



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

**February 24, 2012**

**Greetings Dawson Landing Homeowners,**

I would like to provide you an update on the planning that the Board of Directors is doing for our community. Our intent is to preserve the long term value and enjoyment of Dawson Landing. We have several ideas on how to best do this, and would appreciate your feedback on the spending priorities for the Home Owners Association (HOA).

Please complete the attached questionnaire and return it to the HOA board NLT than 26 March 2012. We have included a stamped and addressed return envelope for your convenience.

**Capital Planning for the Community**

The HOA Board of Directors has determined that we should develop a long range capital improvements plan and prioritize our budgeting to enable execution of this plan. Paying for these efforts could be planned for one year for smaller projects or programmed over several years for the large or long term efforts. We will develop this plan over the next three months and brief the results at our next semi-annual meeting in May 2012.

**Our timeline for the next three months is:**

February: Review initial 2012 and 2013 projected budgets, finalize the list of projects for community consideration, and send out questionnaires to homeowners.

March: Finalize the budget, and receive input on the capital improvements questionnaire, and review input.

April: Review questionnaire input and develop initial capital improvement recommendations.

May: Finalize capital improvements plan and brief to the community.

We will develop this plan based upon the input from homeowners. Please review and complete the enclosed questionnaire which outlines the list of projects or programs the board has nominated for consideration. You may also write in additional ideas of your own. Many of the proposed projects are just ideas at this stage and have not yet been studied for feasibility or cost. The figures on the questionnaire are estimates only.

Please consider serving the community as member of the Board of Directors. Three of our board members are now serving in their fifth year; the standard term per our bylaws is three years. We would like to have two or three new volunteers for the board. If you would be willing to join the board please contact me.

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. Please check our website [www.dawsonlanding.com](http://www.dawsonlanding.com) , and contact a board member if you have questions.

William Rigby, President Dawson Landing HOA, [rigs80@yahoo.com](mailto:rigs80@yahoo.com)

Home Owner: \_\_\_\_\_ Street Address: \_\_\_\_\_

**CAPITAL IMPROVEMENT PROJECTS:** please review the list of ideas for community improvement and resourcing. Rank order these from 1 to X, with your highest priority being #1. You may write additional ideas and prioritize them as well. **Please return this list in the enclosed envelope to the HOA board NLT 26 March 2012.**

\_\_\_\_\_ Design and emplace new community signs at the entrances of the community: estimated at \$35,000.

\_\_\_\_\_ Emplace benches for seating in common areas: estimated at \$3,000 -10,000.

\_\_\_\_\_ Extend sidewalks all the way around cul-de-sacs in the neighborhood; this involves exercising right-of-way on lots without sidewalks: estimated at \$50,000 -150,000.

\_\_\_\_\_ Extend sidewalks only on common areas that currently do not have sidewalks: estimated at \$75,000.

\_\_\_\_\_ Expand landscaping within community areas, plant additional trees, and add more seasonal plantings (flowers): estimated at \$5,000 -10,000 per year.

\_\_\_\_\_ Hire a landscape professional (part time) to coordinate Dawson Landing landscaping efforts. This would be in addition to the existing landscape maintenance program: estimated at \$5,000 per year.

\_\_\_\_\_ Replace mailboxes for all homes in the community. This effort is envisioned to fix the state of the mailboxes which average about 9 years old for the community. Design would be similar to existing mailboxes (owners would have an opt-out option), or an upgraded design. Please indicate whether you would like to see a standard replacement or an upgrade (Circle one): estimated at \$27,000-\$54,000.

\_\_\_\_\_ Replace traffic control signage in the neighborhood with more attractive signs. We would replace the stop signs (some of which are still on the builder's wooden posts) and street signs with a more attractive and upscale post: estimated at \$15,000.

\_\_\_\_\_ Plant street trees in the community. The HOA would have a tree planted in front of each home, near the street. The HOA would pay to maintain /replace these trees as necessary. This effort is designed to beautify the neighborhood while lending a more upscale and established aesthetic: estimated at \$300.00 per tree, or about \$75,000. Expect \$150.00 per tree plus \$150.00 for planting.

\_\_\_\_\_ Adding additional street lights within the community. This effort could involve working with the county or state: estimated at \$10,000 per light

\_\_\_\_\_ Your idea...

\_\_\_\_\_ Your idea...