



Dawson Landing Homeowners Association
Post Office Box 4401
Woodbridge, VA 22194

Apr 17, 2024

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Woodbridge, VA 22191

A reserve study for the Homeowners Association is required every 5 to 7 years. During this year's study a number of items were brought to the attention of the board regarding the association retaining walls: vegetation overgrowth on the walls and wall fences; blocked drainage pipes. These conditions will eventually lead to deterioration of the walls and subsequent repair costs.

A review of the property deed confirms that the association is responsible for maintaining the retaining walls. The property deed also provides authorization to enter onto properties to address maintenance. The deed also indicates that homeowners are responsible for maintaining the easement for access to the walls for maintenance. Although the deed specifies the width of the easement as 25 feet (12.5 feet from the midpoint to the front and rear of the wall), one would not expect the space to be vegetation free. But know that any damage to other than grass during maintenance or repair of the wall will not be the responsibility of the Association. Turf will be reseeded as necessary.

The board will notify you in advance prior to any maintenance of the wall, such as power washing. Please ensure the easements are cleared and that no brush or vegetation is in contact with the wall. Blocked easements will be subject to violation.

A copy of the county instruments can be found on the website. Reference the "Documents" page for:

Section 6 Deed, page 7, last section.

Section 6 Plat, page 9 of 12.

Sincerely,

Robert Parlette
President
Dawson Landing HOA