



**Dawson Landing Homeowners Association
Board of Directors
Post Office Box 4401
Woodbridge, VA 22194**

Greetings Dawson Landing Homeowners

June 7th, 2009

I would like to provide you an update on several areas that your board of directors is working on now and over the past year. Dawson Landing has now entered a more static phase of maintenance as the development in the community area is essentially completed. One challenge is that more homes are now in a rental status and in some cases this presents maintenance and yard upkeep issues. While the board strives to be pragmatic and practical in managing our community interests it is to our mutual benefit to ensure that all homeowners abide by the HOA covenants and bylaws. I encourage residents to become involved with the board members and to provide us with feedback. We have a small group of active members and it would be very helpful to expand this to more members of the community.

Communications with the Board and Community

Our primary source of communication with the community is through our website which has all of the email addresses for the HOA board. The website is www.dawsonlanding.com. We have chosen this resource because of the cost savings it provides, and that the internet is a primary means of communication today. We have several areas to improve such as posting of recent board minutes, but this site allows us to post message banners with community announcements. I encourage you to bookmark it, and set your system to notify you when changes occur.

Complaint Procedures for the HOA

The State of Virginia passed a law affecting Home Owners Associations in 2008. The law requires that each HOA establish procedures for homeowners and residents to send complaints to the HOA for review and response. If the HOA fails to respond, or the response is not acceptable the homeowner or resident can forward the complaint and HOA response to a state Ombudsman for review and resolution. The procedures for Dawson Landing HOA simply require the homeowner or resident to provide notice in writing through a letter to the board of directors or an email to the board. A simple form will be developed and posted on the website, as well as the contact information for the state ombudsman.

Semi-Annual Dues Mail Out Procedures

In response to complaints and input at the November 2008 semi-annual meeting we have changed the mailing procedures for our semi-annual dues notices and billings. Starting with this mailing, dues notices will be mailed about 3 weeks earlier on 10 June and 10 December each year. Dues are due on 1 July and 1 January and will be considered delinquent if not received by 25 July or 25 January. The HOA pursues a lien on homes that fail to pay the assessed HOA dues.

Slope Work on Wigeon Way

Severe slope deterioration along Wigeon Way began in the spring of 2008. Almost a dozen homes on the west side of Wigeon experienced a land slide or are in danger of the slope falling. Prince William County agreed to conduct a project to fix this problem. The County entered into agreements with each affected homeowner to conduct a major earthwork project to remedy the slope failures. Dawson Landing HOA approved a right away agreement with the county to allow an entry point for the work though HOA common property along Rippon Boulevard. This entry point will be on the south side of Rippon Blvd at about the point where the guard rail ends. Work is expected to begin in late June and be completed by October 2009. This project is considered a private venture with each homeowner; the HOA does not incur any liability regarding each homeowner's lot. The contractor will restore the entry point upon completion of the work. County and contractor representatives will present an overview of the project at the June 11, 2009 HOA board meeting.

Marsh Overlook Pond Maintenance

Dawson Landing has seven water control areas in the community. All of these areas are fenced off and landscaping was put in place. Six of them are considered dry storage areas, meaning they drain within a certain timeframe. The exception is the pond on Marsh Overlook Drive. This area was designated as a wet storage area in 2007 by Prince William County. The county monitors the pond and conducts mosquito testing through the spring and summer and early fall. Because of the significant algae issues in the summer of 2008, the board of directors had reviews of the pond conducted by two firms specializing in maintaining this type of pond. One firm provided information that this type pond is intended to serve as a collection basin for toxins (excess fertilizer and oils) and takes 3-4 years to stabilize and grow sufficient water plants to stop the algae blooms. Costs estimate proposals were for about \$4,000 for annual maintenance to clean algae and trash, or about \$7500 to install an aeration system to circulate the water to inhibit the algae blooms. Based on these cost estimates and the recommendation from one firm the board of directors determined the best course of action this year is to allow the pond to continue to stabilize in its development. Drainage into this pond comes from all homes on Marsh Overlook, Bald Eagle, Duckling, and Eiderdown. Residents are encouraged to avoid excessive fertilization or fertilizing when rain is forecast to minimize the runoff into the pond. A fair amount of trash accumulates in the pond from loose drink containers, items that spill from garbage collection, or just plain carelessness. We ask that all residents help in maintaining the pond.

Crime Prevention

The incidence of minor crime has increased throughout the county this past year. Our neighborhood has not experienced a significant increase but there have been several thefts from cars in driveways and attempted burglaries in neighborhoods adjacent to Dawson Landing. The board considered a request to establish a community watch program and established contact with the County Police to explore setting up a community watch. These programs are very beneficial, but they require substantial volunteer effort and time. The board will pursue establishing a watch program if we are able to find a volunteer coordinator and sufficient residents willing to participate. A neighborhood of our size requires at least a dozen members to maintain a watch. If anyone is interested please contact the board of directors at any of our email addresses.

Common Area Maintenance

We are in the third year of service from the grounds maintenance and landscaping company that does the mowing, mulching, and watering of the HOA common areas. The HOA budgeted \$26,730 for this year. This is the single largest expense the HOA incurs. Landscaping programs are separate from the maintenance program. The board will rebid this contract in the fall of 2009 for the 2010 maintenance season.

ARB Committee

As we busy ourselves with Spring and Summer projects, the Architectural Review Board (ARB) would like to remind homeowners and residents of Dawson Landing of the ARB's Criteria and Standards to maintain their homes to ensure that Dawson Landing will be an excellent single-family home community. Lawn and yard maintenance, replacement of rusted and rotted mailboxes and posts, and replacement of missing or dangling shutters are some projects that should be taken now to enhance the overall environment of the community. With more residents taking walks within the community, pet owners are reminded to clean up after their pets. Improvements and changes to residences should be submitted for review and approval by the ARB to assure residents that the standards of design quality will be maintained. To obtain information related to the Dawson Landing HOA Architectural Review Board's Criteria and Standards, please visit www.dawsonlanding.com.

As a reminder, the HOA Board of Directors meets the second Thursday of the month at 7:30pm at the Ferlazzo Building in Supervisor Principi's conference room. These are open meetings and any homeowner may attend. I encourage everyone to use our website, and contact a board member if you have questions.

William Rigby, President Dawson Landing HOA, rigs80@yahoo.com