



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

**Minutes of the meeting**

**November 14, 2017**

**Board Members Present**

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

**Architectural Review Board (ARB) Members Present**

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Lamarr Johnson  
Bud Parlette

**Speakers and Guest**

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Mr. Frank Principi (Prince William County Superintendent)  
Sgt. Rolle (Prince William County Police Dept.)  
Nate McDonald (Rippon Lodge)

**1. Call to Order and Welcome**

The President called the meeting to order at 7:00PM.

**2. Officer Reports**

- a. Treasury - Reserve study was done however HOA cannot post on website. Homeowners would like to know how much funding is required for reserve. Any homeowner that would like a copy of reserve study report email treasury at [treasurer@dawsonlandinghoa@gmail.com](mailto:treasurer@dawsonlandinghoa@gmail.com). Report will show homeowners what HOA is paying for in the contract.
  
- b. Vice President – Homeowners asked that an issue be decided prior to vote on eligibility of two homeowners on the board. Vice President informed homeowners nothing in bi-laws that says you can't or can. Homeowners have the right to not vote for board members if you disagree with two homeowners severing concurrently on the board.
  
- c. Homeowners asked what must occur to change bi-laws. HOA informed meeting attendees that a 75 percent of homeowners must approve changes to revise bi-laws. There are two types of votes, board of director vote's verses association votes. For board votes each director gets once vote. Homeowners can read

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article 10, concerning changes of bi-laws which require 75 percent of homeowners approval. You can choose whatever candidate you want.

- d. Board of Directors get one vote each which is different from association votes in which one house hold or lot gets one vote. Homeowners asked only two people on ballot to be vote onto board, was there a call for additional candidates? The Board stated write-in was provided on the proxy ballot for additional candidates.
  
- e. Final count for board vacancies:
  - a. King - 64 votes
  - b. Parlette - 53 votes
  - c. Moxness – 5 votes
  - d. Somerville – 2 votes
  - e. Tesfay – 1 vote

**4. Architectural Review Board Report**

- a. The Board AERB Chairman reported there are 17 change requests this year. The AERB guideline states 45 days for the approval process for homeowner's request, however if you email AERB Chairman Process is streamline to 2-3 business days.
  
- b. There was only 11 percent of the total neighborhood in violation from inspections last year. Most homeowners corrected violations with the exception of 8 homeowners. Hearing was held to discuss these violations and no one from the 8 homeowners identified showed up to the hearing.
  
- c. Homeowners should call MJF directly if you know of any violations. Their number is located on Dawson Landing website at [dawsonlanding@hoa.com](mailto:dawsonlanding@hoa.com). The HOA Board is looking for AERB members to fill two positions, contact AERB Chairman if interested.
  
- d. Question from homeowners concerned what was the percentage of violation before MJF started providing services to Dawson Landing HOA? Send email to AERB chairman and he will provide answer. Homeowners are looking to see if we are getting our return on investment.

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- e. Question was how often are MJF performing inspections, Board response was one annual inspection, if homeowners call on any violations in neighborhood MJF will investigate. What are the quality violations being corrected, how are we sending homeowner funds? The violations for 2016 were broken down into three categories:
  - a. Yard
  - b. House
  - c. Other.
- f. Homeowners would like to know how much we are paying MJF and let the residents decide on whether we want to keep their service. Board will look at trending to see if there are repeat offenders, if so a hearing will be setup.
- g. The HOA has brought a professional service in to conduct inspections and monitor hearing on homeowners violations. Homeowner would like the community to decide if this is a function (MJF services) that should continue. We are paying about \$1600 per month for management fee. Architecture review 16 financial statements totaling about \$7,775 per year, we pay \$7800 per year for management fees. Audit was done and Dawson HOA is in good standing.

#### **5. Landscape Coordinator Report**

- a. No discussion this month

#### **6. Old Business**

- a. No discussion this month.

#### **7. New Business**

Mr. Principi is one of the guest speakers for November's bi annual meeting.

- h. Mr. Principi started out as president of Dawson Landing HOA. He lives in Dawson Landing, also prince william county board supervisor who oversees a 1.7 billion dollar budget. Mr. Principi states that your tax dollars funds roads, fire department, and schools. He has spent 10 years in office focusing on governing with the **vision of a "new Woodbridge"**. **Website is [newwoodbridge.org](http://newwoodbridge.org) that updates residents on what's happening in the Woodbridge area. Being transformed showing were the 1.7 billion funding for improving Woodbridge not Prince William county.**
- i. The new Woodbridge is three legged with the following breakdown:

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- a. **Making the right planning choices for community.** Mixed use development smart growth (stone ridge town center example), also transit to support new roads for future development
- b. **Mobility, transportation or transit system on roads.** Woodbridge to Washington DC is the most reliable/unreliable commute. There aren't jobs here in prince William county which means 69 percent leave the county to work elsewhere. The infrastructure in Woodbridge can't handle high volume which means prince William county should do a better job in transportation. Mr. Principi is the chairman of PRTC which is the bus operation here in Prince William County. In the future the implementation of a new PRTC strategic plan, bike share, car share, and retooling bus schedule. New infrastructure is needed with route 1 is the largest mega project going in the state. There is an 8 mile stretch being worked, final phase is about to be completed. This is Mr. Principi's vision being completed with the route one project. Seventy four buildings have been taken down with another twenty two buildings in the process.
- c. **Top 10 foreclosure market, enforce or neighborhood.** The community can't have multiple families living in same home, we have overcrowding schools, aging library which open in 1972 and now serving double the number of citizens. Future end goal is to urbanize route 1 with schools that have multiple stories, improve traffic infrastructure which includes underground utilities. Citizen need to get more involved. There are ninety organization made up of local citizens that are involved in telling elected officials what is needed.
- j. There are job opening available in local government, some are paid positions and some are volunteer positions, send email to Mr. Principi's office if interested. The budget committee is made up of private citizens in the Woodbridge district starting in January which their focuses on how to spend tax dollars.
- k. Questions were presented from homeowners who attend. The roads in Dawson landing community may have reduced our property value. Mr. Principi informed homeowners he played a part in the slurry sealers project on secondary roads. Project was to extend aging road wear and tare for a couple more years. Very tight money within VDOT, however the future solution is getting the roads repaved and not slurred. Meeting was held yesterday with VDOT concerning the slurry sealers project, many calls coming from dawson landing community. VDOT has the project completed in their system, but due to many complaints from homeowners they will revisit. Mr. Principi would like to get the dawson landing roads back into the VDOT scheduling system for repaving. Repaving is a

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state function not local, if you have problems with PRTC or VDOT call Mr. Principi office.

- l. Discussion on traffic lights at Blackburn and Rippon Dec 6 starts at 6:30 -8pm at freedom highschool.VDOT is overseen by the general assembly;newly appointed elected officials are coming into office in January and could re-appropriate funding.
- m. Building baseball stadium was helping to bring jobs and money to the county for road improvements and to keep baseball in PrinceWilliam County without tax payers having to pay. The stadium the team is playing in today does not meet minor league baseball standards for players or fans. Recent studies were done on tax payer's expense, and a new stadium would provide visibility especially off interstate 95. The board needed 5 votes from an 8 member panel and we received 4 votes which caused it not to move forward. Team is playing under a waiver, so this isn't a dead deal. Stadiumwould need to be putin a town center. Mr. Principi is trying to convince trader joe's to move on the route 1 corridor, although they are expanding in northern Virginia, Woodbridge have yet to be selected.
- n. Sgt Rolle from Prince William police department spoke next, informed homeowners if anyone looking for a job the police department is hiring for those interested.
- o. Securing your vehicles in the driveway or at store was discussed. Many breakends from door openers left in your cars. If a person is not in their car then secure valuables in the truck which will make vehicle more secure. Lock vehicles, burglars or thief's look for coins in ash tray keep door that leads to garage locked along with all doors and windows.
- p. Ways to keep your home safe is to put timers or motion detectors and lighting in your home. Thief's are breaking into cars and using the car garage door openers to get into house. Lock house doors between house and garage Invest in alarm systems, the cost of these systems are going downand it does keep your house secure.
- q. Tips to making your home secure. Everyone must register alarm systems with county at a cost of approximately 5 dollars a month. If there is a false alarmat your resident please call police and alarm company to cancel to prevent from paying false alarms. Note that false alarms fines increase after the first visit by police. Do not advertise any new items when putting trash out on curb. When on vacation or travel give a key to neighbor or make house look lived in while not at

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home. Stop service of packages and mail if no one picks up prior to coming back. Security cameras are good to have for deterrence.

- r. Police responses to Dawson landing community within the last 3 months were low compared to other communities in Prince William County. Ten motor vehicle accidents around Rippon Blvd and Blackburn, police will increase speed enforcement around that area.
  
- s. Next speaker was from Rippon lodge Nate McDonald. He works for public works department and provided information on visits to Rippon Lodge, website and Facebook information. Upcoming events at Rippon Lodge, open house from May 1 to Oct 31, gates open at 10am. Rippon Lodge is closed from Nov 1 to April 31<sup>st</sup>. There is a Christmas program Dec 2<sup>nd</sup> Christmas tree lighting 5pm to 8pm. Santa is coming Dec 9<sup>th</sup> at Rippon Lodge.
  
- t. Built in 1747 Rippon lodge is the second oldest house in the county. Foundation membership is free, sign up on their website. Membership keeps you informed of their upcoming plans and distribution.

**8. Adjourn**

There being no further business, motion was made, seconded and unanimously approved to adjourn the meeting at 9:10pm.