)	Mar	schedule for detailed review in winter. *send notes and recommendations to Board and Bill		
Get bid from Premier to clear inlet pipes in SWMP area inside fence (in fall/winter after vegetation has died back)	Jun	*the county said we can wait until vegetation has died back but we need to keep a 10 foot buffer area clear around the structures... Bid in January Packet		
Get design quotes for creating a Landscape design plan to restore area around SWMP	Jul	Pamela can meet them onsite Fri AM - send message to designer to contact Pamela - Duane said he will get some designers contacts		
Get prices to have square painted on backboard, price to replace both backboards, price to install a third BB Hoop on opposite side of playground toward court.	Sep	for 2025 project discussion - install padding around BB Pole inside court - not needed		
Rees Broome Retained to do Corporate Transparency Act Reporting for Board	Oct	waiting on decision to move forward voluntarily		
MAINTENANCE ITEMS				
Lights around pavilion on during daytime	Mar23	Kolb Electric visited the property, was unable to locate photocell. - county gave us contact for a repair man that can help with this in March *left Nick several messages May-Jul-Aug		Nick Mongillo 571-239-2992
Order new signs for BB court fence (2) 22"x12" brown and white (one face playground and one by BB gate)	Sep	We need to have signs up on both entrances of the court letting them know that it's Arrowood property and for their homeowners use only. Pamela installed in December	Dec	COMPLETE
HOMEOWNER REQUESTS				

ARROWOOD HOMEOWNERS ASSOCIATION, INC.

OPERATIONAL CALENDAR

January	February	March	April	May	June
Meeting – 01/9/25 Zoom Meeting	Meeting – 2/13/25 Zoom Meeting	Meeting – 3/13/25 Zoom Meeting	Meeting – 4/10/25 Zoom Meeting *Spring Clean-Up SWMP	Annual Meeting – 5/8/25 Zoom Monthly BOD Meeting Following Make Officer Appointments	Meeting – 6/12/25 Zoom Meeting
	Mail Call for Candidates	Mail annual meeting notice (not less than 15 days or more than 60 days)	Mail Yard Sale Flyer	Yard Sale – 1 st Saturday (?)	
			Bank United CDs mature 4.23.25		
		Check holes under swings (mulch)	Start Annual ARC Inspections		Check holes under swings (mulch)
			Approve Guidelines Update?		
July	August	September	October	November	December
Meeting – 7/10/25 Zoom Meeting	Meeting – 8/14/25 Zoom Meeting	Meeting – 9/11/25 Zoom Meeting	Meeting – 10/9/25 Zoom Meeting	Meeting – 11/13/25 Zoom Meeting	Meeting – 12/11/25 TBD Zoom Meeting
Renew Hostmonster hosting July 2025		Start 2026 Budget	1 st Draft Annual Budget Due	Leaf Removal	
		Remind Premier to schedule leaf removal – late Oct and mid Nov (need more than week notice)	*Fall Clean-Up SWMP Community ?	John Marshall CD Matures 11.18.2025	
		Yard Sale – Last Saturday (?)	Leaf Removal	Disposal Svcs Contract Renews 3/1/27 (bid in 2026?)	Management Contract Auto- Renews for One Year (12/31)
		Check holes under swings (mulch)			Check holes under swings (mulch)

*have playground mulch holes raked and leveled quarterly



MONTHLY GROUNDS REPORT

December 5, 2024

Haley Furr
Arrowood Homeowners Association
Sequoia Management Company
3998 Parkeast Circle
Chantilly, VA 20151

The following work was performed on the above-mentioned property on these dates:

Grounds Services Performed:

11/19/2024 – leaf removal

11/20/2024 – leaf removal

Additional Services Performed:

If you have any questions or concerns, please do not hesitate to contact our office at (703) 754-3326 or send us an email.

Don Doxsee
President
Don@premierturfandlandscaping.com

Hans Fairbank
Landscape Manager
Hans@premierturfandlandscaping.com

Haley Furr

From: Deborah Dietzel <d.rose.dietzel@gmail.com>
Sent: Friday, November 15, 2024 1:54 PM
To: Haley Furr
Subject: Modification approval committee

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Haley,

Would I be able to join the home modification approval committee? Could I do that and still be on the board?

Thanks,
Debbie



Playground Specialists Inc
29 Apples Church Road
Thurmont, MD 21788
+1 8003850075
www.playspec.com

ADDRESS

SEQUOIA MANAGEMENT
ATTN: HALEY FURR
13998 PARKEAST CIRCLE
CHANTILLY, VA 20151

SHIP TO

ARROWHEAD HOA
C/O HARRIS CONSTRUCTION

Proposal 33006A

DATE 11/12/2024

SALES REP

EVAN MYNATT

TYPE	QTY	RATE	AMOUNT
P-504 3' X 5' BEVELED EDGE SWING KICK MAT - INSTALLED	2	450.00	900.00

*50% deposit required. Balance due net 30

*3% service charge for all credit card payments.

*Pricing only guaranteed for 30 days unless specified above.

*Absolutely no engineering, permits, permit fees, drainage, wage rates, portal fees, bonding, or additional insurance included in above pricing unless specified on line item.

*All private utilities to be marked by others prior to installation.

Playground Specialists not responsible for any damage to unmarked or incorrectly marked underground utility lines.

*Additional mobilization, poor soils, limited access, or utility issues may result in change orders.

*In the event that site soil or rock conditions prevent normal installation timelines and procedures, additional charges will apply

*Standard lead times always apply. Contact sales agent for details.

SUBTOTAL

900.00

TAX (6%)

0.00

Sign and return when approved. Thank you!

TOTAL

\$900.00

Accepted By

Accepted Date



Estimate

ADDRESS
Haley Furr Arrowood Homeowners Association c/o Sequoia Management Company, Inc. 13998 Parkeast Circle Chantilly, VA 20151

ESTIMATE #	DATE	
25261	12/31/2024	

PREPARED BY
ST

ACTIVITY	QTY	RATE	AMOUNT
Clear woody vegetation and volunteer trees on hillside on rip rap at SWM behind 8001Folkstone Dr. Clear out debris from outfall. Haul away all debris.	1	895.00	895.00

TOTAL

\$895.00

Accepted By

Accepted Date

Haley Furr

From: Thomas M. Skiba, CEO <government@caionline.org>
Sent: Friday, December 27, 2024 5:50 PM
To: Haley Furr
Subject: Breaking News: CTA Filing Requirements Paused Again by Fifth Circuit

Follow Up Flag: Follow up
Flag Status: Flagged

[To view the mobile/web version of this email, click here.](#)



Dear Haley,

On Dec. 26, the full panel of judges of the Fifth Circuit Court of Appeals [issued an order](#) vacating the stay of a preliminary injunction halting reporting compliance under the Corporate Transparency Act. The U.S. Department of Treasury's FinCEN released a [statement](#) this afternoon announcing BOI filings are voluntary.

The most recent decision suspends the upcoming Jan. 2025 deadline requiring community association boards to file sensitive personal information with the government in an effort to combat terrorist activities.

The latest dramatic decision in *Texas Top Cop Shop v. Garland* follows a Dec. 23 order reversing a temporary preliminary injunction imposed by the U.S. District Court for the Eastern District of Texas.

This means beneficial ownership information reporting requirements have been paused again by a federal court for applicable community associations under federal statute. This continues to be a developing issue. Association boards should remain vigilant and informed on these ongoing updates.

FinCEN issued the following statement *"In light of a recent federal court order, reporting companies are not currently required to file beneficial ownership information with FinCEN and are not subject to liability if they fail to do so while the order remains in force. However, reporting companies may continue to voluntarily submit beneficial ownership information reports."*

Please visit [CAI's Corporate Transparency Act resource page](#) for additional information.

Sincerely,

EXECUTIVE SESSION

(CONFIDENTIAL INFORMATION)

Can we meet in executive (closed) session?

If the board of directors or any subcommittee or other committee thereof may convene in executive session:

- a) to consider personnel matters;
- b) to consult with legal counsel;
- c) to discuss and consider contracts;
- d) to discuss and consider pending or probable litigation; or
- e) to discuss and consider matters involving violations of the declaration or rules and regulations adopted pursuant thereto.



13998 Parkeast Circle, Chantilly, VA 20151
PH: 703-803-9641 FAX: 703-968-0936
www.sequoiamanagement.com

Procedures for using executive (closed) sessions:

- I hereby move that the Board go into executive session for the purpose of discussing and considering <insert the topic of discussion/consideration>
- The motion should be seconded, passed, and recorded in the minutes.
- Discussion in executive session must be limited to subjects(s) covered by the motion.
- Any decision relating to the topic discussed must be made by motion made and voted on in open session



13998 Parkeast Circle, Chantilly, VA 20151
PH: 703-803-9641 FAX: 703-968-0936
www.sequoiamanagement.com



SEQUOIA MANAGEMENT COMPANY, INC. 13998 PARKEAST CIRCLE, CHAN
www.sequoiamanagement.

November 20, 2024

Bimala Shah
8001 Station Road
Manassas, VA 20111

RE: 8001 Station Road, Account #: ARW158001

Dear Homeowner:

HEARING NOTICE

The Board of Directors ("Board") of Arrowood Homeowners Association, Inc., have the power and duty to enforce the Association's Governing Documents, and Rules and Regulations on behalf of the Association.

You are hereby notified that a Hearing has been scheduled for January 9, 2025, at 7:00 p.m. to be held via Zoom (Meeting ID: 847 2078 1189 Passcode: 466649) pursuant to Section 55.1-1819 of the Virginia Property Owners' Association Act and the Association's Due Process Procedure, for your alleged violation of the following covenant or rule of the Association:

Basement rental listing must be taken down. House can only be rented out as a whole per the Declaration.

Pursuant to the Arrowood HOA Declaration, Article VI, Section G(f), which states: "(f) no Lot shall be divided or subdivided, and no portion of any Lot (other than the entire Lot) shall be transferred or conveyed for any purpose. No portion of any Dwelling (other than the entire Dwelling) shall be leased. The provisions of this subsection shall not apply to Declarant or the Association, and, further, the provisions hereof shall not be construed to prohibit the granting of any easement or right of way to any municipality, political subdivision, public utility or other public body or authority, or to the Association, Declarant or any other person for any purpose, or the adjustment of boundary lines or resubdivision as set forth in Article IV, Section 1 (h)."

You may be present at the hearing and may (but need not be) represented by counsel (at your expense). The hearing will be your opportunity to be heard by the Board on the alleged covenant or rule violation noted above. You may request the attendance of witnesses.

If you cannot attend the Hearing on the above date and need to reschedule this Hearing, **you must respond in writing within seven (7) days of the date of this letter.** You may mail a letter to the above address in the letterhead or may send an email request to Kelly Beavers at kbeavers@sequoiamgmt.com. **If we do not hear from you, and you do not attend the Hearing as scheduled, the Hearing shall be held without your presence.** The results of the Hearing will be mailed to you within **seven (7) days** of the date of this Hearing.

