



JOIN NOW TO BE A PART OF OUR COMMUNITY

Your membership is important for the purpose of retaining a viable and energetic HOA.

We need your assistance to continue the Dawson Ranch Homeowners Association as model of fairness, common sense, and equity in its role of representing the residents of Dawson Ranch to the City and County, and in its role of enforcing the covenants and the articles of Incorporation.

Our membership year runs from January 1, to December 31, of each sequential year. 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
IS 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 request that you make a meaningful commitment to become 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**

Covenants Are Enforced

Unlike some homeowners associations our membership is voluntary.

However, our legal obligations for covenant enforcement are binding upon all residents and property owners.

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 compliance - 100 to 150 issues every year; usually 75% resolution within 60 days
- Prepared a combined Wildfire Risk Assessment/Action specifically for the HOA
- Applied for recognition as a Firewise Community
- Interior Trails - maintenance and repair \$18,000 in recent years.
- North and South Entrance maintenance.
- Drainage control with Cañon City, totaling millions of dollars.
- Advocacy on behalf of Dawson Ranch with City, County, public utilities and high impact environmental issues.

GET INVOLVED

BOARD MEMBERS	SHAPE THE FUTURE & POLICIES OF THE HOA
COMPLIANCE	ENFORCEMENT OF COVENANTS
WELCOMING & MEMBERSHIP	WELCOME NEW RESIDENTS/ PROVIDE ANNUAL RECRUITMENT AND MAINTENANCE OF MEMBERSHIP
SPECIAL PROJECTS	PROMOTE WILD FIRE AWARENESS AND PREVENTION PROGRAMS & SPECIAL PROJECTS
EVENTS	MEMBERS FUNCTIONS AND SOCIAL GATHERINGS
WEBSITE	EFFECTIVE COMMUNICATION TO ALL RESIDENTS