



### **Dawson Ranch HOA Community News and Information Sending Warm Wishes for this Holiday Season!**

The 2025 Annual Membership Meeting was held via Zoom on November 13. It was open to all members and any residents who RSVP'd for the meeting. Liz Kirby, chair, presided. People who served on the Board during the past year included past chair Peggy Rath, Andy Rath, Sara Dolph, Bill Moore, Ken Davidson and Al Hill. Special recognition was given to volunteers: Approving Authority administrative support Betty and Dexter Sedlor, Website/IT Ron Kirby, welcoming letters Ron and Betty Pottorff, Tree/limb project for 2026, Paul Tanner and David Reinke, property sales reports from Mike Gromowski. Valerie Heidenreich has volunteered for the entrance signage. Many thanks to all!

The Budget for 2026 was proposed and adopted, based upon \$125.00 annual dues for 211 members with projected income of \$26,125.00.

**To see the Annual Meeting Minutes:** Go to [dawsonranch-hoa.com](http://dawsonranch-hoa.com). Scroll to the bottom of the home page, select Member Events.

**For a current list of Board Members:** Go to [dawsonranch-hoa.com](http://dawsonranch-hoa.com). Click on "About" for a drop-down menu.

### **Membership Renewal begins January 1, 2026**

If you are currently a member, you will automatically receive an invoice via the email on file with the HOA. If that information has changed or you need to contact us for other reasons, go to: [dawsonranch-hoa.com](http://dawsonranch-hoa.com) and on the Home page at the very top, click on "Contact" complete the form, including your comments or concerns and send. If you are joining for the first time or you are not currently a member, you may go to: [dawsonranch-hoa.com](http://dawsonranch-hoa.com), on the Home page at the bottom of the page in the very center, click on "Become an HOA Member."

### **Limb and Tree Pick-up Project:**

The Dawson Ranch HOA is again providing a free tree, limb, and brush pickup for members of the Dawson Ranch Homeowners Association as part of our ongoing fire mitigation efforts.

**Place all materials at the roadside by February 20.** Any material placed roadside afterwards may not be picked up.

**Materials: Allowed** - trees, pruned branches, and cut brush. **Not allowed** - weeds, grass, root balls, rocks, rope, wire, or trash of any kind.

**Pickup Dates: February 24-26, 2026.**

**Cost:** No cost for Dawson Ranch HOA members. Special benefit for HOA members only.

**Registration: Must be received by February 13, 2026.** We prefer you to leave e-mail messages, [dawsonhoa@gmail.com](mailto:dawsonhoa@gmail.com). You can also leave a voice message at 719-430-5052. Include your name, address, phone number, and email address. Further details supplied upon registration.

### **Views from the Chair — Odds and Ends:**

**Covenant compliance** is always ongoing. We are always on task with weeds, parking of RVs, exterior maintenance, requirements for storage sheds and new build requirements. The recent addition of a new asphalt driveway for a new home near the south entrance of Dawson Ranch with an entrance on Evelyn Drive has created questions for the HOA. It is outside the perimeter of the subdivision and therefore the covenants are not attached to the deed as is the case for all lots within the Planned Development Community of Dawson Ranch. Asphalt is strictly prohibited as a product for paving of any area within any of the lots of the sub-division.

A very successful and enjoyable **TrailWork Day** was held on November 8th. These are invariably enjoyable days where friendships are begun and renewed. We are always joined by our faithful friends from Wolf Park development. Work focused on Storm Trail



between Tanner and Fox Run. Brian Slattery, Treasurer, is looking for someone to take on the responsibility of leading the TrailWork effort. It takes 2 days a year, once in the early spring and a second work day usually in late fall. We always have 10-12 volunteers who show up to keep the trails sustainable and enjoyable for everyone. Contact us on-line on the webpage if you are interested in learning more. Bikers, walkers, and dogs enjoy our trails!

**Some of our residents need help with snow removal** during the winter months. Whether you will volunteer or charge a fee for your help, please inform the HOA so we can let others know when we hear from them. Or, get the word out on our new Dawson Resident Facebook page.

Special thanks to all our members who continue to help us stay focused on strengthening and preserving our great neighborhood in its beautiful setting here in Canon City.

Sincerely, Liz Kirby, Chair for Dawson HOA