Please be advised that if the Board of Directors determines that you are in violation of the Governing Documents and rules and regulations, violation charges of up to Fifty Dollars (\$50.00) for a one-time violation or up to Ten Dollars (\$10.00) per day for a period of up to ninety (90) days for a continuing violation may be assessed against you and your lot. In addition to these charges, the Board may elect such other remedies as are authorized by the Virginia Property Owners' Association Act, the Association's Declaration, Bylaws, and rules, and by law.

If you have any questions or wish to communicate regarding this matter, please contact us via email or phone.

Sincerely,
Sequoia Management Company, Inc.

Haley Furr

Haley Furr, CMCA®, AMS®, PCAM®
Community Manager

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent Bimala Shah

Street 8001 Station Road

City Manassas, VA 20111

PS

Postmark
Here

Instructions

Haley Furr

From: Bimala Shah <bineeshah8@gmail.com>
Sent: Friday, January 3, 2025 4:38 PM
To: Haley Furr
Subject: Basement occupant

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms Furr,

This is Bimala Shah, owner of the property in 8001 Station Road, Manassas, VA 20111. FYI, the occupant of the basement will be moving out on Saturday, Jan 4, 2025. I have notified PW county as well. I would also like to inform you that Mr Abhaya S Hamal is my husband, I give him my authority to act on behalf of me any and all kinds of work pertains to Sequoia Management (HOA).

Thank you !

Sincerely,

Bimala Shah



Homeowner Aging Report
Arrowood Homeowners Association, Inc.
End Date: 01/06/2025

Date: 1/6/2025
Time: 6:31 pm
Page: 1

Description	Current	Over 30	Over 60	Over 90	Balance
ARW68178 - Wendy & Cinthian Dubon & Katherine Varela Collection Last Payment: \$437.00 on 09/20/2023					
8178 Dickinson Court					
Association Dues 2024	\$0.00	\$0.00	\$0.00	\$572.02	\$572.02
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Capital Contribution 2023	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00
Disclosure Packets 2023	\$0.00	\$0.00	\$0.00	\$222.39	\$222.39
Late Fee 2024	\$0.00	\$0.00	\$0.00	\$34.32	\$34.32
Rules Violation Fee 2023	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00
Total:	\$294.68	\$0.00	\$0.00	\$928.73	\$1,223.41
ARW128225 - Bruce Erick & Jennifer Erick Collection Last Payment: \$604.88 on 11/14/2023					
8225 Lone Oak Court					
Association Dues 2024	\$0.00	\$0.00	\$0.00	\$572.02	\$572.02
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Late Fee 2024	\$0.00	\$0.00	\$0.00	\$34.32	\$34.32
Total:	\$294.68	\$0.00	\$0.00	\$606.34	\$901.02
ARW158023 - Carlos Medina Collection Last Payment: \$363.00 on 04/17/2024					
8023 Station Road					
Association Dues 2024	\$0.00	\$0.00	\$0.00	\$565.14	\$565.14
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Late Fee 2024	\$0.00	\$0.00	\$0.00	\$17.16	\$17.16
Total:	\$294.68	\$0.00	\$0.00	\$582.30	\$876.98
ARW59617 - Tisa Harris & Adam Harris Collection Last Payment: \$591.90 on 02/15/2024					
9617 Dairymaid Court					
Association Dues 2024	\$0.00	\$0.00	\$0.00	\$286.01	\$286.01
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Late Fee 2024	\$0.00	\$0.00	\$0.00	\$17.16	\$17.16
Rules Violation Fee 2024	\$0.00	\$0.00	\$80.00	\$0.00	\$80.00
Total:	\$294.68	\$0.00	\$80.00	\$303.17	\$677.85
ARW158084 - Daniela Sanchez Collection Last Payment: \$591.90 on 02/16/2024					
8084 Station Road					
Association Dues 2024	\$0.00	\$0.00	\$0.00	\$286.01	\$286.01
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Late Fee 2024	\$0.00	\$0.00	\$0.00	\$17.16	\$17.16
Total:	\$294.68	\$0.00	\$0.00	\$303.17	\$597.85
ARW78009 - Ephram Gulilat & Yordanos Tarekegn Collection Last Payment: \$303.17 on 04/05/2024					
8009 Folkstone Road					
Association Dues 2024	\$0.00	\$0.00	\$0.00	\$286.01	\$286.01
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Late Fee 2024	\$0.00	\$0.00	\$0.00	\$17.16	\$17.16
Total:	\$294.68	\$0.00	\$0.00	\$303.17	\$597.85
ARW78029 - Carmine Ciccarelli Collection Last Payment: \$286.01 on 02/05/2024					
8029 Folkstone Road					
Association Dues 2024	\$0.00	\$0.00	\$0.00	\$286.01	\$286.01
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Late Fee 2024	\$0.00	\$0.00	\$0.00	\$17.16	\$17.16
Total:	\$294.68	\$0.00	\$0.00	\$303.17	\$597.85



Homeowner Aging Report
Arrowood Homeowners Association, Inc.
End Date: 01/06/2025

Date: 1/6/2025
Time: 6:31 pm
Page: 2

Description	Current	Over 30	Over 60	Over 90	Balance
ARW109710 - James A. & Anna M. Moore Occupied Last Payment: \$286.01 on 07/01/2024					
9710 Kettle Pond Court					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW119550 - Stephanie Reynolds Occupied Last Payment: \$303.17 on 08/27/2024					
9550 Linden Wood Road					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW119565 - Stephen Burton & Valerie Burton Occupied Last Payment: \$286.01 on 07/17/2024					
9565 Linden Wood Road					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW119575 - Taha Badi & Tasbeeh Badi Occupied Last Payment: \$286.01 on 06/27/2024					
9575 Linden Wood Road					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW119580 - Aven Ahmad & Hogir Rahim Occupied Last Payment: \$286.01 on 07/31/2024					
9580 Linden Wood Road					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW119590 - Steven Carmack & Sharon Carmack Occupied Last Payment: \$286.01 on 07/17/2024					
9590 Linden Wood Road					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW119605 - Mark Tiano Occupied Last Payment: \$286.01 on 07/12/2024					
9605 Linden Wood Road					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW128159 - Michaeline Lascola Occupied Last Payment: \$303.17 on 10/15/2024					
8159 Lone Oak Court					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW128164 - Aaron Gregory & Lori Gregory Occupied Last Payment: \$303.18 on 08/20/2024					
8164 Lone Oak Court					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW128167 - Byron Evans & Tabitha Evans Occupied Last Payment: \$286.01 on 07/25/2024					
8167 Lone Oak Court					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW128175 - Michael Mangefrida Occupied Last Payment: \$303.17 on 09/02/2024					
8175 Lone Oak Court					
Chadwick, Washington, Moriarty, Elmore & Bunn, P.C.					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW128176 - Karl Shaffer Occupied Last Payment: \$286.01 on 07/01/2024					
8176 Lone Oak Court					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68



Homeowner Aging Report
Arrowood Homeowners Association, Inc.
End Date: 01/06/2025

Date: 1/6/2025
Time: 6:31 pm
Page: 3

Description	Current	Over 30	Over 60	Over 90	Balance
ARW128183 - Brian Brenner & Theresa Brenner Occupied Last Payment: \$286.01 on 06/24/2024					
8183 Lone Oak Court					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW128190 - Jeffrey Bonick & Kristy Kuykendall Occupied Last Payment: \$286.01 on 06/18/2024					
8190 Lone Oak Court					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW128200 - Geraldine Genebroso & Tihee Wyatt Occupied Last Payment: \$286.01 on 06/28/2024					
8200 Lone Oak Court					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW128210 - Edwin Savacool Jr Occupied Last Payment: \$286.01 on 07/29/2024					
8210 Lone Oak Court					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW128220 - David Hayes Occupied Last Payment: \$303.17 on 09/14/2024					
8220 Lone Oak Court					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW129158 - Manuel Antonio & Nidia Cortez & Manuel Alejandro Cortez Occupied Last Payment: \$286.01 on 07/31/2024					
8158 Lone Oak Court					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW139573 - William P. Lacy & Sun Im Lacy Occupied Last Payment: \$286.01 on 07/01/2024					
9573 Manassas Forge Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW139576 - Mike and Dayana Venzor Occupied Last Payment: \$303.17 on 09/05/2024					
9576 Manassas Forge Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW139584 - Theodore Graham III & Lenoir Graham Occupied Last Payment: \$17.16 on 08/16/2024					
9584 Manassas Forge Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW139588 - Matthew Scott & Amanda Davis Occupied Last Payment: \$286.01 on 07/15/2024					
9588 Manassas Forge Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW139591 - Mary Profit Occupied Last Payment: \$286.01 on 07/19/2024					
9591 Manassas Forge Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW139592 - Keith Hellin Occupied Last Payment: \$286.01 on 07/02/2024					
9592 Manassas Forge Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68



Homeowner Aging Report
Arrowood Homeowners Association, Inc.
End Date: 01/06/2025

Date: 1/6/2025
Time: 6:31 pm
Page: 4

Description	Current	Over 30	Over 60	Over 90	Balance
ARW139597 - Pratima Bhattarai & Abhijit Rai Occupied Last Payment: \$303.17 on 10/23/2024					
9597 Manassas Forge Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW139603 - Patrick & Rosario Reilly Occupied Last Payment: \$286.01 on 07/23/2024					
9603 Manassas Forge Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW139609 - Asif M. Attai Occupied Last Payment: \$286.01 on 07/08/2024					
9609 Manassas Forge Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW139615 - Jennifer Brooks Occupied Last Payment: \$303.17 on 09/23/2024					
9615 Manassas Forge Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW139620 - Bradley Graham & Kim Graham Occupied Last Payment: \$286.01 on 07/09/2024					
9620 Manassas Forge Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW139621 - Terrance Wilson & Chiamaka Obioma Occupied Last Payment: \$286.01 on 07/03/2024					
9621 Manassas Forge Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW139624 - Thomas LaVallee Occupied Last Payment: \$286.01 on 07/02/2024					
9624 Manassas Forge Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW139628 - David Bryan George Majerowicz & Caroline Priscilla Velasquez Occupie Last Payment: \$303.17 on 08/12/2024					
9628 Manassas Forge Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW139632 - William L. & Patricia H. Sisk, Jr. Occupied Last Payment: \$303.17 on 11/13/2024					
9632 Manassas Forge Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW139633 - John F. Bashore & Glenell L. Bashore Occupied Last Payment: \$286.01 on 07/31/2024					
9633 Manassas Forge Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW139636 - Mursal Hossein Occupied Last Payment: \$47.24 on 12/22/2024					
9636 Manassas Forge Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW139637 - Jaime Turcios Occupied Last Payment: \$303.17 on 09/10/2024					
9637 Manassas Forge Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68



