



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

Greetings Dawson Landing Homeowners

April 25, 2010

The Semi-Annual Dawson Landing Homeowners meeting is scheduled for 13 May 2010 from 7:30 pm to 9 pm. This meeting will be held in the Leesylvania Room at the Ferlazzo building off of Cardinal Drive. This is an open meeting for all Dawson Landing Homeowners.

We have one new at large board member, Mr. Michael Kuzara, who began his term in Jan 2010. 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. 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.

Slope Work on Wigeon Way

The slope work on along Wigeon Way is expected to be complete near the end of May. The amounts of rain and snow over the last six months have delayed this project. Final completion is dependent on the moisture conditions in the soil. There are many tasks to be completed on the dirt fill area which include final grading, seeding, and erosion and sediment control. Once the project is complete the contractor will remove the right of way entry off Rippon Blvd and repair damages on Rippon Blvd. The repair efforts will include concrete and asphalt repair, guardrail replacement, and re-grading of the shoulder areas.

Common Area Landscape Maintenance

The Board of Directors voted to retain Valley Crest Landscape Maintenance Company for 2010 through 2012. This decision was made following an evaluation of bids proposed by three companies. The Board determined that Valley Crest provided the best value with a firm fixed price proposal over the next three years. Mr. Doug Eagles volunteered to serve as the community coordinator with Valley Crest. Should you have any concerns please pass them to one of the board members. Valley Crest has begun the 2010 maintenance season. They have mulched the common areas and started mowing.

Spring Cleanup and Property Maintenance

We have many members of the community who regularly walk the neighborhood and provide input on areas to be improved or repaired. This year we seem to have more trash items flowing through the drain systems. This trash ends up in the pond on Marsh Overlook or in the drainage areas on Herron and Teal Way. We have two homeowners that have drains empty at the edge of their property. Please look after and pick up trash and debris along the streets or curbs, be careful when setting your recycle bins out, and remind individuals you may see being careless with trash items.

We have many trees in the community that have died or are in poor condition. Several trees fell this winter. Generally a homeowner is liable for any damage that occurs from a tree on their property. I encourage you to take action to remove dead trees on your property that may pose a damage risk to your neighbors' property or community property. Removal of dead trees does not require ARB or county approval.

Lighting Upgrade to the Dawson Landing entry signs

Over the last several months the Board has discussed and reviewed the cost to install permanent low voltage lighting for the Dawson Landing signs on Rippon Blvd at the intersection of Teal Way and Wigeon streets. These lights will provide illumination of the signs during the evening. The Board voted to approve this action pending final notification to affected homeowners and discussion at the May semi-annual meeting.

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. The ARB conducted a walk through review of every home to evaluate compliance with the standards in the Dawson Landing by-laws and architectural standards guidelines. Both of these documents are posted on the website.

The ARB team noted a large number of violations. Letters of notification and requirement to comply with standards were sent to 34 homeowners. Homeowners have 30 days to comply and bring their property within standards. This represents 12 percent of the homes in our neighborhood. I encourage you to review the standards and to help keep our community one that we can all be proud to live in.

During the walk through many mail boxes were found to be in need of replacement or repair, letters were not sent in all instances regarding mail boxes. Replacing an existing mailbox with one that is similar in color, design, and scale does not require ARB approval; any other permanent changes to or replacement of mailboxes require approval from the Architectural Review Board. The Board routinely approves requests for upgraded or different design mail boxes.

Lawn and yard maintenance is one of the cornerstones to keeping the community looking its best. A healthy lawn inhibits insects and pests, prevents water runoff, and erosion. At the April HOA board meeting the Virginia Cooperative Extension service provided a thorough review of services they provide and a discussion on maintaining healthy landscapes. At the May meeting we will have several kits from the Extension Service for a soil sample and lawn analysis. The testing is done by Virginia Tech for a modest fee (\$10-\$16, based on how many tests are requested).

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.

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.

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