

**Dawson's Mill Community HOA  
December 2025**

Dear Dawsons Mill Homeowners,

We want to update you on several important topics regarding our community's operations, upcoming meetings, and necessary adjustments to ensure the continued success of Dawsons Mill.

## **HOA Fee Adjustment**

At this time **Annual Dues for 2026 are \$110** and are due no later than **Feb 1, 2026**

Pay Online at [dawsonsmill.com](http://dawsonsmill.com)

Or make a check out to Dawson's Mill HOA and send it to P.O. Box 681315 Prattville AL, 36068. (Receipts will be mailed to the sender.)

Late Fee Structure: 30-day late fee

Warning Letter: No charge (Initial reminder)

First Violation: \$50

Second Violation: \$100

Third Violation: \$250

Each Subsequent Violation: \$500

As the community is still under construction, the Board anticipates that some adjustments may be required as we move toward full turnover from the builder and developer to homeowner responsibility.

We understand that any increase impacts our homeowners, the goal is to balance the financial needs of the community with the desire to keep dues affordable.

## **Budget Update**

### **2025 Expenses:**

Utilities - \$734.91

Taxes - \$2,325.51

Insurance - \$2,557

Lawn Care (Retention Pond and Community Entrances) - \$4,963

Legal Fees - \$4,367.50

Post Office Box - \$283

Administrative - \$471.52

Website - \$96

Total - \$15,798.44

**Please note:** The total 2025 expenses come to **\$15,798.44**, which divided among **118 current homes** equals **\$133 per home annually**.

**Our current annual dues are \$110**, which is **not enough to cover** the required operating expenses for the Association. This also means the HOA cannot fund the additional improvements and maintenance items the community has requested.

Because of this shortfall, **the Board is discussing a one-time supplemental assessment**, due by 1 August 2026, to cover the difference. **No final decision has been made.** (Bylaws Article 6, Section 7)

### **What's not included in the \$133 annual amount:**

Even if dues were raised to \$133 per home, this amount would only cover the HOA's basic operational expenses. It would not include the following items the community has expressed interest in:

Reserve Funds: Goal is \$5,000 (Bylaws Article 6, Section 2)

Undeveloped Common Area (~4.5 acres):

- Seed: \$10,000 (One-Time Payment)
- Mowing: \$3,000 (Annually)

Entrance Beautification (Replace 10 dead Holly Trees): \$2,000

Infrastructure Improvements:

- Speed Tables: \$15,000 each
- Speed Signs: \$300 each

### **Management Companies**

We are currently reviewing quotes from several property management companies. **Please note** that **the below management cost does not include HOA required annual operating expenses**. For example: If HOA dues are increased to \$133 + Management Group \$143.19. New total HOA dues would be \$276.19.

- **Cedar Management Group - \$1408 per month** (\$700 + \$6 per home)
  - **\$143.19 annual increase**
- **SilverLeaf - \$1200 per month**
  - **\$122.03 annual increase**



SILVERLEAF MANAGEMENT GROUP, LLC



## Board Member Changes & Open Positions (Bylaws Articles 2, 3 and 4)

In an HOA, Directors are the elected governing body (the Board) that sets policy, while Officers (President, Secretary, Treasurer) are specific roles appointed from the directors to handle daily operations, with directors making big decisions and officers executing them. **Directors are elected by homeowners**, whereas **officers are chosen by the board** and serve at the board's pleasure.

The upcoming HOA Board of Directors election is an exciting opportunity for residents to get involved in shaping the future of our community. With three positions available, this is an important time to have your voice heard and make a difference in the decisions that impact our neighborhood. Whether you're passionate about improving local amenities, enhancing community engagement, or ensuring effective management, serving on the Board provides a chance to actively contribute to our shared goals. We encourage all interested residents to consider volunteering to help lead our community toward a positive and prosperous future.

### Terms of Directors: (Article 3 Section 1)

Position 1: Jan 2025 - Jan 2028

Position 2: Jan 2026 - Jan 2029

Position 3: Jan 2021 - Jan 2027

There are currently open officer positions on the HOA Board: President (must be a Director), Vice President, Secretary and Treasurer. These positions are appointed by the Directors and serve for a term of 1 year (Article 4, Section 1). If you are interested in being nominated for a position or have questions about serving, please feel free to reach out to the HOA for more information. The deadline for nomination is Jan 6, 2026.

## Upcoming Meetings

- **Special Meeting:** Vote for new board of directors  
**Date:** January 10, 2026  
**Time:** 9:30 AM  
**Location:** Real Life Church, 1835 I65 Road East, Millbrook, AL 36054
- **Annual Meeting:**  
**Date:** October 3, 2026  
**Time:** 9:30 AM  
**Location:** Real Life Church, 1835 I65 Road East, Millbrook, AL 36054

We encourage all homeowners to attend these meetings to hear updates, voice concerns, and contribute ideas for the betterment of our community. A zoom link will be provided for those who may not be able to physically attend.



## Development Updates

- **Goodwyn Building** will be responsible for the final layer of asphalt on Plat 4. We have received confirmation that this work will be completed once the final house in Plat 4 is built, expected to be finished by **late Spring 2026**. Once the last house is completed, Goodwyn will ensure that the undeveloped common area is maintained, grass is cut, and construction debris is cleared.
- **Jim Marshall** is responsible for the final layer of asphalt around Plats 1-3.

## Final Notes

Thank you for your continued commitment to making Dawsons Mill a wonderful place to live. We understand that these changes may raise questions, and we welcome your feedback and participation at our meetings. Together, we will ensure the long-term success and beauty of our community.

Please join the Facebook page Dawsons Mill Community-HOA (Prattville, AL)

Please review CC&R's and Bylaws. Online copies available at [Dawsonsmill.com](http://Dawsonsmill.com) and on the Facebook group under files.

If you have any questions, would like more information about the open board positions, or anything else, please don't hesitate to contact us.

Sincerely,  
Dawsons Mill Board of Directors  
[dawsonsmillcommunity@gmail.com](mailto:dawsonsmillcommunity@gmail.com)