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Description	Current	Over 30	Over 60	Over 90	Balance
ARW139649 - Rahul Gandhi & Vijay Gandhi Occupied Last Payment: \$286.01 on 07/17/2024					
9649 Manassas Forge Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW139652 - James Baldwin & Judith Baldwin Occupied Last Payment: \$286.01 on 07/03/2024					
9652 Manassas Forge Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW139660 - Shaun & Christopher Germain & Brittany & Erin Germain Occupied Last Payment: \$589.18 on 04/09/2024					
9660 Manassas Forge Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW139707 - Douglas H. Brackett & Rosa Rivas Occupied Last Payment: \$286.01 on 07/28/2024					
9707 Manassas Forge Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW139708 - Kenneth Buck Sr. & Terri Kershaw Buck Occupied Last Payment: \$286.01 on 07/01/2024					
9708 Manassas Forge Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW139720 - Derrell McBroom & Deneen McBroom Occupied Last Payment: \$303.17 on 09/10/2024					
9720 Manassas Forge Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW139725 - Annemarie Ciskanik Occupied Last Payment: \$286.01 on 07/02/2024					
9725 Manassas Forge Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW139728 - Curtis & Sun Ae McMillan Occupied Last Payment: \$302.57 on 08/20/2024					
9728 Manassas Forge Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW139731 - Walter R. Fasci Occupied Last Payment: \$303.17 on 08/12/2024					
9731 Manassas Forge Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW139732 - Daniel J. Desmet & Meaghan P. O'Brien Occupied Last Payment: \$286.01 on 07/04/2024					
9732 Manassas Forge Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW139749 - Ellalyne Brayman Occupied Last Payment: \$286.01 on 07/10/2024					
9749 Manassas Forge Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW139758 - Gary & Fatema Stallard Occupied Last Payment: \$286.01 on 07/13/2024					
9758 Manassas Forge Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68



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ARW139761 - Jennifer Barbee & Chad Barbee Occupied Last Payment: \$286.01 on 08/05/2024					
9761 Manassas Forge Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW139767 - Daniel & Baylor Knoll Occupied Last Payment: \$286.01 on 07/01/2024					
9767 Manassas Forge Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW139776 - Brian & Marina Simmons Occupied Last Payment: \$286.01 on 07/27/2024					
9776 Manassas Forge Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW148258 - Ahmed Bendary Occupied Last Payment: \$50.00 on 12/18/2024					
8258 Plum Court					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW148259 - Cherian Zachariah & Anita Zachariah Occupied Last Payment: \$286.01 on 07/22/2024					
8259 Plum Court					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW148263 - Anette Rota Occupied Last Payment: \$286.01 on 07/02/2024					
8263 Plum Court					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW158001 - Bimala Shah Occupied Last Payment: \$50.00 on 08/20/2024					
8001 Station Road					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW158007 - Carl P. Nolte Occupied Last Payment: \$286.01 on 07/22/2024					
8007 Station Road					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW158015 - Jose Tobias & Rina Rivera Occupied Last Payment: \$286.01 on 07/02/2024					
8015 Station Road					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW158016 - Mark Newman & Deborah Dietzel Occupied Last Payment: \$286.01 on 07/02/2024					
8016 Station Road					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW158035 - Bill Gee, Sr. Occupied Last Payment: \$285.80 on 07/11/2024					
8035 Station Road					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW158047 - Amy H. Shiffer & Autumn J. Schuler Occupied Last Payment: \$303.17 on 09/27/2024					
8047 Station Road					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68



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ARW158052 - Zhou Yuan Wu & Hong Jun & Jie Qian Xu Occupied Last Payment: \$286.01 on 07/01/2024					
8052 Station Road					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW158068 - Patricia Conlan & Shanan Conlan Occupied Last Payment: \$286.01 on 08/06/2024					
8068 Station Road					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW158092 - Thuy Phan Occupied Last Payment: \$286.01 on 06/04/2024					
8092 Station Road					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW158100 - Jorge Trasmonte Occupied Last Payment: \$286.01 on 07/17/2024					
8100 Station Road					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW158111 - Mark King & Tracey King Occupied Last Payment: \$286.02 on 07/10/2024					
8111 Station Road					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW18204 - Essam Hussein Occupied Last Payment: \$303.17 on 09/18/2024					
8204 Ancient Oak Court					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW18212 - Salvatore Ariano Occupied Last Payment: \$286.01 on 07/09/2024					
8212 Ancient Oak Court					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW18217 - Rana Natour Occupied Last Payment: \$286.01 on 07/03/2024					
8217 Ancient Oak Court					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW18221 - Paul Baehr & Lisa Baehr Occupied Last Payment: \$286.01 on 07/06/2024					
8221 Ancient Oak Court					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW18224 - Ramesh & Imba Khatiwada Occupied Last Payment: \$286.01 on 07/25/2024					
8224 Ancient Oak Court					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW18225 - Gary L. & Angela M. Thomas Occupied Last Payment: \$286.01 on 07/08/2024					
8225 Ancient Oak Court					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW29819 - James Bullard & Joyce Bullard Occupied Last Payment: \$286.01 on 06/20/2024					
9819 Arrowood Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68



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Description	Current	Over 30	Over 60	Over 90	Balance
ARW29823 - Shirley Montesclaros Menardo Ella Occupied Last Payment: \$286.01 on 07/01/2024					
9823 Arrowood Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW29826 - Reginald Lerone Gallon & Sharisse Gallon Occupied Last Payment: \$303.17 on 10/06/2024					
9826 Arrowood Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW29832 - Bryan Vasquez Occupied Last Payment: \$303.17 on 09/12/2024					
9832 Arrowood Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW29839 - Mr. and Mrs. Louis E. Stielper Occupied Last Payment: \$286.01 on 07/09/2024					
9839 Arrowood Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW29844 - Steven Bishop Occupied Last Payment: \$286.01 on 08/06/2024					
9844 Arrowood Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW29859 - Philip D. & Karen V. Rolfe Occupied Last Payment: \$286.01 on 07/10/2024					
9859 Arrowood Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW29863 - Duane & Karen Wilson Occupied Last Payment: \$286.01 on 06/20/2024					
9863 Arrowood Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW29871 - Charles Duren III Occupied Last Payment: \$303.17 on 09/01/2024					
9871 Arrowood Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW29878 - Marcial Vicedo Occupied Last Payment: \$303.17 on 09/23/2024					
9878 Arrowood Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW29879 - Eric & Barbara Peterson Occupied Last Payment: \$286.01 on 06/18/2024					
9879 Arrowood Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW29890 - John Peter & Tina Louise Brugioni Occupied Last Payment: \$286.01 on 07/05/2024					
9890 Arrowood Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW29900 - Yeoh & Geraldine Kong Occupied Last Payment: \$20.00 on 08/20/2024					
9900 Arrowood Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68



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Description	Current	Over 30	Over 60	Over 90	Balance
ARW29904 - Gregory Citizens & Keisha Strand Occupied					Last Payment: \$303.17 on 08/23/2024
9904 Arrowood Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW29905 - Kevin Friel & Elizabeth Friel Occupied					Last Payment: \$286.01 on 08/02/2024
9905 Arrowood Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW29908 - Timothy Longanacre Occupied					Last Payment: \$286.01 on 07/09/2024
9908 Arrowood Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW29911 - Gary J. & Linda N. Ruder Occupied					Last Payment: \$286.01 on 07/11/2024
9911 Arrowood Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW29916 - Rohni Uppal Occupied					Last Payment: \$286.01 on 06/27/2024
9916 Arrowood Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW29920 - Asif Chowdhury & Kanis Fatima Occupied					Last Payment: \$303.17 on 09/09/2024
9920 Arrowood Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW29921 - Stewart Frelke & Diane Frelke Occupied					Last Payment: \$286.01 on 07/11/2024
9921 Arrowood Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW29924 - Sandhu Gurmanpreet Occupied					Last Payment: \$303.17 on 09/04/2024
9924 Arrowood Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW29925 - Altaf Gohar & Jawairia Gohar Occupied					Last Payment: \$286.01 on 07/01/2024
9925 Arrowood Drive					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW38166 - Mark & Susan Scheufler Occupied					Last Payment: \$303.17 on 10/03/2024
8166 Barnwood Road					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW38167 - Sudhir & Yojana Pandey Occupied					Last Payment: \$286.01 on 07/18/2024
8167 Barnwood Road					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW38183 - Clayton & Krista Miller Occupied					Last Payment: \$286.01 on 07/08/2024
8183 Barnwood Road					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68



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ARW38191 - Robert Garrett & Julie Garrett Occupied Last Payment: \$286.01 on 07/28/2024					
8191 Barnwood Road					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW49133 - Diane Hayes Occupied Last Payment: \$286.01 on 07/22/2024					
9133 Calder Court					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW49140 - Christina Brennan Occupied Last Payment: \$286.01 on 07/22/2024					
9140 Calder Court					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW59621 - Charles & Pam Shifflett Occupied Last Payment: \$303.17 on 09/15/2024					
9621 Dairymaid Court					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW68162 - Margot S. Brown & Anthony S. Brown Occupied Last Payment: \$286.01 on 07/02/2024					
8162 Dickinson Court					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW68170 - Adriane Harrison Occupied Last Payment: \$589.18 on 03/28/2024					
8170 Dickinson Court					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW68174 - Ashokumar M. Patel & Pushpaben Patel Occupied Last Payment: \$303.17 on 08/13/2024					
8174 Dickinson Court					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW68177 - Robert Debnam & Cassandra Debnam Occupied Last Payment: \$303.17 on 11/26/2024					
8177 Dickinson Court					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW78000 - Michael S. & Pamela V. Morris Occupied Last Payment: \$286.01 on 07/02/2024					
8000 Folkstone Road					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW78001 - Jason & Jessica Ovel & Angela Cutter Occupied Last Payment: \$286.01 on 07/02/2024					
8001 Folkstone Road					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW78004 - Michael A. & Angela Israel Occupied Last Payment: \$286.01 on 06/20/2024					
8004 Folkstone Road					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW78005 - Roger & Karen Hatcher Occupied Last Payment: \$286.01 on 07/08/2024					
8005 Folkstone Road					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68



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ARW78008 - Kevin & Kim Massie Occupied Last Payment: \$286.01 on 06/25/2024					
8008 Folkstone Road					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW88108 - Jose Mendez-Chavez Occupied Last Payment: \$303.17 on 10/02/2024					
8108 Fruit Wood Court					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW88116 - John D. & Lisa B. McLaren Occupied Last Payment: \$286.01 on 07/09/2024					
8116 Fruit Wood Court					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW88117 - Phillip & Sharon Jones Occupied Last Payment: \$286.01 on 07/03/2024					
8117 Fruit Wood Court					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW88120 - Shuyler Veeneman Occupied Last Payment: \$303.17 on 08/24/2024					
8120 Fruit Wood Court					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW88128 - Jamal & Fidda Natour Occupied Last Payment: \$303.17 on 10/15/2024					
8128 Fruit Wood Court					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW88129 - Mark A. & Brenda L. Van Pelt Occupied Last Payment: \$286.01 on 07/29/2024					
8129 Fruit Wood Court					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW98159 - Michael Fewell & Tina Fewell Occupied Last Payment: \$303.17 on 10/05/2024					
8159 Grand Court					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW98162 - Gary & Bonnie White Occupied Last Payment: \$286.01 on 07/08/2024					
8162 Grand Court					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW98163 - Anh & Harmin Pham & Long Hoang Occupied Last Payment: \$286.01 on 06/25/2024					
8163 Grand Court					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW98170 - Craig & Mary Reilly Occupied Last Payment: \$303.17 on 10/05/2024					
8170 Grand Court					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW98174 - Mark & Joyce Hoffman Occupied Last Payment: \$286.01 on 06/24/2024					
8174 Grand Court					
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68



Homeowner Aging Report

Arrowood Homeowners Association, Inc.

