



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

## ANNUAL ASSESSMENT INCREASE

November 30, 2021

Friends and Fellow Homeowners,

I would first like to take this opportunity to introduce our newly elected board directors, Marilyn Collins and Jannie McNeil. They are eager to become involved. Please be sure to introduce yourself and thank them for their service.

This letter serves as official notification of an assessment increase for calendar year 2022 as announced at the November Biannual Homeowners Association meeting. The increase of \$54 will establish a new annual rate of \$448, and will be used to cover increases in service costs. This new rate is still below the maximum assessment established in 1994.

In July we reported our neighborhood trash contract would end this year. The contract removed trash, recycling, yard waste, and bulk for a flat rate of \$13.50 per month for 5 years. Today, all trash contracts are basically a standard template with an annual adjustment. We locked in the first year at \$18.50, which includes a PWC pass thru charge for separation of yard waste.

Grounds maintenance services also increased slightly this year. And we have identified numerous dead trees in common areas which must be removed at additional cost.

The BOD obtained bids for Pet-Waste stations based on many homeowner requests. Quotes obtained for 6 stations to be maintained throughout the neighborhood resulted in a \$15.49 per homeowner increase based on the least expensive contractor. The BOD tabled the stations to reevaluate next year.

For those new to the neighborhood, we welcome you, and offer the following forms of communication:

- Web [www.dawsonlanding.com](http://www.dawsonlanding.com) for news and events.
- Email [dawsonlandingbod@gmail.com](mailto:dawsonlandingbod@gmail.com) to contact the BOD.
- Social [www.nextdoor.com/join](http://www.nextdoor.com/join), code ZFMCML, to get to know your neighbors.

Happy Holidays and stay safe,

Robert L. Parlette  
President  
Dawson Landing Homeowners Association