



**Dawson Landing Homeowners Association**

**PO Box 4401  
Woodbridge, VA 22194**

November 18, 2019

Dear Homeowner,

As briefed and discussed in the Bi-Annual Homeowners Association meeting, this letter is to notify you that the Board of Directors has voted to raise the annual assessment for Dawson Landing Homeowners Association for 2020 from \$344 to \$394. You will see this increase in your next billing cycle for assessments for the first half of 2020.

Per the Declaration of Covenants, Conditions and Restrictions, Article IV, Sections 3 and 4, the maximum annual assessment which can be conveyed to homeowners before requiring a vote by homeowners for an increase is \$540. The increase that has been approved is well within that limit, but is one that was determined with reluctance for the following two reasons:

1. First, a governmental surcharge for recycling has been passed through from our trash contractor of \$3 per household per month. Under the terms of the contract such a pass-through charge is allowable. This represents a \$36 per year increase per household.
2. The second factor necessitating an increase in our assessments this year is a lack of reserve funds to cover major maintenance and replacement costs of real property owned by the association. A study by an independent firm done in 2016 of our reserve funds showed our association to be lacking in capital funds to cover major expenses projected in the years to come. Items such as retaining walls and storm management equipment must not only be maintained, but plans must be made to replace those items when needed. This study gave us not only a projection of when those items will need replacing but the amount of funds we should have on hand on a specific time line.

With the input of our treasurer (a CPA) who reviewed our funds and the study provided by the independent firm, we have deemed prudent a \$14 per household per year increase to allow us to invest in that reserve fund and prevent what could be large special assessments in years to come. We feel that a small investment now will negate an unwelcomed financial layout by our homeowners in the future.

We appreciate your understanding in these matters and welcome your input and feedback at any of our monthly Homeowners Association Meetings on the second Tuesday of the month at 7pm in the cafeteria of the PWC Ferlazzo Building in Woodbridge. Please check the website and watch the NextDoor app for meeting updates as well as minutes from our monthly meetings.

Respectfully Yours,

A handwritten signature in black ink that reads "Keith A. Manry". The signature is written in a cursive, flowing style.

Rev. Dr. Keith A. Manry  
President of Dawson Landing Homeowners Association