End Date: 01/06/2025

Date: 1/6/2025

Time: 6:31 pm

Page: 12

Description	Current	Over 30	Over 60	Over 90	Balance
ARW98175 - Agripino Justiniano Occupied 8175 Grand Court			Last Payment: \$303.17 on 09/09/2024		
Association Dues 2025	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
Total:	\$294.68	\$0.00	\$0.00	\$0.00	\$294.68
ARW139704 - David W. & Traci L. Stathis Occupied 9704 Manassas Forge Drive			Last Payment: \$286.07 on 07/03/2024		
Association Dues 2025	\$294.62	\$0.00	\$0.00	\$0.00	\$294.62
Total:	\$294.62	\$0.00	\$0.00	\$0.00	\$294.62
ARW139744 - James Hartung & Jennifer Clark Occupied 9744 Manassas Forge Drive			Last Payment: \$287.00 on 07/11/2024		
Association Dues 2025	\$293.69	\$0.00	\$0.00	\$0.00	\$293.69
Total:	\$293.69	\$0.00	\$0.00	\$0.00	\$293.69
ARW78016 - William & Laurie Harris Occupied 8016 Folkstone Road			Last Payment: \$20.00 on 12/27/2024		
Association Dues 2025	\$91.62	\$0.00	\$0.00	\$0.00	\$91.62
Total:	\$91.62	\$0.00	\$0.00	\$0.00	\$91.62
ARW29929 - Justin Kim Occupied 9929 Arrowood Drive			Last Payment: \$272.39 on 01/01/2024		
Association Dues 2025	\$49.53	\$0.00	\$0.00	\$0.00	\$49.53
Total:	\$49.53	\$0.00	\$0.00	\$0.00	\$49.53
ARW88124 - Janalea Jai Lopez & Antonio Lopez, III Occupied 8124 Fruit Wood Court			Last Payment: \$336.01 on 10/29/2024		
Association Dues 2025	\$8.67	\$0.00	\$0.00	\$0.00	\$8.67
Total:	\$8.67	\$0.00	\$0.00	\$0.00	\$8.67
ARW139770 - Adnan Humadi & Hiba Alkinani Occupied 9770 Manassas Forge Drive			Last Payment: \$290.00 on 01/02/2025		
Association Dues 2025	\$4.68	\$0.00	\$0.00	\$0.00	\$4.68
Total:	\$4.68	\$0.00	\$0.00	\$0.00	\$4.68
Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
Arrowood Homeowners Association, Inc.	\$38,461.85	\$0.00	\$80.00	\$3,330.05	\$41,871.90

Description	Total
Association Dues 2024	\$2,853.22
Association Dues 2025	\$38,461.85
Capital Contribution 2023	\$50.00
Disclosure Packets 2023	\$222.39
Late Fee 2024	\$154.44
Rules Violation Fee 2023	\$50.00
Rules Violation Fee 2024	\$80.00
AR Total:	\$41,871.90

Collection Status Report
Arrowood Homeowners' Association
Client Number 52709
Date Range for Completed Actions: All Dates
December 3, 2024

Cust. Account# ARW78029

Debtor(s)

Carmine Ciccarelli, 119 Lincoln Avenue, Forham Park, NJ 07932

Property Address(es)

8029 Folkstone Road, Manassas, VA 20111

Account Summary

Assessments	\$303.17
Special Assessments	\$0.00
Violation Charges	\$0.00
Accelerated Assessments	\$0.00
Attorney Fees	\$0.00
Court Costs	\$0.00
Interest	\$0.00
Balance Due	\$303.17

Actions

<u>Date</u>	<u>Status</u>	<u>Description / Remarks</u>
11/25/24	Complete	Prepare Validation Notice with Initial 30-day Period to Dispute Debt
11/25/24	Complete	Correspondence with Management Correspondence sent to management providing a copy of the real estate affidavit and advising that the property should now be listed solely in the name of Carmine Ciccarelli as Luigi is deceased.
11/12/24	Complete	Research Bankruptcy Status No filings found.
11/12/24	Complete	Create a New Collection File

Current Liens

None

Payments

None

Cust. Account# ARW68178

CLOSED

Debtor(s)

Wendy Varela Dubon, 8178 Dickinson Court, Manassas, VA 20111 (BANKRUPTCY FILED 08/07/2024)

Property Address(es)

8178 Dickinson Court, Manassas, VA 20111

Bankruptcy

Chapter	7
Filing Date	8/7/2024
Discharge Date	11/12/2024
Dismissal Date	

Account Summary

Assessments	\$0.00
Special Assessments	\$0.00
Violation Charges	\$0.00
Accelerated Assessments	\$0.00
Attorney Fees	\$0.00
Court Costs	\$0.00
Interest	\$0.00
Balance Due	\$0.00

Actions

<u>Date</u>	<u>Status</u>	<u>Description / Remarks</u>
12/3/24	Complete	Close Collection Account with our Office
11/19/24	Complete	Research Bankruptcy Status Pursuant to bankruptcy research, Wendy Varela filed Chapter 7 Bankruptcy on August 7, 2024 and was granted a discharge on November 12, 2024. The pre-petition balance must be written-off as it pertains to Wendy.
11/19/24	Complete	Research Bankruptcy Status Pursuant to bankruptcy research, currently there is no active bankruptcy filing. (Katherine)
11/19/24	Complete	Research Bankruptcy Status Pursuant to bankruptcy research, currently there is no active bankruptcy filing. (Cinthian)
11/19/24	Complete	Verify Ownership Of Property Through Land Records Pursuant to land records research, debtor remain the current owners of the property.
11/4/24	Complete	Prepare Civil Suit Affidavit for Forwarding to Client for Signature
9/5/24	Complete	Prepare Lien Notification and/or Suit Warning Letter
8/5/24	Complete	Paralegal Review File and Forward Lien to Court To Be Filed. Lien filed securing assessments through December 2024.
8/5/24	Complete	Research Bankruptcy Status Pursuant to bankruptcy research, currently there is no active bankruptcy filing. (Wendy)
8/5/24	Complete	Research Bankruptcy Status Pursuant to bankruptcy research, currently there is no active bankruptcy filing. (Katherine)
8/5/24	Complete	Research Bankruptcy Status Pursuant to bankruptcy research, currently there is no active bankruptcy filing. (Cinthian)
8/5/24	Complete	Verify Ownership Of Property Through Land Records Pursuant to land records research, debtors remain the current owners of the property.
7/2/24	Complete	Prepare Memorandum of Lien and Forward to Client for Signature
6/4/24	Complete	Prepare Lien Warning Letter
4/1/24	Complete	Prepare Validation Notice with Initial 30-day Period to Dispute Debt
3/14/24	Complete	Research Bankruptcy Status No filings found for Cinthian.
3/14/24	Complete	Research Bankruptcy Status No filings found for Katherine.
3/14/24	Complete	Research Bankruptcy Status No filings found for Wendy.
3/14/24	Complete	Create a New Collection File

Current Liens

<u>Date</u>	<u>Amount</u>	<u>Type</u>
8/5/24	\$779.87	Assessment

Payments

None

Cust. Account# ARW128225

Debtor(s)

Bruce M. Erick, 8225 Lone Oak Court, Manassas, VA 20111
Jennifer E. Erick, 8225 Lone Oak Court, Manassas, VA 20111

Property Address(es)

8225 Lone Oak Court, Manassas, VA 20111

Account Summary

Assessments	\$606.34
Special Assessments	\$0.00
Violation Charges	\$0.00
Accelerated Assessments	\$0.00
Attorney Fees	\$9.64
Court Costs	\$52.00
Interest	\$0.00
Balance Due	\$667.98

Actions

<u>Date</u>	<u>Status</u>	<u>Description / Remarks</u>
12/3/24	Complete	Paralegal Review File and Forward Lien to Court To Be Filed. Lien filed securing assessments through December 2024.
12/3/24	Complete	Research Bankruptcy Status Pursuant to bankruptcy research, currently there is no active bankruptcy filing. (Jennifer)
12/3/24	Complete	Research Bankruptcy Status Pursuant to bankruptcy research, currently there is no active bankruptcy filing. (Bruce)
12/3/24	Complete	Verify Ownership Of Property Through Land Records Pursuant to land records research, debtors remain the current owners of the property.
11/19/24	Complete	Correspondence with Management Correspondence sent to management advising that the signed lien has been received, however, the notary did not stamp it with her seal and it will not be accepted for filing with the Court.
10/25/24	Complete	Prepare Memorandum of Lien and Forward to Client for Signature
9/5/24	Complete	Prepare Lien Warning Letter
7/2/24	Complete	Prepare Validation Notice with Initial 30-day Period to Dispute Debt
6/21/24	Complete	Research Bankruptcy Status No active filings found for Jennifer.
6/21/24	Complete	Research Bankruptcy Status No active filings found for Bruce.
6/21/24	Complete	Create a New Collection File

Current Liens

<u>Date</u>	<u>Amount</u>	<u>Type</u>
12/3/24	\$747.98	Assessment

Payments

None

Cust. Account# ARW158023

Debtor(s)

Maria Garcia Perez, 8023 Station Road, Manassas, VA 20111

Carlos Jimenez Medina, 8023 Station Road, Manassas, VA 20111

Property Address(es)

8023 Station Road, Manassas, VA 20111

Account Summary

Assessments	\$582.30
Special Assessments	\$0.00
Violation Charges	\$0.00
Accelerated Assessments	\$0.00
Attorney Fees	\$9.64
Court Costs	\$52.00
Interest	\$0.00
Balance Due	\$643.94

Actions

<u>Date</u>	<u>Status</u>	<u>Description / Remarks</u>
12/3/24	Complete	Prepare Release of Memorandum of Lien for Signature 2023
12/3/24	Complete	Prepare Release of Memorandum of Lien for Signature 2022
12/3/24	Complete	Prepare Lien Notification and/or Suit Warning Letter
11/1/24	Complete	Paralegal Review File and Forward Lien to Court To Be Filed. Lien filed securing assessments through December 2024.
11/1/24	Complete	Research Bankruptcy Status Pursuant to bankruptcy research, currently there is no active bankruptcy filing. (Medina)
11/1/24	Complete	Research Bankruptcy Status Pursuant to bankruptcy research, currently there is no active bankruptcy filing. (Perez)
11/1/24	Complete	Verify Ownership Of Property Through Land Records Pursuant to land records research, debtors remain the current owners of the property
9/25/24	Complete	Correspondence with Management Pursuant to correspondence received from management, the signed lien is being mailed today.
9/5/24	Complete	Prepare Memorandum of Lien and Forward to Client for Signature
8/5/24	Complete	Prepare Lien Warning Letter
7/26/24	Complete	Results of Complaint Return Date In Court on July 25, 2024, the civil suit was dismissed.; Defendant(s) did not appear.
7/25/24	Complete	Attorney Court Appearance for Complaint Return Date
7/1/24	Complete	Prepare Updated Balance Letter to Debtor
5/9/24	Complete	Results of Complaint Return Date In Court on May 9, 2024, the civil suit was continued to July 25, 2024 for clearance of debtors' credit card payment.
5/9/24	Complete	Attorney Court Appearance for Complaint Return Date
5/1/24	Complete	Prepare Updated Balance Letter to Debtor
4/8/24	Complete	Prepare Payment Letter and Forward to Client Contact Payment in the amount of \$363.00.
4/3/24	Complete	Prepare Payment Letter and Forward to Client Contact Payment in the amount of \$363.00.

