

# **Semi-Annual Dawson Landing Homeowners Association Meeting Minutes**

Wednesday, 12 November, 2010, a PIZZA and SODA social took place prior to the meeting from 6:30 to 7:30 pm in the Leesylvania Room. The meeting convened at 7:30 pm. The following persons participated:

Board Members Present

William Rigby (President)  
Tom Booth (Secretary)  
Virginia Rockelman (ARB Chair)  
Michael Kuzara (Member)  
Jack Samar (Member)

Absent

Robin Borum (Treasurer)  
Reed Grabowski-(Member)

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Guests:

Officer Marcia Whaley-Guest (PW County Police)  
Mike Lugilie, Charlie Kieler, Susan Flanigan-Guests (Kettler Development)

Residents:

Mike Rockelman	Margaret Kline
Chris Booth	Sherry Samar
Tina & Myron Schrecongost	Mark & Jannie McNeil
Doug & Joyce Eagles	Beverly & Mark McAlister
Steve & Marilyn Cox	Chet & Kristin Young
Winnie Miller	Jane Morrissey
Stephen Borovicka	Loretta Graves
William & Melanie Reha	

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1.0 Welcome & Administrative Matters

1.1 Bill Rigby convened the meeting

2.0 Guest Speakers

2.1 PW County Police Officer Marcia Whaley from the PW County Police briefed those present on PW County's crime prevention safety and neighborhood watch programs. She passed out Crime Reporting brochures, a Neighborhood Watch Report and Information Handbook. She solicited for volunteers present to head a Dawson Landing Neighborhood Watch program. No takers at the meeting, but Officer Whaley said to call her (703-792-4412) if/when there is interest in starting a program.

2.2 Kettler Construction Company representative, Charlie Kieler provided a short overview of the proposed 550 unit condominium and apartment complex next to the Rippon VRE Train Station. His overview included illustrations of the proposed architecture and interior design of the condos/apartments. He also elaborated some on the Heritage Trail project.

3.0 Committee Reports/Recommendations

3.1 Tom Booth summarized the meeting minutes from the October HOA board meeting. The minutes were approved by voice vote.

3.2 Treasurer's Report presented by Bill Rigby. Voice vote approved....

3.2.1 See attached

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### 3.3 Architectural Review Board

3.3.1 Virginia Rockelman reported there have been 12 disclosure packages requests for 2010. In October, 1 disclosure request for a home located on Egret Court.

3.3.2 Virginia reported that since March 2010 she distributed 74 HRB violation letters. Since early October 4 letters were delivered, 2 homeowners have corrected the violation. The other 2 homeowners will receive a second letter requesting them to appear before the HOA Board discussing corrective actions.

3.3.3 Virginia briefed those present on the upcoming common landscaping actions approved by the HOA board. Meadows Farms will perform landscaping actions (tree planting, mulch, shrubs, cleanup) 30 Nov and 1 Dec.

3.3.4 A question was posed regarding whether or not solar panels were IAW Dawson Landing architecture guidance. Discussion resulted in the approval/acceptance of solar panels and the need to insert that topic in the architecture by-laws.

### 4.0 Old Business

4.1 Bill Rigby reported on the progress of the installation of lighting for the Dawson Landing signs. Bill stated that easement paperwork has been the challenge at getting this project underway. He estimates the lighting project should be completed in a few months.

### 5.0 New Business

5.1 Guest, Bill Hylton asked about PW County fixing drainage problems on private property. Bill Rigby responded by stating that PW County will come out and inspect the property and drainage problem. If they determine it is a result of the original grading/landscaping by the developer, that the county would correct the problem.

5.2 Guest, Stephen Borovicka asked about the Wigeon Way drainage work. Bill Rigby stated that the project is not complete and to anticipate early spring for the project to be completed.

5.3 Guest, Steve Cox asked about the status of the Eagle lots. Bill Rigby stated that there has not been any recent activity to his knowledge by the Dawson family, owners of the lots, He said that a waiting period of 5 years (Eagle departure) is required before any building can take place.

6.0 The next HOA meeting will be Thursday, 9 December, 2010, at the Ferlazzo Building.

Meeting Adjourned at 9:15 PM

Attachment: Treasure's Report