

Dawson Ranch HOA Community News and Info – October 2025

Landscaping Concerns -

Last months newsletter was primarily focused on weeds. Weeds are only one of the concerns when it comes to the general appearance of the outdoor areas that surround our homes. It is up to all of us working together to protect the value of our properties that for many of us represents our largest single life time investment.

There are reasons that the Covenants speak directly to the importance of care and maintenance for the property surrounding your home; Article II, Section 209 - Owners Maintenance; Article III, Section 301, Building and Grounds Conditions; Section 308, Landscaping and Section 310, Mowing and Pruning.

Keep Drainage Areas and Easements Clean and Clear

It does seem like there is always something else to do when it comes to landscaping. We all need to be reminded that according to the City Charter of Canon City each property owner has the responsibility to keep and maintain a minimum of 5 feet of gravel shoulder immediately adjacent to the pavement. Do not place any landscaping, landscape rock or fabric in this area. We are also admonished to keep the flow-line (bottom) of the ditches clear. Any reinforcing rip-rap should be placed below grade. And any sediment or collection of trash should be removed. This information was conveyed to Dawson Ranch HOA in a letter dated 2/26/2009

Mistakes to Avoid in Plantings -

It is not surprising that for most of us the selection of plantings is based on what catches the eye and what might take the least of care and water. Those qualities seem like good criteria to follow. But not in all cases. The following discussion is focused on two (2) specific plantings to encourage that you either avoid or knowingly accept the challenges they present to keep them from becoming everything you wanted to avoid – scraggly, uncontrolled and self transporting to unintended locations.

The first is **Russian Sage**, the beautiful blue, late summer flowering sage that is everywhere in our neighborhood. It is drought resistant and it can survive under very stressful conditions. But it also seeks out any location where it is able to find water which is usually a drainage area in the neighborhood. So no matter where you plant it, you will find you are constantly having to whack, pull or spray to keep it out of your drainage areas. And that you must do.

The second plant is **Pampas Grass** for which there are many species. In many states all species of Pampas grass are considered an invasive weed and it is illegal to plant. Colorado has no such law, but the issues with the grass certainly can be considered invasive. It readily seeds its self across an area where it is planted. One pampas grass plant can release as many as 400,000 seeds. This culprit fills drainage areas and scatters to roadside easements. It also needs maintenance as it matures. It is difficult to cut by hand as it is dense with thick, stout stems. It should be cut back every year in the early spring to keep the appearance that is desired.

Annual Meeting Next Month in November

Mark your calendars for the Dawson Ranch HOA Annual Meeting that is scheduled for **Thursday, November 13, 2025**. Join us via Zoom. Open to all residents. RSVP to participate - available end of October.

Community Activities Coming Up

Shredding Event: Wed. Nov 5 — 11: AM to 1:PM
Thurs. Nov 6 — 7:30 AM to 9:30 AM
128 Main Street - Canon City — Downstairs foyer
Only paper accepted — no newsprint, vhs, disks or cassette tapes etc.
Cost is 50 cents per pound - cash only. Shredding done on Nov. 10, 2025

Fremont County Comm. Concert Assoc.

“Ireland Happy Man” Cahal Dunne,
Tuesday, November 11, 2025, 7:00 PM
Canon City High School Auditorium