



December 6, 2020

Dear Homeowners,

The Dowell Farms Homeowner's Association wishes everyone Happy Holidays!

Since this year has been everything but normal, in lieu of an in person meeting, we are sending you this letter to provide a summary the 2020 HOA activities and expenditures, as well as a review of the plans and budget for 2021. Since this format does not allow for the usual exchange of questions and answers, we ask that you reach out to an HOA Board member with any questions you may have regarding the 2020 expenditures or 2021 plans and budget. Contact information is provided later in this letter.

Finances & Budget

In 2020, expenses remained under budget. We managed to do more required maintenance and also accommodate a few unexpected expenditures. We have good news! Our dues will remain the same at \$375 for next year.

Highlights to Note

- \$2,154 Repair of the Phase I & Retention Pond fences. Repair and clean up from the October storm.
- \$1,400 Mulch (23 cubic yds.), to refresh the landscaping at our entry
- \$750 Annual Retention Pond brush clearing
- \$1000 Erosion control in the Phase II field
- \$100 Plants for the front and along West Sandtown fence. Board members did the planting.
- \$(366) Water savings from more controlled sprinkler use
- \$(534) Cobb EMC ceased billing for our street lights in August. Our expected savings for 2021 is \$1,200!

Repairs & Maintenance

As the community ages, repairs have been required that were not previously in our budget, or were budgeted for less than current needs. Some of these expenses now need to become part of our annual budget.

Work Completed in 2020

- Replaced about 17 rotted and broken fence posts in the Retention Pond and the Phase I field. 3 - 4 more posts are scheduled to be replaced soon. The maintenance of these aging fences will be ongoing.
- Installed 23 cubic yds. of mulch to freshen up the landscaping at the front entrance. Much less is required if we do this every spring.
- The storm in October downed three trees and three fence sections in the Phase I field. Many thanks to Paul Dietzel and Jo Fleshhood for volunteering their time to cut up the fallen trees. We contracted to have the debris removed for about \$450 and Glenn Daniels replaced the broken fence posts.
- Several neighbors came together to fix the erosion problem in the Phase II field. The project is almost complete with expected expenditures of about \$1000.
- Continued thanks to our Webmaster Matt Price for maintaining our website at no charge.
- Thanks to Richard Meijome for clearing two truckloads of brush that had been growing in Phase I for years



Work Planned for 2021

- The large fence at the entrance along W. Sandtown needs to be pressure washed and re-stained to preserve and restore its rich finish. We have contracted to have the work done for \$1400 in 2021. The unfinished new posts in the Retention Pond will also be stained at the same time.
- The entire Retention Pond fence also needs to be pressure washed and re-stained. Many of the fence sections are showing signs of rot and will need to be replaced soon. The board will get estimates soon to complete this work.
- We have budgeted \$300 to cover the cost of annual flowers to be planted at the entrance in the spring and fall

Note: Below budget information redacted from public view. Please contact the board if you wish to see it

A 10x10 grid of black and white blocks. The pattern forms a stylized letter 'E'. The 'E' is composed of several thick black vertical strokes on the left and a thinner black stroke on the right. The top bar of the 'E' is a thick black block. The middle bar is a thick black block with a small white gap on the right. The bottom bar is a thick black block with a small white gap on the left. The 'E' is surrounded by a grid of smaller black and white blocks. The background is white.



Additional Items

- Three (3) board member seats are coming available in January. Board members serve a two year term, if you have any questions about the duties please feel free to contact one of us. If you are interested please complete the form below and return it before December 15th. If we have multiple candidates for the open seats, elections will be held in January.
- In light of Covid-19 our board meetings have been limited this year. However, we did meet via email and text to address the needs of the community. We are always available to homeowners with items or concerns to discuss and can be reached through our email at hoa@dowellfarm.com. Meeting minutes from the last two years, as well as a summary of 2020 activities, are posted on our website www.dowellfarm.com
- If you wish to make any changes to the outside of your home (this includes, patios, fences, pools, sheds, etc), a Board approval is required. Please submit a completed “ARC Approval Request” form to the Board. These forms can be found in the “Documents” section of our website, www.dowellfarm.com. Also on the website are the Architectural Review (ARC) Guidelines, Covenants & Bylaws and Approved Paint Pallets
- Please be on the lookout for your annual dues invoice that should be arriving soon via mail from our bookkeeper. Our \$375 dues are due at the end of January.

If you have any questions please feel free to reach out to any of us either directly or through email at hoa@dowellfarm.com. We will be happy to discuss any of these items with you.

Glenn Daniels	(301) 537-7013
Jo Fleshhood	(203) 414-7488
Richard Meijome	(954) 871-9244
Travis Reece	(470) 312-8400
Yanique Donaldson	(347) 653-0622

Stay safe and have a great Holiday Season!



HOA Board Nomination Form

I, _____ am a current resident, listed on the deed as an owner of my property. I am current on my dues and wish to be considered as a candidate for the Board of Directors of Dowell Farms Community Association, Inc.

Date: _____

Name: _____

Signature: _____

Phone & Email

Address:

Board members will need to be able to attend at least one board meeting a month and should be willing to assist in the operation of the Homeowners Association for a two year term.

This form must be received by **December 15th, 2020** to be included on the ballot of candidates.

In the space below please feel free to include any information about yourself as it relates to service on the HOA board. Attach an additional sheet if necessary.