



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

Meeting Minutes for Bi-Annual held May 9, 2017

Board Members Present

Lamarr Johnson (President)	Bud Parlette (Architectural Review Board Chair)
Vern McHargue (Vice President)	Maureen Parlette (Member)
Germaine Roseboro (Treasurer)	
Darryl King (Secretary)	

Architectural Review Board (ARB) Members Present

Bud Parlette	Lamarr Johnson
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Homeowners Present

8 homeowners present in addition to the 6 Board members and 1 ARB members

Guest Present

Mark Fisher MJF	Matthew Scoble (PWC Woodbridge Chief of Staff)
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1. Call to Order and Welcome

The President called the meeting to order approximately 7:05 PM.

- 1) Introduced first speaker Matthew Scoble from Supervisor Principi's office who discuss the following:
 - a) General overview of what's happening in Prince William County and specifically to the Dawson Landing neighborhood
 - i) Budget passed for PWC and the new tax assessment was a .003 increase from last year. The fire tax levy increased, for improvement of fire stations and to transition volunteer firefighters to career firefighters.
 - ii) Budget – Mr. Principi was pleased with the budget outcome for school infrastructure and capital improvement and acceleration plan. Goal to get rid of school trailers due to overcrowding.
 - iii) Budget proposal was a 10 million dollar increase from last year.
 - b) The strategic vision and smart growth initiative has many improvements in PWC which include town center, Alamo movie theater, ice skating rink, building an 19 stories office build, proposed baseball stadium.
 - c) Governor put a moratorium on permits for coal ash, which is leaking toxic chemical in the area's water. The fast ferry is a big project being developed in PWC providing ferry's from Belmont bay and Potomac shore to Gaylord (two boats in October);
 - d) Specific to the Dawson Landing area, there are reports concerning speeding and accidents. The following are some of the activities to resolve these issues:

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- i) Traffic light will be installed at the four-way stop sign on Rippon Blvd. Speed studies in all areas of the Dawson community did not qualify for speed bumps based on study, the average speed of vehicles must average five miles over posted speed limit to qualify.
 - ii) When coming off the 95 ramp onto Dale Blvd. and from Jefferson Davidson (route 1) to 95 new signs will be installed.
 - iii) New sign at service authority entrance on Rippon Blvd will be shown to Dawson HOA members prior to installation.
- e) Potomac national trail initiative, wild life authority held meeting with discussion concerning installation of board walk on marsh trail. See their website.
- f) If any homeowner know of any violations in the neighborhood call Mr. Principi office. Multiple families living in a single family home is not permitted whether you own or rent, if you are a single family with many kids that is legal, people living in the garage or basement will investigate.
- g) Any violation of law, zoning or neighborhood issues that HOA can't solve call Mr. Principi office.
- i) Street lights for each district is funded for 17k per year, 3 -5k cost per street light, there are 2 approved for Dawson landing community. If street lights in your neighborhood are out, get the pole number and send to Mr. Principi office for repair.
- h) School bus stop on wetland is not a safe location. School district performed a study on pickup location, homeowners recommend bus should enter Minnieland Academy parking lot to pick up kids for safety and keep traffic flow moving to preventing backup. Homeowner suggested that kids should wait at the bus stop instead of bus waiting for kids to leave out their homes.
- i) Eighteen wheeler trucks going up and down Rippon Blvd, Call county with complaints, they are confidential, however the more complaints we have the police will act. The HOA President recommend stake pictures with cell phones. No through trucks!!!
- j) Area Upcoming events - Back to work day May 19th at VRE, River cruise May 16th, New app called Move it – notifying you the location of buses in the area, area shredding initiative is called dumpster day May 20th Fred Lynn middle school, Veterans park town hall May 24th discuss what happening in the area, Civic association business networking to discuss new stadium June 15th.
- k) Homeowner informed HOA says the entire wall is at risk at Stoneridge, homeowner wanted to write Mr. Principi office. Mr. Scoble clarified that only the fascia is compromised, and are being held in place by jersey barriers. PWC has inspected all walls and determined them to be safe.
- l) Potomac Nationals stadium funding has not been secured. Total cost is approx. \$66 – \$88 million to build infrastructure and stadium.

