

**Dawson Landing Homeowners Association
General Membership Meeting
Thursday, May 25, 2006
Ferlazzo Building Auditorium**

Mr. John Sokolsky, president of the Dawson Landing HOA Board, introduced himself, and both members present and not present.

He described his efforts to with the community website, indicated that he removed the password protection, and posted HOA Board Meeting Minutes through April 2006. He asked volunteers who can work with Java, for approximately one hour per month to support this website support.

Mr. Doug Eagles resigned via email letter his position as the HOA Treasurer. Mr. Sokolsky called for volunteers for the position. Mr. Paul McCann volunteered for the position.

Presentations

Prince William County Great Scapes Residential Water Quality Program

Mr. Sokolsky then introduced Ms. Julie Cochran of the Virginia Cooperative Extension. Ms. Cochran is a Water Quality Technician and Master Gardener Volunteer. She presented information on the Great Scapes Residential Water Quality Program, which began in 1990 in Lake Montclair.

Dawson Landing residents who wish to participate must complete and submit to the county program an Enrollment Form application by Friday, 2 June. The program will be in Dawson Landing June 5 through 9. Due to program funding constraints, this is the only time available before the program will end this year due to funding constraints.

A \$10 fee includes one soil test, and shipping and handling to the lab for analysis. The program Master Gardener volunteer will visit, measure your property square footage, and take a soil sample (6 to 8 subsamples for your property which are evaluated together) for testing and assess lawn condition. They then develop and provide a customized nutrient management plan for lime and fertilizer. This plan is valid for three years, upon which the soil should be reassessed for progress.

Ms. Cochran presented information from the assessment done for HOA Board Member Richard Ricardelli, which indicated that large amounts of lime were required for several successive months.

Suggested lawn treatment: Annual core aeration, annual overseeding, proper mowing height, proper watering, timely application of fertilizer. Fertilize in the fall, not the spring. Should lightly fertilize in May, and fertilize in both September and October.

Contact the Horticulture Hotline at (703)792-7747, master_gardener@pwcgov.org

As well, there is a Plant Clinic at Chinn on Tuesdays through September 26th, from 6:30pm to 8pm. You can bring plants to be looked at.

Rippon Center Development

Mr. Sokolsky introduced and thanked developer representatives from Hazel Land Companies (who also developed Riverside Station) and Riverside Park LLC. They presented the proposed development of Rippon Center. The proposed location is 11 acres of property at the end of Rippon Blvd. on both sides of Farm Creek Road. This includes development on the new VRE section of commuter parking lot, which VRE currently leases from the developer, and the property across from it and behind the Riverside Station apartments. The developer has owned this property for sixteen years.

The County Board of Supervisors designated it a "Mass Transit Node" two years ago. The property owner has submitted a request for rezoning from manufacturing to planned mixed residential/commercial business. The public hearing is scheduled for 7 June. This will be followed by a Board of Supervisors meeting 30 to 60 days later.

The proposed development will take 14 years, beginning in 2008 with the construction of three residential buildings with small scale retail such as coffee shops, day care, and cleaners. The main office space would be the last of four buildings to be constructed, the size of which would be determined by demand. Each proposed building would be ten stories tall, above an additional three levels of parking. The exact height won't be known until it is determined if any of the parking can be built underground. The developer provided pictures as to how this would impact the view of some Dawson Landing residents. This was a major concern/issue for many residents present at the meeting.

The developer will proposed a mixed residential and commercial "high density" development, with 550 homes. This proposal won an award from the Urban Land Institute for "Smart Growth". Each condominium would cost between \$400,000 and \$800,000, for one and two bedroom units. Each would have approximately 2 parking spaces.

The developer has proposed \$4.5M to provide between 200 and 300 parking spaces in a parking garage located under a 10 story building to be located on the current VRE section of commute parking identified above. This would have a separate entrance and exit for VRE riders only. According to the developer, the county has indicated that they would want the rest of this money to go to the VRE for additional trains, etc. They purportedly identified this as a greater priority than the widening of Rippon Blvd. During construction, there would be a temporary VRE commuter lot across the street from the current lot, with an entrance on Farm Creek Rd. Dawson Landing residents voiced concern over construction traffic through our neighborhood, which the developer said that they would direct onto Farm Creek and Featherstone. As well, residents were very concerned about traffic, lane blocking and back-up getting to the VRE due to the construction trucks.

The developer also, as part of their proffers, would have to commit additional funds to the schools, parks and recreation, fire and rescue, and other efforts such as the portion of the Potomac Heritage Trail that falls within their property.

Residents voiced concerns about high intensity lighting, potential FAA-required strobe lights due to the height of the proposed buildings, and additional potential devices placed on top of the buildings

A very big concern of the residents is the developer-estimated 7,000 car trips per day on Rippon Blvd due to this proposed project.

HOA Business Presented by Mr. Sokolsky, HOA President

TRASH COLLECTION

John Sokolsky, DL HOA President, presented the findings of his efforts in the consolidated trash collection effort. A few residents did not want to turn this over to the HOA. To enforce this consolidated trash collection effort, the HOA would have to have 90% of 260 residents vote for a by-law change. \$450 has been expended to date on researching this effort, including mailings and lawyer fees to assess legal ramifications and liabilities. Residents at the meeting asked that the HOA to continue forward with this effort, probably requiring a door-to-door effort to get 90% of the residents/HOA members to vote.

PET COURTESY

In consideration of our fellow neighbors, the HOA asks that residents keep their pets on leashes, and as well prevent having the pets roam onto other homeowners' properties. Prince William County has leash laws pertaining to both dogs and cats. Several neighbors have brought this issue and cited violations to the HOA.

General Membership Meeting Attendance

John Sokoksky
Carl Rice
Rick Ricardelli
Lauren Blue
Jane Morrissey

Mark Kaulius
John McManus
Irving and Loretta Graves
Tom Booth
Larry Gallagher
Shaun and Kesha Brazeal
Paul McCann
David and Deborah Conner
Al and Dianne Ross
Glenn Mickle

EXECUTIVE BOARD MEETING

Carl Rice, Lauren Blue, and John Sokolsky met to accomplish board business.

Treasurer Business:

Mr. Eagles provided the following checks, which were accepted by the board:

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| * Pine Ridge Landscaping | \$1,620 | |
| * Chadwick, Washington, Moriarity, Elmore, and Burr (Legal Counsel) | | \$232.19 |

Mr. Paul McCann (mccannclanva@comcast.net) volunteered to be the new HOA Treasurer. Mr. Sokolsky will discuss options with MJF, Associates to minimize risk to board members.

MJF, Associates sent a letter to the HOA Board asking to write-off a short list liens, mostly for dues not paid by individuals who went bankrupt. The amount of these dues ranged from approximately \$40 to \$300. The attending Board Members agreed, as the legal fees to follow-up would outweigh the benefit.

Mr. Rice and Mr. Sokolsky reviewed and discussed a letter sent by a resident regarding complaints against another property owner regarding various HOA rule violations, including having a boat on the property. They discussed a path forward to inform the new homeowners of HOA requirements.