2/23/24	Complete	Results of Complaint Return Date In Court on February 22, 2024, the case was continued to May 9, 2024 for clearance of debtors' credit card payment and receipt of the remaining balance due.
2/22/24	Complete	Attorney Court Appearance for Complaint Return Date
2/20/24	Complete	Prepare Payment Letter and Forward to Client Contact Payment in the amount of \$725.00.
1/19/24	Complete	Prepare Payment Letter and Forward to Client Contact Payment in the amount of \$725.00.
1/11/24	Complete	Conduct Phone Call with Debtor Pursuant to a telephone conversation with debtor, he is unable to pay the account in full at this time due to financial issues caused by a water leak in the house and a medical problem which is not being covered by insurance. He intends to submit a payment today and another prior to the Court date. He will then have the remaining balance paid in full in March 2024.
12/14/23	Complete	Prepare Lawsuit Civil suit prepared and scheduled for a hearing in the Prince William County General District Court on February 22, 2024.
12/14/23	Complete	Research Bankruptcy Status Pursuant to bankruptcy research, currently there is no active bankruptcy filing. (Carlos)
12/14/23	Complete	Research Bankruptcy Status Pursuant to bankruptcy research, currently there is no active bankruptcy filing. (Maria)
12/14/23	Complete	Verify Ownership Of Property Through Land Records Pursuant to land records research, debtors remain the current owners of the property.
11/9/23	Complete	Prepare Civil Suit Affidavit for Forwarding to Client for Signature Please return the signed affidavit as soon as possible.
10/3/23	Complete	Prepare Lien Notification and/or Suit Warning Letter
8/9/23	Complete	Paralegal Review File and Forward Lien to Court To Be Filed. Lien filed securing assessments through December 2023.
8/9/23	Complete	Research Bankruptcy Status Pursuant to bankruptcy research, currently there is no active bankruptcy filing. (Maria)
8/9/23	Complete	Research Bankruptcy Status Pursuant to bankruptcy research, currently there is no active bankruptcy filing. (Carlos)
8/9/23	Complete	Verify Ownership Of Property Through Land Records Pursuant to land records research, debtors remain the current owners of the property.
6/9/23	Complete	Prepare Memorandum of Lien and Forward to Client for Signature
6/9/23	Complete	Correspondence with Management Pursuant to correspondence received from management, the lien will need to be resent.
6/8/23	Complete	Correspondence with Management Correspondence sent to management requesting an update on the return of the signed lien.
4/4/23	Complete	Prepare Notice of Acceleration
4/4/23	Complete	Prepare Memorandum of Lien and Forward to Client for Signature Please return the signed lien as soon as possible.
2/28/23	Complete	Prepare Lien Warning Letter
1/3/23	Complete	Prepare Updated Balance Letter to Debtor
11/1/22	Complete	Prepare Lien Notification and/or Suit Warning Letter
11/1/22	Complete	Paralegal Review File and Forward Lien to Court To Be Filed. Lien secures assessments through December 2022.
11/1/22	Complete	Research Bankruptcy Status Pursuant to bankruptcy research, currently there is no active bankruptcy filing. (Garcia Perez)

11/1/22	Complete	Research Bankruptcy Status Pursuant to bankruptcy research, currently there is no active bankruptcy filing. (Jimenez Medina)
11/1/22	Complete	Verify Ownership Of Property Through Land Records Pursuant to land records research, debtors remain the current owners of the property.
9/23/22	Complete	Prepare Memorandum of Lien and Forward to Client for Signature Please return the signed lien as soon as possible.
9/23/22	Complete	Correspondence with Management Pursuant to correspondence received from management, the President does not have the updated lien and it will need to be resent.
9/22/22	Complete	Correspondence with Management Correspondence sent to management advising that our office has received the signed lien, however, it is the document which was prepared on June 3, 2022 which had already expired and was replaced with the document mailed on July 18, 2022. Management was asked to confirm if the President still has the updated version that she can sign and return or whether the lien needs to be resent.
8/24/22	Complete	Correspondence with Management Correspondence sent to management requesting an update on the return of the signed lien.
7/18/22	Complete	Prepare Memorandum of Lien and Forward to Client for Signature As the signed lien was not returned, it has expired and needed to be revised and resent. Please return the signed lien as soon as possible.
6/1/22	Complete	Prepare Memorandum of Lien and Forward to Client for Signature
6/1/22	Complete	Prepare Lien Warning Letter
4/11/22	Complete	Prepare Validation Notice with Initial 30-day Period to Dispute Debt
4/8/22	Complete	Research Bankruptcy Status Pursuant to bankruptcy research, currently there is no active bankruptcy filing. (Maria)
4/8/22	Complete	Research Bankruptcy Status Pursuant to bankruptcy research, currently there is no active bankruptcy filing. (Carlos)
4/8/22	Complete	Create a New Collection File

Current Liens

<u>Date</u>	<u>Amount</u>	<u>Type</u>
11/1/24	\$723.94	Assessment
8/9/23	\$701.22	Assessment
11/1/22	\$594.11	Assessment

Payments

<u>Date</u>	<u>Amount</u>	<u>Type</u>
4/3/24	\$363.00	Credit Card
3/30/24	\$363.00	Credit Card
2/14/24	\$725.00	Credit Card
1/12/24	\$725.00	Credit Card

Cust. Account# ARW78009

Debtor(s)

Ephram Gulilat, 8009 Folkstone Road, Manassas, VA 20111
Yordanos Tarekegn, 8009 Folkstone Road, Manassas, VA 20111

Property Address(es)

8009 Folkstone Road, Manassas, VA 20111

Account Summary

Assessments	\$303.17
Special Assessments	\$0.00

Violation Charges	\$0.00
Accelerated Assessments	\$0.00
Attorney Fees	\$0.00
Court Costs	\$0.00
Interest	\$0.00
Balance Due	\$303.17

Actions

<u>Date</u>	<u>Status</u>	<u>Description / Remarks</u>
11/25/24	Complete	Prepare Validation Notice with Initial 30-day Period to Dispute Debt
11/12/24	Complete	Research Bankruptcy Status No filings found for Yordanos.
11/12/24	Complete	Research Bankruptcy Status No active filings found for Ephram.
11/12/24	Complete	Create a New Collection File

Current Liens

None

Payments

None

Cust. Account# ARW59617

Debtor(s)

Adam Harris, 9617 Dairymaid Court, Manassas, VA 20111
Tisa Forrest Harris, 9617 Dairymaid Court, Manassas, VA 20111

Property Address(es)

9617 Dairymaid Court, Manassas, VA 20111

Account Summary

Assessments	\$303.17
Special Assessments	\$0.00
Violation Charges	\$80.00
Accelerated Assessments	\$0.00
Attorney Fees	\$0.00
Court Costs	\$0.00
Interest	\$0.00
Balance Due	\$383.17

Actions

<u>Date</u>	<u>Status</u>	<u>Description / Remarks</u>
12/2/24	Complete	Prepare Validation Notice with Initial 30-day Period to Dispute Debt
12/2/24	Complete	Correspondence with Management Pursuant to correspondence received from management, the violation was corrected on November 6, 2024 and they do not have any photos.
11/26/24	Complete	Paralegal Review of Violation Charge Notices for Forwarding to Attorney
11/25/24	Complete	Correspondence with Management Correspondence sent to management requesting copies of the violation documentation as well as any photos that were taken.
11/12/24	Complete	Research Bankruptcy Status No filings found for Adam.

11/12/24	Complete	Research Bankruptcy Status
		No filings found for Tisa.
11/12/24	Complete	Create a New Collection File

Current Liens

None

Payments

None

Cust. Account# ARW158084

Debtor(s)

Daniela Sanchez, 8084 Station Road, Manassas, VA 20111

Property Address(es)

8084 Station Road, Manassas, VA 20111

Account Summary

Assessments	\$303.17
Special Assessments	\$0.00
Violation Charges	\$0.00
Accelerated Assessments	\$0.00
Attorney Fees	\$0.00
Court Costs	\$0.00
Interest	\$0.00
Balance Due	\$303.17

Actions

<u>Date</u>	<u>Status</u>	<u>Description / Remarks</u>
11/25/24	Complete	Prepare Validation Notice with Initial 30-day Period to Dispute Debt
11/12/24	Complete	Research Bankruptcy Status
		No filings found.
11/12/24	Complete	Create a New Collection File

Current Liens

None

Payments

None

Cust. Account# ARW68178

Debtor(s)

Cinthian Karina Varela Dubon, 8178 Dickinson Court, Manassas, VA 20111

Katherine G. Varela, 8178 Dickinson Court, Manassas, VA 20111

Property Address(es)

8178 Dickinson Court, Manassas, VA 20111

Account Summary

Assessments	\$928.73
Special Assessments	\$0.00
Violation Charges	\$0.00
Accelerated Assessments	\$0.00

Attorney Fees	\$163.69
Court Costs	\$52.00
Interest	\$0.00
Balance Due	\$1,144.42

