



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

Greetings Dawson Landing Homeowners

October 29, 2009

I would like to provide you with an update on items of interest to the community and actions that the board of directors is considering. We have a small group of active members and it would be very helpful to expand this to more members of the community. If you are interested in volunteering as a board member or assisting with the landscape or architectural review committees please contact any member of the board.

Semi-Annual Dawson Landing Homeowners meeting is scheduled for 12 November 2009 at 7:30 pm. This meeting will be held in the Leesylvania Room at the Ferlazzo building off of Cardinal Drive.

The agenda for this meeting will provide homeowners with an update on our annual budget and spending plan. We will also provide a report from the architectural review board.

The main business item to be discussed will be landscape maintenance and installation of new landscaping projects on common areas. The board will conduct an evaluation of bids for the landscape maintenance contract for 2010. Valley Crest Landscape Maintenance (formerly Pine Ridge Landscaping) has had the contract since 2005. In August 2009 the board approved advertising for bids on our 2010 landscape maintenance contract. A request for proposal was sent to four companies. The request for proposal also asked prospective companies to submit cost proposals for new landscaping ideas in common areas. The proposals are due by 10 November 2009 and will be considered by the board at the November meeting.

In July 2009 the board received a letter of concern signed by eleven homeowners regarding landscaping actions and a lack of information on the website. The letter stated that these homeowners did not want any decisions made regarding landscaping without better disclosure of issues and costs. The letter also suggested that any landscaping improvements should be made on Rippon Boulevard rather than in other common areas of the community. Based on this letter the board deferred landscaping actions for 2009 until the next semi-annual meeting.

The request for proposal asks companies to submit estimates to improve the landscaping and mitigate soil erosion for the pond area on Marsh Overlook drive. The proposal suggests that fencing similar to that along the water control area on Rippon Drive be installed on Marsh Overlook. The intent of the board is to provide a consistent appearance in the community. The board has not advocated additional landscaping along Rippon Boulevard because all common areas have been landscaped and remaining areas belong to the state for the right of way for Rippon Boulevard or are on individual homeowner's property. The landscaping installed on homeowner lots (primarily evergreen trees) was provided by the developer and conveyed to the homeowners when the county released the developer from his bond for Dawson Landing.

This will be an area of open discussion at the November meeting. All concerned homeowners should attend to provide input and voice their opinion.

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. 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.

Slope Work on Wigeon Way

Severe slope deterioration along Wigeon Way began in the spring of 2008. As noted in the June 2009 letter to residents, Prince William 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 through HOA common property along Rippon Boulevard. 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. The original estimate to complete the project by the end of October, but this has been delayed due to the number of rain days we have experienced this fall.

ARB Committee

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 appearance 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.

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