



**Dawson Landing Homeowners Association, Inc.  
a Virginia Corporation  
Post Office Box 4401, Woodbridge, VA 22194**

**Minutes of the meeting of August 08, 2013**

Board Members Present

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Vern McHargue (President)	Amy Chaffman (Landscape Coordinator)
Carole Somerville (Treasurer)	Lamarr Johnson
Mike Kuzara (ARB Chair)	Maureen Parlette

ARB Members Present

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Mike Kuzara (ARB Chair)	Lamarr Johnson
Erick Graves	Winnie Miller

**1.0 Call to Order and Welcome**

- 1.1 The president called the meeting to order at 7:30 PM. Due to the recent turnover and transition of the secretary role, the president announced that minutes of the prior two meetings would be available at the September meeting.

**2.0 Home Owners Open Forum**

- 2.1 No additional home owners present.

**3.0 Officer Reports**

- 3.1 The President congratulated Maureen Parlette and her team for a successful summer festival – *Meet the Pets*. Mr. McHargue also asked for input for the upcoming newsletter, briefly discussed the *Trees for Trevor* effort led by Amy Chaffman and notified the board of the resignation of Vice President Carl Rice. Mrs. Chaffman thanked board members for their support of Trevor’s family.
- 3.2 The Treasurer presented financial results through July 31, 2013, noting that the association is in sound fiscal condition. Discussion ensued about the payment that was made to landscaping contractor Commonwealth Irrigation and Landscaping for work that was supposed to be done along Rippon Blvd. Amy Chaffman clarified that the meeting with our rep has not yet taken place so the outcome is uncertain. However, the association paid for improvements that were supposed to be made but have not yet been done.
- 3.3 Mrs. Somerville also reported on the progress of making Dawson Landing banners that can be used to alert home owners of special announcements or events. The banners would alert home owners to visit the web site for news and should be ready in the next several weeks.

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**4.0 Report of the Architectural Review Board (ARB)**

- 4.1 Michael Kuzara reported that there remain 25 open violations; two were added in July and two were cleared. Total ARB assessments for violations are \$15,450 and are reflected in accounts receivable. There were no new assessments in July.
- 4.2 The ARB received and approved several new change requests; work on three previously approved requests has been completed.

**5.0 Old Business**

- 5.1 Maureen Parlette provided a detailed report on the success of the summer festival - *Meet the Pets*. Many vendors supported the event and said they would like to return for next year. The OWL Volunteer Fire Department came, left of ran emergency and returned. A total of 76 residents attended (with or without pets) and a professional photographer captured some great photos. Mrs. Parlette added many photos to her Facebook page a, by all accounts, home owners enjoyed the event. Home owners from nearby neighborhoods also attended and proposed partnering for an even larger event next year.

**6.0 New Business**

- 6.1 Mr. McHargue said he has been approached by home owners about advertising in the newsletter. The sense of the board was that the newsletter be focused on neighborhood-related information.
- 6.2 Mr. McHargue shared home owner Troy Cole's concern about the placement of the stop sign at the intersection of Wigeon and Heron Ways. The existing sign was placed by Ryan homes and is not close enough to the intersection to allow drivers to see oncoming traffic. Some stop signs are also mounted to wooden posts which can deteriorate.
- 6.3 Mr. McHargue also raised the need for more closely studying the association's reserves to ensure sufficient resources are on hand to properly maintain common areas. The point was also raised about the need for a new neighborhood map showing location of all lots and common areas.

**7.0 Meeting Adjourn**

- 7.1 There being no further business, motion was made, seconded and unanimously approved to adjourn meeting at 9:15 PM.

Respectfully submitted, September 10, 2013  
Vern McHargue, President