



November 14, 2024

Dowell Farms Homeowners,

We hope this letter finds all of you well as we close out 2024 and prepare for 2025.

Our annual homeowners' meeting is planned for **Sunday, December 1st at 3:30 PM at Jo & William Fleshood's home 1752 Dowell Farm Trail**. In advance of the meeting, the HOA Board is sending this communication to keep you informed of our activities for the remainder of the year and plans for 2025.

Finances and Budget

This year, the HOA Board has worked diligently to keep operating expenses down while continuing to build reserves for the future needs of our community. In reviewing the budget, be aware of increased costs in insurance due to inflation. Also, in March 2024, the Board completed the installation of a 6' high, black galvanized fence around the detention pond at a cost of \$17,890 mainly using funds from the special assessment.

Repairs & Maintenance

- The Phase 1 and Phase 2 green spaces are maintained by our landscape company from March through September. Both Phase 1 and Phase 2 are mowed twice monthly at a cost of \$500 per month from March through September. This cost is in addition to our monthly landscape fee. From October through February volunteers Phase 1 and Phase 2 fields.
- Annual clearing of the brush in the Detention Pond was completed in September by Locke Landscaping at a cost of \$1,000.

Plans for 2025

- Consider clearing weeds from the retention pond fence in mid-summer
- Ongoing maintenance of our main fence along W. Sandtown Dr.
- Refresh/replenish mulch at the entrance
- Volunteers may continue to maintain the front entrance. Since flowers take more care and funds, we will explore planting hardy flowering bushes.

HOA Board Openings

We have **three** positions open beginning January 2025. The Dowell Farms HOA board is composed of 5 resident volunteers, working together to manage the operation of Dowell Farms. Each member serves a two-year term and positions are open to all homeowners in good standing. As a small community, homeowners are needed and encouraged to participate on the HOA Board. If interested, please submit the application below to hoa@dowellfarm.com by December 27.

The application is also found on our website <https://dowellfarm.com/hoa-board/>

Community Financials & 2025 Budget (Numbers redacted for web publication check your email or contact a board member)

			2024 Budget	2024 Actual thru 10/31/24	Unpaid as of 10/31/24	2024 Projected Actuals	Over/Under for 2024 as of 10/31/24	2025 Budget
Revenues								
Estimated Annual Expenses								
Totals								

Dowell Farms HOA Board Application

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 27th 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.
