



**JOIN NOW TO BE A PART OF OUR
COMMUNITY**

Become a member for the purpose of retaining a viable and energetic HOA.

We need your assistance to continue the Dawson Ranch Homeowners' Association with the goal of enforcing the covenants fairly and with common sense. The Dawson Ranch HOA represents all the residents of our community with relationships with the City Council, the County Commissioners and the various agencies of the State of Colorado.

Our membership year runs from October 1, to September 30, annually. Dues are established each year at the annual all member meeting.

REASONS YOU SHOULD BE A MEMBER

- Most important to protect your property and home value through enforcement of covenants:
 - Maintenance of entrances to Dawson.
 - Monitor rental properties to ensure compliance with covenants.
 - Enforce landscaping requirements focus on completion/maintenance, pruning and weeding.
- Have a voice in decision making process.
- Serve on board of directors and committees.
- Shape the future and policies of the HOA.
- Be informed through member emails & website.
- Vote on adoption of annual dues and budget.
- Have access to member only programs.

Join Us Today!

MEMBERSHIP APPLICATION

INCLUDED

OR

AVAILABLE ON OUR WEB SITE

www.dawsonranch-hoa.com

WE WELCOME YOUR PARTICIPATION

AND

LOOK FORWARD TO YOUR INVOLVEMENT

**DAWSON RANCH
HOMEOWNERS
ASSOCIATION**



***Commitment to a Covenanted
Community***

We thank those residents who continue to actively join and support the HOA.

Our goal is simply to protect your property value and to make Dawson Ranch a better place to live.

As an owner and resident in Dawson Ranch we are asking you to consider becoming a member of the HOA.



**WORKING TOGETHER
TO MAKE
DAWSON RANCH A BETTER
PLACE TO LIVE**



Member Only Programs

Branch & Limb Pick-Up and Spring Clean-Up

**OUR COMMITMENT AND
OBLIGATION**

Unlike some homeowners associations, membership in the Dawson Ranch HOA is voluntary. However, our legal obligations are binding upon all residents and property owners. We are committed to represent the wishes of our membership at all times to protect and safeguard the quality of life in Dawson; to enforce the covenants, and to represent the residents in issues regarding the City, County and State.



Protect Your Investment

Whether you are new to Dawson Ranch or you were among the first residents to purchase property and/or a home in the development in 1999, we want to welcome you not just to join us as part of the Homeowners Association, we want you to join us in building a **COMMUNITY**. We are a community of concerned residents which include families with growing children, retirees who are sometime snowbirds, couples and individuals living in Dawson Ranch and working as citizens contributing to the economy in Cañon City and Fremont County.



ACCOMPLISHMENTS

- Covenant citing and resolution through legally constituted compliance procedures.
- Lead the convening of city, county and state agencies to develop Fire Mitigation Plan (SWCC).
- Offering member only programs and services.
- Active and caring membership of concerned residents.
- In coordination with the City, addressed and improved culvert issues and drainage.
- Maintained and improved the Dawson Ranch Trail system.
- Elected board members with active committees focused on the welfare of Dawson Ranch.
- Established relationships with Police, Animal Control & Fire Department.

**BE A PART OF THE TEAM EFFORT
VOLUNTEER FOR A COMMITTEE**

AUDIT	OVERSIGHT FOR BUDGET AND FINANCES
COMPLIANCE	ARCHITECTURAL APPROVAL AND ENFORCEMENT OF COVENANTS
WELCOMING & MEMBERSHIP	WELCOME NEW RESIDENTS/ PROVIDE ANNUAL RECRUITMENT AND MAINTENANCE OF MEMBERSHIP
SPECIAL PROJECTS	PROMOTE WILD FIRE AWARENESS/ PREVENTION PROGRAMS & SPECIAL PROJECTS
SAFETY & SECURITY	ADDRESS POTENTIAL HAZARDS & PROVIDE VACATION WATCH
INFORMATION	WEBSITE AND INFORMATIVE COMMUNICATION