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- 2) Mark Fisher is up next discussed items below:
- a) Annual inspections between now and June 1st, step out to the front of your homes as if you were purchasing and fix any issues you notice. About 90 percent of issues could be taken care of to avoid violations. Notices will not be sent out when inspectors are coming through, and MJF prefer the home owner not be present, they could delay the inspector from meeting his schedule. MJF will place the picture of the problem is on the back of violation. Views are from the front, however from adjoining streets the side of neighbors housing may be seen.
 - b) Former ARB chair walked with inspector set the standard five years ago. Vice President informed the group that many HOA's in the area have the same standards as Dawson's.
 - c) Dues - Billing for HOA dues 25 to 30 percent of community use online bill pay.
 - d) Two homeowners expressed you should not be written up during weed season and if inspector can tell weeds from popes' grass. Another homeowner suggested it would be nice if homeowner's are warned that inspectors are coming out on specific day. Annual inspection are designed to look at all homes for compliance with standards and re-inspections homes during the week with violation unless someone calls in another violation during the year Board keeps all violations for historical artifacts, just in case a reversal is needed. HOA bi-laws don't require historical records to be kept.
 - e) Dawson Landing neighborhood has improved over the last five years. Record low of violation last year (8).
 - f) Board will decide if notification of inspection will be placed on website and what issues to look for from past inspections. It is important that the neighborhood regularly maintain their property. Every year in June we have our annual inspection.

2. Homeowners Forum

President

Discuss new business at the end of meeting minutes.

3. Officer Reports

- a. President – Raised the issue of homeowner's violations involving yard clippings on the curb for consecutive days before pickup. Also discussion on how to address repeat offenders. Legal counsel has provided a way ahead.

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- b. Vice president –Discussed Reserve study, and why communitydues are so low, Storm drains and walls study was done by Miller Watson. Question as to whether HOA is liable for walls around community on homeowner properties. We currently have insurance on the wall. This draft reserve study is a positive document for resale in Dawson Landing. Dawson’s community dues are low due to the low number of common areas to maintain no pool or gym’s etc.
- c. Secretary – No report
- d. Treasurer – April financial statements were given out. Balance sheet and income statement were discussed. Board approved the write off of debt. (See below from April minutes). Audit this year for 2015 and 2016 financial statements will be held sometime in June. Report will be given after the audit.
A list of bad debt for March 2017 was presented to the BoD to be written off. A motion was made, seconded and the BoD unanimously voted (5 in favor and 0 against) to approve the debt write-off.

4. Architectural Review Board Report

The ARB Chair reported on the following topics:

- a. Six changed request since December (3 roof replacements, 2 deck modifications, and playground).
- b. ARB Guidelines give 45 days after receipt of ARBpackage to approve. Discussed how mailing via PO will use a good deal of the 45 days, while in comparison, a complete package mailed via DawsonLandingARB@Hotmail.comcan return a decision in 2-3 days.
- c. Property inspections are coming this month. Common violations aregrass growing onsidewalks and drive ways;trash cans left out on the curb following trash service pickup (cans can be put out approximately 6pm the day before and taken from the curb by midnight the day of service). A home owner complained thetrash truck coming late in the day to pick up and servicing the community all day. The Board can ask if truck can come earlier but it may increase the cost.
- d. Mailbox changes must have ARB approval if different from the original mailbox you are replacing. If similar to existing mailbox (example color and design) no approval is needed.
- e. Homeowner’s questioned the reserve funding we have in account, what are we doing to improve the community besides cutting grass in common area, wall and ponds. Homeowner recommends improve the community infrastructure.
- f. The BOD requested the ARB update inspection process. Currently 3 opportunitiesare provided to correct a violation before being called to hearing. Legal counsel offered that for repeat offenders of the same rule the board may accelerate the process to a direct hearing.

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- g. The ARB is not walking around doing the inspections. The management company, MJF, performs inspections. Homeowner detected violations can be reported to MJF, or sent to DawsonLandingARB@Hotmail.com.
- h. Echoing the PWC Woodbridge Chief of Staff, renting in the basement is a county violation and can be reported via website with person staying anonymous. A complaint form was shown and is available at:

<http://www.pwcgov.org/government/dept/publicworks/ns/pages/occupancy-and-overcrowding.aspx>
- i. Recruiting for ARB. Involvement is approximately a couple hours a month / 2-3 change reviews per month.

7. New Business

- a. Events – Yard sale this spring. If someone is interested in leading this initiative.
- b. Summer Community Party – BBQ on Marsh Overlook/Eiderdown, notification to homeowners, and possible volunteers were discussed.

8. Adjourn

There being no further business, motion was made, seconded and unanimously approved to adjourn the meeting at 9:00pm.