



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

**Minutes of the meeting of                      September 11, 2014**

Board Members Present

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|                               |                            |
|-------------------------------|----------------------------|
| Vern McHargue (President)     | Michael Kuzara (ARB chair) |
| Carole Somerville (Treasurer) | Lamarr Johnson             |
| Maureen Parlette              | Amy Chaffman               |

ARB Members Present

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|                |               |
|----------------|---------------|
| Lamarr Johnson | Winnie Miller |
|----------------|---------------|

**1.0 Call to Order and Welcome**

1.1 The president called the meeting to at 7:35 PM.

**2.0 Homeowners' open forum**

Home owner Muhammad Bahti attended the meeting with his wife Nealla Abbas (1607 Heron Way). Bahti had received notice from the HOA regarding operating a day care business out of their home; all such business are prohibited in Dawson Landing. Also attending to vouch for the quality of the operation was Mary Braxton, president of the Family Childcare Association. After much discussion, consensus of the board was that the home owner was still in violation of covenants.

**3.0 Officer Reports**

3.1 The president reported that home owner, David Lamb (15445 Marsh Overlook) is still experiencing water runoff problems from the church on Old Marsh Rd. Though Old Marsh Rd is deeded to the HOA, consensus of the board was that there was nothing the HOA could do to resolve the issue, as the runoff is likely a result of the church having paved their parking lot which used to be gravel. The HOA has been supportive of the home owners with property backing to Old Marsh Rd and has done extensive research over several years in an effort to help however possible. Consensus of the board was that, though Old Marsh Rd is deeded to the HOA, the runoff resolution is not the responsibility of the HOA.

3.2 Mrs. Somerville presented financial results through Aug. 31, 2014, noting that the association is in sound fiscal condition.

|                             |                          |
|-----------------------------|--------------------------|
| Total assets = 234,590      | Total revenue = \$45,180 |
| Total liabilities = \$1,463 | Total expense = \$27,864 |
| Net assets = \$233,127      | Net income = \$17,316    |

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Discussion ensued about the amount of receivables related to HOA violations (fines) and late fees. 2014 late fees and fines total \$10,116, much of which is not expected to be collected until the home is sold.

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

- 4.1 Michael Kuzara reported that there were 9 closed violations, 6 new violations and a total of 65 violations so far in 2014 – a much lower amount of violations than in the prior two years.
- 4.2 Mr. Kuzara discussed home owners' requests for reversals of prior violations.
- 4.3 Hearings for any remaining or unresolved ARB violations will be scheduled for 2015.
- 4.4 Mr. Kuzara noted that several change requests for home improvement projects have also been approved by the ARB.

**5.0 Old Business**

- 5.1 Mr. McHargue briefly discussed the upcoming Bring Your Best Ride event on October 18. It will be announced in the upcoming newsletter and help will be needed to make the event a success. Discussion ensued about expanding the event to include lunch afterward.

**6.0 New Business**

- 6.1 Mr. McHargue briefed the board on the community HOA meeting hosted by Supervisor Principi at Port Potomac. Home owner Joyce Eagles was also in attendance and attendees were briefed on a number of issues such as widening of Rt. 1, power line burying project and new development plans.
- 6.2 Mr. McHargue said that Supervisor Principi's staff confirmed that there were no future plans to widen Rippon Blvd east of the Mooney Plant. Based on that news, the board could proceed with plans to improve landscaping on the north side of Rippon Blvd between Teal Way and Marsh Overlook Dr.

**7.0 Meeting Adjourn**

- 7.1 There being no further business, motion was made, seconded and unanimously approved to adjourn meeting at 9:40 PM.

Respectfully submitted, October 14, 2014  
Vern McHargue, President