

# Dawson Ranch

## HOA Newsletter Spring 2026

*Dawson Ranch area Firewise USA Community Designation is a major achievement in a series of ongoing activities for our neighborhood. The recent “24 Fire” which burned uncontained along Highway 115 for more than a week is a call to action for all.*

**Have you noticed the FireWise designation signs posted throughout the neighborhood? The City has attached the signs to the backs of Stop signs at select intersections.**

The Firewise USA<sup>®</sup> program teaches communities how to adapt to living with wildfire risk and encourages neighbors to work together and take action to prevent property losses by reducing the likelihood of wildfire outbreaks. Qualifying for grant money is another possible way we can receive help.

To maintain FireWise status, your HOA has committed **\$17,500 yearly** for all 500 plus houses, **\$34.97 per household per year**. We currently have about 200 HOA member residences, yielding a small pool of membership money to help cover the yearly costs of FireWise membership, such as the Tree Limb pickup project and periodic cleanup along trails and other drainages in Dawson.

When you complete any fire risk reduction work on your property, please complete the Volunteer Worksheet on the HOA website homepage (dropdown menu under “Firewise”). It helps Dawson to qualify for grants that lower the cost of FireWise membership even more! Record your time and costs for hardscaping materials, wire mesh ember barrier, contractor costs, rental equipment, and your Tree Limb Pickup fire mitigation time and expense. All our cumulative time and costs for Tree Limb Pickup, recorded on the Volunteer Worksheet, maintains our Dawson Ranch status as “A Designated FireWise Community.”

We are grateful to the staff of our local Forestry Service department. They offered to do the grant writing!

### ***Membership...***

#### **Join today ...**

Two Hundred (200) of our neighbors have committed a mere \$125 apiece to make all of us safer.

Are **YOU** part of this commitment? If not, please consider and **Join NOW...** Go to our website: [dawsonranch-hoa.com](http://dawsonranch-hoa.com). At the bottom of the home page you will find "Become a Member of the HOA."

### ***Yearly Mitigation Project Completed ...***

Many thanks to all 88 HOA members who gave their time and energy to drag their cuttings to the roadside for chipping by the contractor FireShield. Stoner's Rock Block and the City of Canon City provided additional drivers and truck transport to complete the project within 2.5 days.

Again, participating residents can complete the online survey to document the hours and dollars you spent for this effort. Reporting those hours and dollars help us to maintain Dawson Ranch as a FireWise Community. All fire mitigation activities through the year count!

Also, you may be eligible for a Wildfire Mitigation Tax Credit on your Colorado Income Tax return. See this link for details: [Colorado Income Tax Topic](#)

### ***HomeOwners Insurance and Our Neighborhood***

As insurance companies continue to make fire protection decisions based upon a broad brush description of our fire vulnerability, the HOA is absolutely committed to providing accurate information and support to our members. Residents are running into increases in the yearly cost of fire protection insurance, as well as finding the right insurance companies.

**Stop complaining and Join** the HOA to become part of the movement to address these concerns together.

**What you can do:**

- Take responsibility to evaluate your property for fire safety.
- Use extreme caution with any activity involving fire, including charcoal grilling.
- Contact Fremont County Fire District to arrange for an on-site evaluation of defensibility of your property.
- Prepare an evacuation plan for family and pets.
- Register for Emergency alerts from **Everbridge**: On [dawsonranch-hoa.com](http://dawsonranch-hoa.com), go to **Firewise Community**, far upper right corner. **Dropdown to Reverse Alert Registration.**

***View From the Chair...***

We will be mailing out a packet of important information for all residents to know, as neighbors living in a FireWise designated community.