Actions

<u>Date</u>	<u>Status</u>	<u>Description / Remarks</u>
11/19/24	Complete	Prepare Civil Suit Affidavit for Forwarding to Client for Signature
11/19/24	Complete	Research Bankruptcy Status Pursuant to bankruptcy research, Wendy Varela filed Chapter 7 Bankruptcy on August 7, 2024 and was granted a discharge on November 12, 2024. The pre-petition balance must be written-off as it pertains to Wendy.
11/19/24	Complete	Research Bankruptcy Status Pursuant to bankruptcy research, currently there is no active bankruptcy filing. (Katherine)
11/19/24	Complete	Research Bankruptcy Status Pursuant to bankruptcy research, currently there is no active bankruptcy filing. (Cinthian)
11/19/24	Complete	Verify Ownership Of Property Through Land Records Pursuant to land records research, debtor remain the current owners of the property.
11/4/24	Complete	Prepare Civil Suit Affidavit for Forwarding to Client for Signature
9/5/24	Complete	Prepare Lien Notification and/or Suit Warning Letter
8/5/24	Complete	Paralegal Review File and Forward Lien to Court To Be Filed. Lien filed securing assessments through December 2024.
8/5/24	Complete	Research Bankruptcy Status Pursuant to bankruptcy research, currently there is no active bankruptcy filing. (Wendy)
8/5/24	Complete	Research Bankruptcy Status Pursuant to bankruptcy research, currently there is no active bankruptcy filing. (Katherine)
8/5/24	Complete	Research Bankruptcy Status Pursuant to bankruptcy research, currently there is no active bankruptcy filing. (Cinthian)
8/5/24	Complete	Verify Ownership Of Property Through Land Records Pursuant to land records research, debtors remain the current owners of the property.
7/2/24	Complete	Prepare Memorandum of Lien and Forward to Client for Signature
6/4/24	Complete	Prepare Lien Warning Letter
4/1/24	Complete	Prepare Validation Notice with Initial 30-day Period to Dispute Debt
3/14/24	Complete	Research Bankruptcy Status No filings found for Cinthian.
3/14/24	Complete	Research Bankruptcy Status No filings found for Katherine.
3/14/24	Complete	Research Bankruptcy Status No filings found for Wendy.
3/14/24	Complete	Create a New Collection File

Current Liens

<u>Date</u>	<u>Amount</u>	<u>Type</u>
8/5/24	\$779.87	Assessment

Payments

None

Collection Status Report
Arrowood Homeowners' Association
Client Number 52709
Date Range for Completed Actions: All Dates
December 30, 2024

Cust. Account# ARW78029

Debtor(s)

Carmine Ciccarelli, 119 Lincoln Avenue, Forham Park, NJ 07932

Property Address(es)

8029 Folkstone Road, Manassas, VA 20111

Account Summary

Assessments	\$303.17
Special Assessments	\$0.00
Violation Charges	\$0.00
Accelerated Assessments	\$0.00
Attorney Fees	\$0.00
Court Costs	\$0.00
Interest	\$0.00
Balance Due	\$303.17

Actions

<u>Date</u>	<u>Status</u>	<u>Description / Remarks</u>
11/25/24	Complete	Prepare Validation Notice with Initial 30-day Period to Dispute Debt
11/25/24	Complete	Correspondence with Management Correspondence sent to management providing a copy of the real estate affidavit and advising that the property should now be listed solely in the name of Carmine Ciccarelli as Luigi is deceased.
11/12/24	Complete	Research Bankruptcy Status No filings found.
11/12/24	Complete	Create a New Collection File

Current Liens

None

Payments

None

Cust. Account# ARW128225

Debtor(s)

Bruce M. Erick, 8225 Lone Oak Court, Manassas, VA 20111

Jennifer E. Erick, 8225 Lone Oak Court, Manassas, VA 20111

Property Address(es)

8225 Lone Oak Court, Manassas, VA 20111

Account Summary

Assessments	\$606.34
Special Assessments	\$0.00
Violation Charges	\$0.00
Accelerated Assessments	\$0.00
Attorney Fees	\$9.64
Court Costs	\$52.00
Interest	\$0.00
Balance Due	\$667.98

Actions

<u>Date</u>	<u>Status</u>	<u>Description / Remarks</u>
12/3/24	Complete	Paralegal Review File and Forward Lien to Court To Be Filed. Lien filed securing assessments through December 2024.
12/3/24	Complete	Research Bankruptcy Status Pursuant to bankruptcy research, currently there is no active bankruptcy filing. (Jennifer)
12/3/24	Complete	Research Bankruptcy Status Pursuant to bankruptcy research, currently there is no active bankruptcy filing. (Bruce)
12/3/24	Complete	Verify Ownership Of Property Through Land Records Pursuant to land records research, debtors remain the current owners of the property.
11/19/24	Complete	Correspondence with Management Correspondence sent to management advising that the signed lien has been received, however, the notary did not stamp it with her seal and it will not be accepted for filing with the Court.
10/25/24	Complete	Prepare Memorandum of Lien and Forward to Client for Signature
9/5/24	Complete	Prepare Lien Warning Letter
7/2/24	Complete	Prepare Validation Notice with Initial 30-day Period to Dispute Debt
6/21/24	Complete	Research Bankruptcy Status No active filings found for Jennifer.
6/21/24	Complete	Research Bankruptcy Status No active filings found for Bruce.
6/21/24	Complete	Create a New Collection File

Current Liens

<u>Date</u>	<u>Amount</u>	<u>Type</u>
12/3/24	\$747.98	Assessment

Payments

None

Cust. Account# ARW158023

Debtor(s)

Maria Garcia Perez, 8023 Station Road, Manassas, VA 20111

Carlos Jimenez Medina, 8023 Station Road, Manassas, VA 20111

Property Address(es)

8023 Station Road, Manassas, VA 20111

Account Summary

Assessments	\$582.30
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Special Assessments	\$0.00
Violation Charges	\$0.00
Accelerated Assessments	\$0.00
Attorney Fees	\$9.64
Court Costs	\$52.00
Interest	\$0.00
Balance Due	\$643.94

Actions

<u>Date</u>	<u>Status</u>	<u>Description / Remarks</u>
12/24/24	Complete	Forward Signed Release of Memorandum of Lien To Court 2023
12/24/24	Complete	Forward Signed Release of Memorandum of Lien To Court 2022
12/3/24	Complete	Prepare Release of Memorandum of Lien for Signature 2023
12/3/24	Complete	Prepare Release of Memorandum of Lien for Signature 2022
12/3/24	Complete	Prepare Lien Notification and/or Suit Warning Letter
11/1/24	Complete	Paralegal Review File and Forward Lien to Court To Be Filed. Lien filed securing assessments through December 2024.
11/1/24	Complete	Research Bankruptcy Status Pursuant to bankruptcy research, currently there is no active bankruptcy filing. (Medina)
11/1/24	Complete	Research Bankruptcy Status Pursuant to bankruptcy research, currently there is no active bankruptcy filing. (Perez)
11/1/24	Complete	Verify Ownership Of Property Through Land Records Pursuant to land records research, debtors remain the current owners of the property
9/25/24	Complete	Correspondence with Management Pursuant to correspondence received from management, the signed lien is being mailed today.
9/5/24	Complete	Prepare Memorandum of Lien and Forward to Client for Signature
8/5/24	Complete	Prepare Lien Warning Letter
7/26/24	Complete	Results of Complaint Return Date In Court on July 25, 2024, the civil suit was dismissed.; Defendant(s) did not appear.
7/25/24	Complete	Attorney Court Appearance for Complaint Return Date
7/1/24	Complete	Prepare Updated Balance Letter to Debtor
5/9/24	Complete	Results of Complaint Return Date In Court on May 9, 2024, the civil suit was continued to July 25, 2024 for clearance of debtors' credit card payment.
5/9/24	Complete	Attorney Court Appearance for Complaint Return Date
5/1/24	Complete	Prepare Updated Balance Letter to Debtor
4/8/24	Complete	Prepare Payment Letter and Forward to Client Contact Payment in the amount of \$363.00.
4/3/24	Complete	Prepare Payment Letter and Forward to Client Contact Payment in the amount of \$363.00.
2/23/24	Complete	Results of Complaint Return Date In Court on February 22, 2024, the case was continued to May 9, 2024 for clearance of debtors' credit card payment and receipt of the remaining balance due.
2/22/24	Complete	Attorney Court Appearance for Complaint Return Date
2/20/24	Complete	Prepare Payment Letter and Forward to Client Contact Payment in the amount of \$725.00.

1/19/24	Complete	Prepare Payment Letter and Forward to Client Contact Payment in the amount of \$725.00.
1/11/24	Complete	Conduct Phone Call with Debtor Pursuant to a telephone conversation with debtor, he is unable to pay the account in full at this time due to financial issues caused by a water leak in the house and a medical problem which is not being covered by insurance. He intends to submit a payment today and another prior to the Court date. He will then have the remaining balance paid in full in March 2024.
12/14/23	Complete	Prepare Lawsuit Civil suit prepared and scheduled for a hearing in the Prince William County General District Court on February 22, 2024.
12/14/23	Complete	Research Bankruptcy Status Pursuant to bankruptcy research, currently there is no active bankruptcy filing. (Carlos)
12/14/23	Complete	Research Bankruptcy Status Pursuant to bankruptcy research, currently there is no active bankruptcy filing. (Maria)
12/14/23	Complete	Verify Ownership Of Property Through Land Records Pursuant to land records research, debtors remain the current owners of the property.
11/9/23	Complete	Prepare Civil Suit Affidavit for Forwarding to Client for Signature Please return the signed affidavit as soon as possible.
10/3/23	Complete	Prepare Lien Notification and/or Suit Warning Letter
8/9/23	Complete	Paralegal Review File and Forward Lien to Court To Be Filed. Lien filed securing assessments through December 2023.
8/9/23	Complete	Research Bankruptcy Status Pursuant to bankruptcy research, currently there is no active bankruptcy filing. (Maria)
8/9/23	Complete	Research Bankruptcy Status Pursuant to bankruptcy research, currently there is no active bankruptcy filing. (Carlos)
8/9/23	Complete	Verify Ownership Of Property Through Land Records Pursuant to land records research, debtors remain the current owners of the property.
6/9/23	Complete	Prepare Memorandum of Lien and Forward to Client for Signature
6/9/23	Complete	Correspondence with Management Pursuant to correspondence received from management, the lien will need to be resent.
6/8/23	Complete	Correspondence with Management Correspondence sent to management requesting an update on the return of the signed lien.
4/4/23	Complete	Prepare Notice of Acceleration
4/4/23	Complete	Prepare Memorandum of Lien and Forward to Client for Signature Please return the signed lien as soon as possible.
2/28/23	Complete	Prepare Lien Warning Letter
1/3/23	Complete	Prepare Updated Balance Letter to Debtor
11/1/22	Complete	Prepare Lien Notification and/or Suit Warning Letter
11/1/22	Complete	Paralegal Review File and Forward Lien to Court To Be Filed. Lien secures assessments through December 2022.
11/1/22	Complete	Research Bankruptcy Status Pursuant to bankruptcy research, currently there is no active bankruptcy filing. (Garcia Perez)
11/1/22	Complete	Research Bankruptcy Status Pursuant to bankruptcy research, currently there is no active bankruptcy filing. (Jimenez Medina)
11/1/22	Complete	Verify Ownership Of Property Through Land Records Pursuant to land records research, debtors remain the current owners of the property.
9/23/22	Complete	Prepare Memorandum of Lien and Forward to Client for Signature Please return the signed lien as soon as possible.

