



November 18, 2021

Dear Homeowners,

We hope this letter finds all of you well as we close out 2021 and prepare for 2022.

Our annual homeowner meeting is planned for Sunday December 12, 2021 at 3:00pm in the home of Richard & Susana Meijome located at 2950 Dowell Farm Trace. In advance of the meeting, the HOA board is sending this communication to keep you informed of our activities this year and plans for 2022.

Finances & Budget

Although we are a small subdivision, Dowell Farm has almost 6 acres of common areas that include three long wood fences; (at the main entrance along W. Sandtown Rd, around the Retention Pond and along the back of the Phase I field). These areas and fences need constant attention. In the past, repairs of the fences and grass cutting of the fields has been done by homeowner volunteers. The board is moving to have most all of this work contracted.

The additional expenses are included in the 2022 Annual Budget and will increase the dues from \$375 to \$475, about \$8 per month per home.

2021 Highlights to Note

- \$1835 Painting and repairs to the fences along W. Sandtown Rd and around the Retention Pond
- \$1170 Grass cutting of the Phase I & II fields July – Sept.
- \$430 Hardwood mulch (9 cubic yds.), to refresh the landscaping at our entry
- \$900 Annual Retention Pond brush clearing
- \$360 Spring & Fall flowers planted at the front entrance

Repairs & Maintenance

Work Completed in 2021

- The large fence at the entrance along W. Sandtown was pressure washed, stained and several boards were replaced. Several new unfinished posts in the Retention Pond fence were also stained. Total cost for both fences was \$1835.
- In July three homeowners installed 9 cubic yds of mulch to freshen up the landscaping at the front entrance.
- The erosion problem in the Phase II field has been corrected thanks to several homeowners that volunteered a lot of time, effort and money.
- Former Dowell Farm resident Matt Price continues to maintain our website at no charge although he moved away this year. We would like to have a member of the community volunteer to take over Matt's responsibilities.
- Clearing of the brush in the retention pond has been scheduled and will be completed this week if the weather permits at a cost of \$900.



Work Planned for 2022

- The entire Retention Pond fence is approaching its end of life and will need to be replaced soon. The board will get estimates to replace it with a slatted chain link fence that will last longer with less maintenance.
- We have budgeted \$300 to cover the cost of annual flowers to be planted at the entrance in the spring and fall.
- Ongoing repairs and maintenance of our fences will continue.
- Hayes Landscaping has terminated his contract with us effective December 31, 2021. We have contracted with Quality Landscapes Georgia to maintain the Common Areas and the Phase I & Phase II fields effective January 1, 2022.

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 squares. A large black 'F' shape is centered in the grid. The 'F' is composed of several black blocks: a vertical column of 5 blocks on the left, a horizontal row of 4 blocks below it, and a vertical column of 3 blocks to the right of the second block of the row. The rest of the grid is white, with a few small black squares scattered in the corners and along the edges of the 'F' shape.



Additional Items

- The HOA will discontinue waiving interest and late fees for accounts not paid in full by January 31, 2022. The late fee is 12% (\$47.50) and interest is calculated at 10% per annum.
- 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 15, 2021. If we have multiple candidates for the open seats, elections will be held in January. Please consider volunteering to help maintain your 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 are posted on our website www.dowellfarm.com
- If you wish to make any changes to the outside of your home (this includes, roofs, 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. \$475 will be due by January 31, 2022. Also, please keep your annual invoice to save our bookkeeper from re-printing a duplicate should you need it for refinancing etc.

In 2022 the HOA will no longer continue to waive late fees for homeowners. A late fee of \$xx.xx will be assessed to accounts not paid in full by January 31, 2022.

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
Richard Meijome	(954) 871-9244
Travis Reece	(470) 312-8400
Yanique Donaldson	(347) 653-0622
Rhonda Spearman	(678) 873-6262

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.
