



Dawson Landing Homeowners Association  
Community Information  
March 1, 2016

## Assessment Increase for 2016

**On February 19, an announcement was sent to all homeowners for an annual assessment increase due to take effect June 2016. Some questions and concerns have arisen about the new dues being \$344 annually. A general overview of circumstances and clarification of important facts pertaining to the action follows.**

With good faith and the best interests of the association in mind, the HOA Board of Directors approved the assessment increase in anticipation of including a community wide Refuse and Recycle service in the annual dues. The new assessment more often than not equates to fewer dollars out of pocket than the combination of the existing assessment plus your current trash service expenses.

A Refuse and Recycle Task Force made up of Dawson Landing Volunteers – Homeowners, Board members, and ARB committee members – has been assembled. The R & R Task Force will identify potential issues and develop an implementation plan to allay homeowner concerns. Further communications to the homeowners and details of the project plan will be forthcoming as June approaches.

The assessment increase achieves a long standing goal of the BOD, addressing Health, Safety, and Welfare when related to the Refuse and Recycling Services within Dawson Landing.

- When trash bags pile up at the curb and litter blows down the street, the health of residents becomes a concern. Issues such as open recycle bins and trash released to blow through the neighborhood must be addressed.
- When large trucks and vans drive through our neighborhood, the safety of school children at bus stops, teenagers afoot or on bicycles, and homeowners strolling down sidewalks become a concern. We currently have 6 residential trash companies serving homeowners twice a week. A single refuse and recycle services provider can reduce the large noisy truck traffic from 12 occurrences at varied times during the day to 2 a week on a set schedule.
- When the fees for trash service climb and the majority of homeowners pay nearly double the going rate, the welfare of our community becomes an issue.

The HOA is negotiating a Refuse and Recycle services contract for Dawson Landing which would cost each household a fixed rate of \$39 per quarter. An HOA managed contract is required for 3 or more years to achieve this economy of scale rate.

- Based on homeowner input from surveys in the fall of 2015, the neighborhood will save greater than an estimated \$33K in trash expenses. Most homeowners reported a quarterly trash expense in excess of \$66. This means that most homeowners would actually save more than \$27 quarterly, \$54 semi-annually, and \$108 annually.



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## Assessment Increase for 2016 (continued)

- The community wide Refuse and Recycle services contract will give back discretionary income of nearly \$9 a month to most homeowners, and up to \$32 a month to those who are grossly overpaying for their trash services.
- The annual assessment is only increasing by \$39 a quarter per household and will remain fixed for a period of at least 3 years. To calculate the new assessment, add the previous semi-annual assessment plus the quarterly R & R service rate:  $\$94 + \$39 + \$39 = \$172$  semi-annual assessment;  $\$172 \text{ semi-annual} \times 2 = \$344$  annual assessment.

The Declaration allows the BOD to raise the annual assessment up to \$540 to promote the recreation, health, safety, and welfare of the residents. The maximum amount can then be increased by 10% annually by a BOD vote, thereby creating a new maximum annual assessment. The new assessment of \$344.00 is well within the maximum.

The Board of Directors (BOD) are elected and given responsibility for protecting property values, ensuring the community rules and regulations make sense, and maintaining a safe neighborhood. Proper community management involves due diligence and making decisions prudently to act in the best interests of homeowners.

Homeowners are encouraged to provide input to [DawsonLandingHOA@hotmail.com](mailto:DawsonLandingHOA@hotmail.com). Please visit the HOA website at [www.dawsonlanding.com](http://www.dawsonlanding.com) to learn more as we provide community directed answers to your queries along with additional information in the coming weeks.

The HOA is now seeking a volunteer knowledgeable in web administration. Please email [DawsonLandingHOA@hotmail.com](mailto:DawsonLandingHOA@hotmail.com) to offer your assistance.