

Dawson's Mill Homeowners Association- HOA Dues and Community Management Update

Date: 4/23/2026

Dear Dawson's Mill Homeowners,

Following our Special Community Meeting held on January 10, 2026, the Board of Directors would like to provide a transparent update regarding our Association's financial status and plans moving forward.

For those unable to attend that meeting, financial stability, shortfalls and improper handover were the main points of discussion.

Before we assumed ownership of the HOA, the developer and builder lowered dues to attract homebuyers, without accounting for the true and ongoing costs required to properly maintain the community's common areas. This decision has significantly weakened our financial foundation, not only maintaining our community, but improving it. In addition to routine maintenance expenses, the HOA must also cover vendor contracts, and administrative responsibilities such as community communications, and record-keeping. These essential obligations require consistent and adequate funding, which the current dues structure does not sufficiently provide.

As fellow community members and volunteers on your Board of Directors, we understand that any increase in dues is a concern, and we want to assure you that these decisions are made with careful consideration. Our goal is to ensure Dawson's Mill remains financially stable, properly maintained, and a community we are all proud to call home.

Supplemental Assessment Notice

To address current financial obligations and position the Association for a stable start to 2027, the Board has approved a **supplemental assessment of \$110 per home**, due no later than **August 1, 2026**, in accordance with Section 7 of Article VI of the HOA Bylaws.

This assessment is required to cover current expenses for the rest of this year.

2026 Budget Overview

Maintenance Costs

- Mowing (14 services @ \$868): **\$12,151.84**
- Tree trimming and pine maintenance: **\$1,800**
- Sprinkler repair (main entrance): **\$566.50**

Legal, Insurance, and Compliance

- Development taxes: **\$113.88**
- Insurance: **\$1,672.00**
- Pond legal/inspection: **\$4,377.50**
- Legal retainer and fees: **\$2,000.00**
- **Subtotal:** \$8,163.38

Utilities

- Water and electricity: **\$960**

Banking, Postage, Printing, Website and P.O. Box Fees

- **\$2,318**
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Total Annual Expenses

Total 2026 Budget: \$25,959.72

Homes in Community: 118

- **Total cost per home annually:** \$220.00
 - **Current dues shortfall:** \$110.00 per home
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Potential Community Management Partnership

After thorough evaluation, the Board is exploring the possibility of partnering with Silverleaf Management Group - a professional community management company. This is not a final decision, but a potential step toward improving overall operations.

If implemented, this partnership would provide:

- More consistent and transparent communication with homeowners
- Timely response to community maintenance requests
- Stronger financial oversight and accountability
- Strategic, long-term planning for the neighborhood

The company charges \$1,200 a month.

If implemented, this partnership would increase annual assessments by an additional \$100 dollars a year, bringing the total annual dues to \$320.00.

HOA Dues Payment Information

We aim to make payments as convenient as possible:

Pay your special assessment of \$110 Online by 1 August 2026 at:
dawsonsmill.com for secure online payments.

Pay by Mail:

Make checks or money orders payable to *Dawson's Mill HOA* for the amount of \$110 and send to:

Dawsons's Mill HOA
P.O. Box 681315
Prattville, AL 36068

Late Fee Policy

To ensure fairness and consistency, the following applies to payments not received within 30 days of the due date:

- Reminder Notice (10 days late): No charge
 - First Late Fee: \$25
 - Second Late Fee: \$50
 - Third Late Fee: \$100
 - Fourth Late Fee: \$250
 - Each Additional Late Fee: \$500
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Upcoming Meetings

- **Quarterly Meeting:**
Date: June 6, 2026
Time: 10 AM
Location: Real Life Church, 1835 I65 Road East, Millbrook, AL 36054

We recognize that this is not an easy request, and we sincerely appreciate your patience, understanding, and continued support. Our shared goal is to protect property values and maintain the high standards that make Dawson's Mill a desirable place to live.

With your cooperation, we are confident we can build a stronger, well-managed, and vibrant community for years to come.

If you have any concerns or if you would like to volunteer to help us, please send us an email at dawsonsmillcommunity@gmail.com.

Sincerely,

Dawson's Mill Board of Directors