

# Dawson Ranch HOA Newsletter Winter 2026

***View From the Chair...*** We are actively seeking volunteers to keep the postal box clusters cleared of snow in winter and weeds in summer. There are 21 box clusters in Dawson. We are hoping to identify 10 volunteers, with each volunteer taking on their own postal cluster plus a second one in close proximity. **This is a minimal time commitment for the year.**

## **Announcement ...**

*Dawson Ranch HOA has just received designation as a Firewise USA Community.*

This is a critical recent achievement, but not the first. The HOA has taken wildfire vulnerability very seriously for the past 15 years. In the early years the HOA offered Spring Clean-Up to encourage removal of potential fire hazards. The HOA has sponsored these events since 2013 to achieve neighborhood safety. Now in 2026 we will continue our efforts as a **FireWise Community, hopefully with state dollars to expand our efforts if enough residents join in!**

## **Deadline Approaching ...**

*Register for the Tree and Limb Pick-Up...Deadline is Friday, February 20, 2026, only 2 weeks away...*

You must be an HOA member to participate. No need to prune cut trees and branches. But do remove roots from rabbit brush, pampas grass, or other cut brush. Place all in front of your residence, cut edge toward the street, anytime now through February 20th.

Each participating member will receive a survey to document the hours and dollars spent on any fire mitigation efforts throughout

the year on your property including the current tree limb pick-up event. Reporting those hours and dollars will go toward requirements to maintain Dawson Ranch as a FireWise Community.

## **Membership...*Reaching out to Everyone - Please join the HOA for two vital reasons:***

**Number One:** Our membership year began January 1, 2026. The dues are a mere \$125 per year. Most HOA dues cost at least that much each and every month of the year! HOA membership is voluntary, but Covenant compliance is mandatory as the Covenants attached to each deed within the subdivision are consistent with Colorado State Law governing HOAs.

### **#2: Homeowners Insurance and Our Neighborhood**

Across Colorado, insurance companies have begun dropping fire insurance coverage or raising premium prices to applicants based upon the fire vulnerability of their neighborhood. The HOA has never been more committed to our members! Thanks to the efforts of HOA board member Paul Tanner, Dawson Ranch is now designated as a **FireWise Community**. Our neighborhood is the first area in Canon City and the second in Fremont County to achieve this status.

**What This Means:** If enough members participating in the Tree Limb Pickup fill out the Volunteer Worksheet, we can maintain our Firewise Community status for 2027. But for that we need a total of 500 volunteer hours for our neighborhood. Keeping our Firewise status year by year with this simple worksheet allows us to receive state grant monies for more fire mitigation in our area. We also potentially become eligible for fire insurance discounts. (More on that later.)

Note: Last year 30 of the 90 Tree Limb participants turned in a Volunteer Worksheet. That **will not be enough** to maintain our Firewise Community status. We need everyone to report.

## **What You Can Do to Support Fire Safety Here:**

1. Do fire mitigation on your property or hire it done. If you aren't sure what to do, call the Fire Department and request a Wildfire Home Assessment.
2. Participate in the Tree Limb Pickup.
3. Keep track of the hours worked and money spent on fire mitigation on your property this year, then fill out the Volunteer Worksheet. **Every hour counts!!** So please take a few minutes to fill out that simple form. (The Volunteer Worksheet will also be available on the HOA website soon.)

## **Join today ...**

If you were a member last year, you should have received an invoice which was sent to the email on record with the HOA. If your membership has lapsed or you have never joined and would like to become a member, go to the website [dawsonranch-hoa.com](http://dawsonranch-hoa.com). At the bottom of the home page click on "Become a Member of the HOA."

Over the years membership has never exceeded 60% of the residents. Let's turn this around! The residents who forget or who choose not to join enjoy the distinctive signage with well maintained entrances, safe roadways, and cleared and maintained hiking trails, all provided through the dues and the commitment of HOA members. But they also miss out on the free member benefit of the Tree Limb Pickup in February.