



THIS IS WHAT'S HAPPENING WITH YOUR DAWSON RANCH HOA

APRIL 24, 2025

911 Address Markers

As the HOA Board has been working on the [Dawson Ranch HOA Fire Wise Plan](#) it has come to our attention that several house numbers within Dawson Ranch are not visible from the street. If there were ever a time that emergency

The Fremont County Emergency Management Office, 1901 Main Street, is able to make a red sign with your house number on it for a minimal charge of \$25.

faster that your house number can be found, the better it is for all involved.



someone is in the office, it can perhaps be made right-then-and-there. Cash only for payment.

While the HOA cannot mandate our members and owners do this, we are strongly suggesting you do so if your house number is not clearly seen from the street or it cannot be seen in the dark.

To the left is an example of what it looks like. It's a red, reflective sign that is not an eyesore to the neighborhood.

The Fremont County Emergency Mgmt Office webpage is: [Emergency Management | Fremont County, Colorado](#)

Reverse Alert Registration in Fremont County

Please, if you haven't already done so, register with the County for emergency notifications. The sign-up process is simple. The ability to

to learn more.



Wildfire



MISSING

Missing Child/Elderly



Police Activity



Flood



WHAT HAS YOUR HOA BOARD BEEN UP TO?

- There have been a few questions about whether The City (or the HOA) is going to do a limb/branch pickup after the storm this past weekend. At this time nothing is planned. If you have broken branches that need to go to refuse, please reach out to your waste mgmt. company or find someone with a trailer who can make a landfill run for you.
- While details are still being worked out, just a heads up that the board is working on scheduling **some calendar dates, in June, for the Fire Wise trailer** to be here in Dawson Ranch. This will be a great opportunity to visit with fire mitigation experts, grab some educational information, meet members of the HOA Board and get to know your neighbors.
- **Mark your calendars** for the Dawson Ranch HOA Annual Meeting that is scheduled for **Thursday, November 13, 2025.**
- Cluster Mailboxes. The HOA Board heard conflicting information about who is responsible for the maintenance of the cluster

mailboxes in our neighborhood. In fact, we researched several sources for the correct answer and ended up getting a quick

opinion from the HOA Attorney of record. Bottom line, the responsibility for maintenance and upkeep of them falls on the residences served by the particular mailboxes. You may also want to communicate with the local post office if you intend to put on some fresh paint or need help with a stuck key.

- Sales of homes in Dawson have been slow; in fact, we have no sales of record since December 2024. There have been some closings in April, and you have probably noticed there are a few homes being built on long-time vacant lots that recently sold. Be sure and welcome your new neighbors as they move in.
- The HOA is up to 200 members; thank you for your membership! If you are curious about the HOA financials, we occasionally post reports on our website: [Financials – Dawson Ranch HOA](#). As you review them, if you have any legitimate questions, send an email to dawsonhoa@gmail.com. Our goal is transparency, and I am quite proud of all that the HOA Board does with what little money it has.
- If you are ever not able to sleep at night, the HOA Board also posts its monthly board meeting minutes on our site: [Meeting Minutes – Dawson Ranch HOA](#). As above, if you review them and have legitimate questions send them to dawsonhoa@gmail.com.

TO SEE WHO YOUR BOARD MEMBERS ARE CLICK
HERE



THANK YOU!

The City of Cañon City has completed the extensive drainage work along Osprey Court. This project started years ago by HOA board members who are no longer involved on the board or perhaps even in Dawson Ranch any longer. A **HUGE thank you** goes out not only to that group but also to the City of Cañon, as the cost was well over \$100,000 for that project. It's a notable investment that will make a difference for the homeowners in that part of Dawson Ranch.

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