9/23/22	Complete	Correspondence with Management Pursuant to correspondence received from management, the President does not have the updated lien and it will need to be resent.
9/22/22	Complete	Correspondence with Management Correspondence sent to management advising that our office has received the signed lien, however, it is the document which was prepared on June 3, 2022 which had already expired and was replaced with the document mailed on July 18, 2022. Management was asked to confirm if the President still has the updated version that she can sign and return or whether the lien needs to be resent.
8/24/22	Complete	Correspondence with Management Correspondence sent to management requesting an update on the return of the signed lien.
7/18/22	Complete	Prepare Memorandum of Lien and Forward to Client for Signature As the signed lien was not returned, it has expired and needed to be revised and resent. Please return the signed lien as soon as possible.
6/1/22	Complete	Prepare Memorandum of Lien and Forward to Client for Signature
6/1/22	Complete	Prepare Lien Warning Letter
4/11/22	Complete	Prepare Validation Notice with Initial 30-day Period to Dispute Debt
4/8/22	Complete	Research Bankruptcy Status Pursuant to bankruptcy research, currently there is no active bankruptcy filing. (Maria)
4/8/22	Complete	Research Bankruptcy Status Pursuant to bankruptcy research, currently there is no active bankruptcy filing. (Carlos)
4/8/22	Complete	Create a New Collection File

Current Liens

<u>Date</u>	<u>Amount</u>	<u>Type</u>
11/1/24	\$723.94	Assessment
8/9/23	\$701.22	Assessment
11/1/22	\$594.11	Assessment

Payments

<u>Date</u>	<u>Amount</u>	<u>Type</u>
4/3/24	\$363.00	Credit Card
3/30/24	\$363.00	Credit Card
2/14/24	\$725.00	Credit Card
1/12/24	\$725.00	Credit Card

Cust. Account# ARW78009

Debtor(s)

Ephram Gulilat, 8009 Folkstone Road, Manassas, VA 20111
Yordanos Tarekegn, 8009 Folkstone Road, Manassas, VA 20111

Property Address(es)

8009 Folkstone Road, Manassas, VA 20111

Account Summary

Assessments	\$303.17
Special Assessments	\$0.00
Violation Charges	\$0.00
Accelerated Assessments	\$0.00
Attorney Fees	\$0.00
Court Costs	\$0.00
Interest	\$0.00
Balance Due	\$303.17

Actions

<u>Date</u>	<u>Status</u>	<u>Description / Remarks</u>
11/25/24	Complete	Prepare Validation Notice with Initial 30-day Period to Dispute Debt
11/12/24	Complete	Research Bankruptcy Status No filings found for Yordanos.
11/12/24	Complete	Research Bankruptcy Status No active filings found for Ephram.
11/12/24	Complete	Create a New Collection File

Current Liens

None

Payments

None

Cust. Account# ARW59617

Debtor(s)

Adam Harris, 9617 Dairymaid Court, Manassas, VA 20111
Tisa Forrest Harris, 9617 Dairymaid Court, Manassas, VA 20111

Property Address(es)

9617 Dairymaid Court, Manassas, VA 20111

Account Summary

Assessments	\$303.17
Special Assessments	\$0.00
Violation Charges	\$80.00
Accelerated Assessments	\$0.00
Attorney Fees	\$0.00
Court Costs	\$0.00
Interest	\$0.00
Balance Due	\$383.17

Actions

<u>Date</u>	<u>Status</u>	<u>Description / Remarks</u>
12/2/24	Complete	Prepare Validation Notice with Initial 30-day Period to Dispute Debt
12/2/24	Complete	Correspondence with Management Pursuant to correspondence received from management, the violation was corrected on November 6, 2024 and they do not have any photos.
11/26/24	Complete	Paralegal Review of Violation Charge Notices for Forwarding to Attorney
11/25/24	Complete	Correspondence with Management Correspondence sent to management requesting copies of the violation documentation as well as any photos that were taken.
11/12/24	Complete	Research Bankruptcy Status No filings found for Adam.
11/12/24	Complete	Research Bankruptcy Status No filings found for Tisa.
11/12/24	Complete	Create a New Collection File

Current Liens

None

PaymentsNone

Cust. Account# ARW158084**Debtor(s)**

Daniela Sanchez, 8084 Station Road, Manassas, VA 20111

Property Address(es)

8084 Station Road, Manassas, VA 20111

Account Summary

Assessments	\$303.17
Special Assessments	\$0.00
Violation Charges	\$0.00
Accelerated Assessments	\$0.00
Attorney Fees	\$0.00
Court Costs	\$0.00
Interest	\$0.00
Balance Due	\$303.17

Actions

<u>Date</u>	<u>Status</u>	<u>Description / Remarks</u>
11/25/24	Complete	Prepare Validation Notice with Initial 30-day Period to Dispute Debt
11/12/24	Complete	Research Bankruptcy Status No filings found.
11/12/24	Complete	Create a New Collection File

Current Liens

None

PaymentsNone

Cust. Account# ARW68178**Debtor(s)**

Cinthian Karina Varela Dubon, 8178 Dickinson Court, Manassas, VA 20111

Katherine G. Varela, 8178 Dickinson Court, Manassas, VA 20111

Property Address(es)

8178 Dickinson Court, Manassas, VA 20111

Account Summary

Assessments	\$928.73
Special Assessments	\$0.00
Violation Charges	\$0.00
Accelerated Assessments	\$0.00
Attorney Fees	\$428.69
Court Costs	\$126.00
Interest	\$0.00
Balance Due	\$1,483.42

Actions

<u>Date</u>	<u>Status</u>	<u>Description / Remarks</u>
12/12/24	Complete	Prepare Lawsuit Civil suit prepared and scheduled for a hearing in the Prince William County General District Court on February 18, 2025.
12/12/24	Complete	Research Bankruptcy Status Pursuant to bankruptcy research, currently there is no active bankruptcy filing. (Varela)
12/12/24	Complete	Research Bankruptcy Status Pursuant to bankruptcy research, currently there is no active bankruptcy filing. (Dubon)
12/12/24	Complete	Verify Ownership Of Property Through Land Records Pursuant to land records research, debtors remain the current owners of the property.
11/19/24	Complete	Prepare Civil Suit Affidavit for Forwarding to Client for Signature
11/19/24	Complete	Research Bankruptcy Status Pursuant to bankruptcy research, Wendy Varela filed Chapter 7 Bankruptcy on August 7, 2024 and was granted a discharge on November 12, 2024. The pre-petition balance must be written-off as it pertains to Wendy.
11/19/24	Complete	Research Bankruptcy Status Pursuant to bankruptcy research, currently there is no active bankruptcy filing. (Katherine)
11/19/24	Complete	Research Bankruptcy Status Pursuant to bankruptcy research, currently there is no active bankruptcy filing. (Cinthian)
11/19/24	Complete	Verify Ownership Of Property Through Land Records Pursuant to land records research, debtor remain the current owners of the property.
11/4/24	Complete	Prepare Civil Suit Affidavit for Forwarding to Client for Signature
9/5/24	Complete	Prepare Lien Notification and/or Suit Warning Letter
8/5/24	Complete	Paralegal Review File and Forward Lien to Court To Be Filed. Lien filed securing assessments through December 2024.
8/5/24	Complete	Research Bankruptcy Status Pursuant to bankruptcy research, currently there is no active bankruptcy filing. (Wendy)
8/5/24	Complete	Research Bankruptcy Status Pursuant to bankruptcy research, currently there is no active bankruptcy filing. (Katherine)
8/5/24	Complete	Research Bankruptcy Status Pursuant to bankruptcy research, currently there is no active bankruptcy filing. (Cinthian)
8/5/24	Complete	Verify Ownership Of Property Through Land Records Pursuant to land records research, debtors remain the current owners of the property.
7/2/24	Complete	Prepare Memorandum of Lien and Forward to Client for Signature
6/4/24	Complete	Prepare Lien Warning Letter
4/1/24	Complete	Prepare Validation Notice with Initial 30-day Period to Dispute Debt
3/14/24	Complete	Research Bankruptcy Status No filings found for Cinthian.
3/14/24	Complete	Research Bankruptcy Status No filings found for Katherine.
3/14/24	Complete	Research Bankruptcy Status No filings found for Wendy.
3/14/24	Complete	Create a New Collection File

Current Liens

<u>Date</u>	<u>Amount</u>	<u>Type</u>
8/5/24	\$779.87	Assessment

Payments

None

**Homeowner Violations**

Arrowood Homeowners Association, Inc.

All Levels
(01/01/2009 - 01/06/2025)Date: 1/6/2025
Time: 6:33 pm
Page: 1

Account #	Homeowner Name	Address	Lot / Block
ARW29844	Steven Bishop	9844 Arrowood Drive	(Current Owner)

405667 Type: 7 Day Covenant Violations

Violations Initial Date: 12/03/2024 Level: 1st Notice Next Contact: Escalation Date: 12-13-2024

Shrubs

Desc: Please trim back all bushes along the front and side as they are impeding the sidewalk.

12/03/2024 : Level 1st Notice Violation created by Kelly Beavers:
7 Day Covenant Violations 12/3/2024
Shrubs Please trim back all bushes along the front and side as they are impeding the sidewalk.
Level: 1st Notice

ARW29924	Sandhu Gurmanpreet	9924 Arrowood Drive	(Current Owner)
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405487 Type: 7 Day Covenant Violations

Violations Initial Date: 11/25/2024 Level: 1st Notice Next Contact: Escalation Date: 12-05-2024

Holiday Lighting/Decorations

Desc: Remove the Halloween standing skeleton decorations (x2) from the front yard.

11/25/2024 : Level 1st Notice Violation created by Kelly Beavers:
7 Day Covenant Violations 11/25/2024
Holiday Lighting/Decorations Remove the Halloween standing skeleton decorations (x2) from the front yard.
Level: 1st Notice

ARW29929	Justin Kim	9929 Arrowood Drive	(Current Owner)
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402593 Type: 30 days Non-Walkthru

Violations Initial Date: 09/23/2024 Level: 1st Notice Next Contact: 10/23/2024 Escalation Date: 10-23-2024

Fences

Desc: Right side fence panel needs to be re-secured, and replace warped fence picket.

09/23/2024 : Level 1st Notice Violation created by Kelly Beavers:
30 days Non-Walkthru 9/23/2024
Fences Right side fence panel needs to be re-secured, and replace warped fence picket.
Level: 1st Notice

ARW68178	Wendy & Cinthian Dubon & Katherine V.	8178 Dickinson Court	(Current Owner)
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380203 Type: No Approval on File

Violations Initial Date: 03/13/2024 Level: First NOA Next Contact: Escalation Date: 04-12-2024

No Approval on File

Desc: No approved architectural application on file for the three fences. Please submit an application for approval.

