



Dear Dowell Farms Homeowners,

We hope you are all staying cool and have had a good summer. The purpose of this email is to communicate two important business items.

First, on August 5, 2023, the Board held an open meeting to discuss funding of the fence replacement around the detention pond. A quorum of the Dowell Farms homeowners was present. In a unanimous vote by the homeowners, the decision was made to levy two special assessments, in the amount of \$250 per assessment, for funding the fence replacement. The first payment will be due on October 15, 2023. Each homeowner will receive the first invoice for \$250 in the coming weeks. Please plan to pay this assessment by October 15, 2023, to the Dowell Farms Homeowners Association. The second special assessment invoice will be issued in the Spring of 2024, again for \$250. You will be receiving the second invoice for \$250 in April 2024 with payment due by June 15, 2024.

Second, as part of the continuing responsibilities of the HOA Board, we want to ensure that everyone is aware of the Architectural Review Guidelines which can be found on the Dowell Farms Website. Before submitting a request to the Board, please refer to the guidelines for clarity on what is or is not permitted in the neighborhood. The Board makes decision based on these guidelines. As stated on the first page of the guidelines:

**This manual has been adopted for the purpose of establishing general guidelines for architectural approvals and does not supersede or replace the Homeowner Association's governing documents or local, state, or federal laws, codes, ordinances, rules, or regulations. This manual is subject to amendment from time to time. Also, because of changing circumstances and technologies, matters prohibited or approved in the past may not necessarily be prohibited or approved in the future.**

In October we will be sending to every homeowner a copy of the operating budget, notification of the annual HOA meeting, and nomination forms for the 3 positions that will become available on the HOA Board. We encourage you to consider serving on the Board. It is a two-year commitment and only requires a couple of hours of time per month.

Thank you ,

**Dowell Farms HOA Board**