03/13/2024 : Level First NOA Violation created by Kelly Beavers:
No Approval on File 03/13/2024
No Approval on File No approved architectural application on file for the three fences. Please submit an application for approval.
Level: First NOA

ARW88124	Janalea Jai Lopez & Antonio Lopez, III	8124 Fruit Wood Court	(Current Owner)
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404179 Type: Resale Violation

Violations Initial Date: 09/09/2024 Level: 1 Next Contact: Escalation Date:

Disclosure Violation

Desc: (1)Clean left side siding to remove dirt and algae stains.
(2)Foundation walls need cleaning or painting to remove dirt stains.(3)All landscaping beds need attention, removal of weeds, etc.(4)Both left and right-side attic vents have areas of wood rot, needs repair and paint.

**Homeowner Violations**

Arrowood Homeowners Association, Inc.

All Levels
(01/01/2009 - 01/06/2025)**Date:** 1/6/2025
Time: 6:33 pm
Page: 2

Account #	Homeowner Name	Address	Lot / Block
09/09/2024 : Level 1 Violation created by Kelly Beavers: Resale Violation 9/9/2024 Disclosure Violation (1)Clean left side siding to remove dirt and algae stains.(2)Foundation walls need cleaning or painting to remove dirt stains.(3)All landscaping beds need attention, removal of weeds, etc. (4)Both left and right-side attic vents have areas of wood rot, needs repair and paint. Level: 1			
Violations	Initial Date: 09/09/2024	Level: 1	Next Contact: Escalation Date:
Disclosure Violation		Desc: (5)Right side siding needs to be cleaned to remove dirt and algae stains.(6)Right side landscaping border (bricks) need to be neatly fixed.(7)Replace several missing concrete paver stepping stones (right rear side, inside fence gate going towards rear deck), or remove all the concrete stepping stones so that it is uniform.	
09/09/2024 : Level 1 Violation created by Kelly Beavers: Resale Violation 9/9/2024 Disclosure Violation (5)Right side siding needs to be cleaned to remove dirt and algae stains.(6)Right side landscaping border (bricks) need to be neatly fixed.(7)Replace several missing concrete paver stepping stones (right rear side, inside fence gate going towards rear deck), or remove all the concrete stepping stones so that it is uniform. Level: 1			
ARW88124	Monica Labib & Silvia Labib	8124 Fruitwood Court	(Previous Owner)
401728 Type: Resale Violation			
Violations	Initial Date: 09/09/2024	Level: 1	Next Contact: Escalation Date:
Disclosure Violation		Desc: (1)Clean left side siding to remove dirt and algae stains. (2)Foundation walls need cleaning or painting to remove dirt stains.(3)All landscaping beds need attention, removal of weeds, etc.(4)Both left and right-side attic vents have areas of wood rot, needs repair and paint.	
09/09/2024 : Level 1 Violation created by Kelly Beavers: Resale Violation 9/9/2024 Disclosure Violation (1)Clean left side siding to remove dirt and algae stains.(2)Foundation walls need cleaning or painting to remove dirt stains.(3)All landscaping beds need attention, removal of weeds, etc. (4)Both left and right-side attic vents have areas of wood rot, needs repair and paint. Level: 1			
Violations	Initial Date: 09/09/2024	Level: 1	Next Contact: Escalation Date:
Disclosure Violation		Desc: (5)Right side siding needs to be cleaned to remove dirt and algae stains.(6)Right side landscaping border (bricks) need to be neatly fixed.(7)Replace several missing concrete paver stepping stones (right rear side, inside fence gate going towards rear deck), or remove all the concrete stepping stones so that it is uniform.	
09/09/2024 : Level 1 Violation created by Kelly Beavers: Resale Violation 9/9/2024 Disclosure Violation (5)Right side siding needs to be cleaned to remove dirt and algae stains.(6)Right side landscaping border (bricks) need to be neatly fixed.(7)Replace several missing concrete paver stepping stones (right rear side, inside fence gate going towards rear deck), or remove all the concrete stepping stones so that it is uniform. Level: 1			
ARW119565	Stephen Burton & Valerie Burton	9565 Linden Wood Road	(Current Owner)
402977 Type: 7 Days			
Violations	Initial Date: 10/02/2024	Level: 1st Notice	Next Contact: Escalation Date: 10-12-2024

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**Homeowner Violations**

Arrowood Homeowners Association, Inc.

All Levels
(01/01/2009 - 01/06/2025)Date: 1/6/2025
Time: 6:33 pm
Page: 3

Account #	Homeowner Name	Address	Lot / Block
Lawn Desc: Lawn needs mowing and edging. Maintenance/Landscaping/Yard Debris 10/02/2024 : Level 1st Notice Violation created by Kelly Beavers: 7 Days 10/2/2024 Lawn Maintenance/Landscaping/Yard Debris Lawn needs mowing and edging. Level: 1st Notice			
ARW119580	Aven Ahmad & Hogir Rahim	9580 Linden Wood Road	(Current Owner)
401783 Type: 30 days Non-Walkthru			
Violations	Initial Date: 09/10/2024	Level: 1st Notice	Next Contact: Escalation Date: 10-10-2024
Siding Desc: Clean right side siding to remove dirt and algae stains. 09/10/2024 : Level 1st Notice Violation created by Kelly Beavers: 30 days Non-Walkthru 9/10/2024 Siding Clean right side siding to remove dirt and algae stains. Level: 1st Notice			
Violations	Initial Date: 10/02/2024	Level: 1st Notice	Next Contact: Escalation Date: 10-12-2024
Lawn Desc: Lawn needs mowing and edging. Maintenance/Landscaping/Yard Debris 10/02/2024 : Level 1st Notice Violation created by Kelly Beavers: 7 Days 10/2/2024 Lawn Maintenance/Landscaping/Yard Debris Lawn needs mowing and edging. Level: 1st Notice			
ARW139628	Michael Petscavage III & Heidi Petscava	9628 Manassas Forge Drive	(Previous Owner)
375615 Type: No Approval on File			
Violations	Initial Date: 10/24/2023	Level: First NOA	Next Contact: Escalation Date: 11-23-2023
No Approval on File Desc: No approved architectural application on file for the rear patio and screened deck. Please submit an application for approval. 10/26/2023 : Level First NOA Violation created by Kelly Beavers: No Approval on File 10/24/2023 No Approval on File No approved architectural application on file for the rear patio and screened deck. Please submit an application for approval. Level: First NOA			
ARW139755	James G. Downs	9755 Manassas Forge Drive	(Previous Owner)
391533 Type: Resale Violation			
Violations	Initial Date: 06/05/2024	Level: 1	Next Contact: Escalation Date:
Disclosure Violation Desc: (1)Clean rear siding in its entirety to remove dirt and algae stains.(2)Clean right side siding to remove dirt stains.(3)All white trim boards around rear ground level deck needs to be painted, chipped paint, and stained 06/05/2024 : Level 1 Violation created by Kelly Beavers: Resale Violation 6/5/2024 Disclosure Violation (1)Clean rear siding in its entirety to remove dirt and algae stains.(2)Clean right side siding to remove dirt stains.(3)All white trim boards around rear ground level deck needs to be painted, chipped paint, and stained Level: 1			
Violations	Initial Date: 06/05/2024	Level: 1	Next Contact: Escalation Date:

**Homeowner Violations**

Arrowood Homeowners Association, Inc.

All Levels
(01/01/2009 - 01/06/2025)Date: 1/6/2025
Time: 6:33 pm
Page: 4

Account #	Homeowner Name	Address	Lot / Block
Disclosure Violation Desc: (4)Rear ground level deck railing needs to be cleaned or painted to remove stains.(5)Rear bump-out fascia board needs painting, chipped paint and stained.(6)Decorative trim above x3 front windows needs cleaning or painting to remove stains. 06/05/2024 : Level 1 Violation created by Kelly Beavers: Resale Violation 6/5/2024 Disclosure Violation (4)Rear ground level deck railing needs to be cleaned or painted to remove stains. (5)Rear bump-out fascia board needs painting, chipped paint and stained.(6)Decorative trim above x3 front windows needs cleaning or painting to remove stains. Level: 1			
Violations	Initial Date: 06/05/2024	Level: 1	Next Contact: Escalation Date:
Disclosure Violation Desc: (7)All landscaping beds around the home need to be weeded. 06/05/2024 : Level 1 Violation created by Kelly Beavers: Resale Violation 6/5/2024 Disclosure Violation (7)All landscaping beds around the home need to be weeded. Level: 1			
ARW139755	Adam R. Jelinek	9755 Manassas Forge Drive	(Current Owner)
394664 Type: Resale Violation			
Violations	Initial Date: 06/05/2024	Level: 1	Next Contact: Escalation Date:
Disclosure Violation Desc: (1)Clean rear siding in its entirety to remove dirt and algae stains.(2)Clean right side siding to remove dirt stains.(3)All white trim boards around rear ground level deck needs to be painted, chipped paint, and stained 06/05/2024 : Level 1 Violation created by Kelly Beavers: Resale Violation 6/5/2024 Disclosure Violation (1)Clean rear siding in its entirety to remove dirt and algae stains.(2)Clean right side siding to remove dirt stains.(3)All white trim boards around rear ground level deck needs to be painted, chipped paint, and stained Level: 1			
Violations	Initial Date: 06/05/2024	Level: 1	Next Contact: Escalation Date:
Disclosure Violation Desc: (4)Rear ground level deck railing needs to be cleaned or painted to remove stains.(5)Rear bump-out fascia board needs painting, chipped paint and stained.(6)Decorative trim above x3 front windows needs cleaning or painting to remove stains. 06/05/2024 : Level 1 Violation created by Kelly Beavers: Resale Violation 6/5/2024 Disclosure Violation (4)Rear ground level deck railing needs to be cleaned or painted to remove stains. (5)Rear bump-out fascia board needs painting, chipped paint and stained.(6)Decorative trim above x3 front windows needs cleaning or painting to remove stains. Level: 1			
Violations	Initial Date: 06/05/2024	Level: 1	Next Contact: Escalation Date:
Disclosure Violation Desc: (7)All landscaping beds around the home need to be weeded. 06/05/2024 : Level 1 Violation created by Kelly Beavers: Resale Violation 6/5/2024 Disclosure Violation (7)All landscaping beds around the home need to be weeded. Level: 1			
ARW158001	Bimala Shah	8001 Station Road	(Current Owner)
405302 Type: 7 Days			
Violations	Initial Date: 10/31/2024	Level: Hearing	Next Contact: 01/09/2025 Escalation Date: 11-21-2024
Miscellaneous Desc: Basement rental listing must be taken down. House can only be rented out as a whole per the Declaration.			



Homeowner Violations

Arrowood Homeowners Association, Inc.

All Levels
(01/01/2009 - 01/06/2025)

Date:1/6/2025

Time:6:33 pm

Page:5

Account #	Homeowner Name	Address	Lot / Block
11/19/2024 :	Level 1st Notice Violation created by Haley Furr: 7 Days 10/31/2024 Miscellaneous Basement rental listing must be taken down. House can only be rented out as a whole per the Declaration. Level: 1st Notice		
11/20/2024 :	Violation changes by Kelly Beavers: -level changed from 1st Notice to Hearing		