



CONDOMINIUMS

7000 Seawall Blvd. Galveston, TX 77551  
Phone 409-740-3488 Fax 409-420-3097  
[www.thedawncondoshoa.com](http://www.thedawncondoshoa.com)

## Welcome

We are pleased to reintroduce the Dawn Condominium Association Newsletter, which The HOA Board plans to publish quarterly to keep owners of the 175 condominiums informed and engaged.



## Electronic Payments

*Simplify your Island life* and have your Monthly Condo Association Dues automatically withdrawn from your checking or savings account each month! It is a free, safe, convenient, and worry-free method to ensure timely payment and funds are never drawn any earlier than the 3<sup>rd</sup> of each month. A copy of the application is on the last page of this newsletter, or you may access it on the Dawn Owner's Portal at:

<https://thedawncondoshoa.com/owners/>

and email to [manager@thedawncondoshoa.com](mailto:manager@thedawncondoshoa.com)

Monthly Newsletter  
The Dawn Condominium  
Association, Inc.

Vol. 2 No. 1

August 2022

## New HOA Board

At the annual meeting on May 16, 2022, Board elections were held and at the following meeting on June 4, 2022, officers were elected. Your new Board and Officers are as follows:

**Oscar Berke, President**  
**Robert Meason, Treasurer**  
**Rholand Sabo, Secretary**  
**Jeffrey Mackenzie, Director**  
**Brian Sunshine, Director**

The new Board of Directors possesses a diversity of experience and are united in purpose - committed to serving the needs of the members we represent to "protect and enhance the value of the Property, including without limitation providing for the management, maintenance, repair and replacement of the Common Elements" as prescribed by the association's bylaws.

The board has already met several times. We are actively reviewing and considering updates to the declarations, bylaws, and rules/regulations. The board is also developing and approving the 2023 budget, improving the Dawn HOA website, and simplifying/streamlining processes. The Board remains committed to improving member communication and engagement.

Board meeting notices and agendas are posted online, and meeting minutes are available for viewing in the front office.

## Cool at the Pool

It is the goal of the association to make ALL our recreational amenities safe and enjoyable for our owners and guests only, while preserving the right to peaceful and quiet enjoyment of residents and guests surrounding the pools

**Daily hours for both pools are from 9:00 a.m. to 10:00 p.m.**

Individuals who willfully violate the pool hours by scaling fences or otherwise entering the pool area before or after hours will be fined and criminally prosecuted to the fullest extent of the law.

To ensure that only authorized individuals are using the pool facilities, pool users (including owners) must wear or display their amenity bands at all times. Because we often encounter people that don't belong on the property, monitoring the bands is a necessary control we must have in place for the enjoyment of those who have paid for the privilege.

For safety reasons, there is no climbing on or jumping from the rocks in the west pool.

We appreciate your understanding and cooperation!



## Congratulations Katie!

Effective September 1, 2022, our current Assistant Property Manager Katie Duarte, who has been with us since 2017, will assume the role of Property Manager for the Association.

Ms. Duarte along with her dedicated team have done a tremendous job of maintaining the property and improving the owner and guest experience at The Dawn. If you bump into Katie or any of her staff, please introduce yourself and thank them. We appreciate their efforts and continue to look forward to remarkable things in the months and years to come!

## Maintenance Schedule

It is the objective of the Dawn Association Board of Directors to repair/repaint each of the buildings every 5 years. Buildings 4 & 7 were completed in Spring '22 and the bidding/estimation process has begun for Buildings 3 & 5. Evaluations on remaining unpainted buildings take place each year until the cycle is complete.

Power washing occurs on a rotating monthly schedule and is completed for the entire campus annually.

One of the two grills near the west pool under the pergola was replaced last month and the wooden picnic tables were beautifully refinished.

The Board and Staff continue to identify improvements large and small to improve the owner and guest experience at The Dawn.

Please visit the maintenance schedule soon on the owner's portal. Should you have common area work that needs to be addressed, please complete a work order online (owners' portal).

## Palm Tree Replacement

Though many were spared, The Dawn lost more than fifty palm trees and other landscaping vegetation resulting from the 2021 winter freeze.

Most plants and shrubs have already been replenished and fifteen palms were replaced in late July with more to come as the budget allows.

One of the most compelling features of our campus is the beautiful landscaping and we intend to keep it that way!



## Fur Babies

Everyone loves their pets. However, their presence on campus is restricted to owners who are permitted up to two (2) house pets under 30 pounds each and each pet must be registered with the front office. There are

ADA exceptions, however, pets still need to be registered at the office when staying on property. *The Dawn rules prohibit pets on campus for anyone, but owners and pets are never permitted any of the enclosed pool areas.* If you are a vacation rental owner, it is your responsibility to make sure your guests understand this is a pet free facility, so please ensure that you disclose it clearly and prominently in any advertising of your unit and with communications that take place with guests before they arrive. Please refer to Section N. of the Dawn Rules and Regulations posted on the owners' portal for more detailed information.

## Kindness Matters

The Dawn is a destination for peace, tranquility and relaxation. As such, it is imperative that we collectively treat one another with respect and civility. This includes conduct toward our staff. These are the folks who work incredibly hard to make things happen and shoulder the often-difficult burden of enforcing the rules and regulations of the Association.

We wish to remind everyone that community etiquette is reinforced by Section H.3. of The Dawn HOA Rules & Regulations, which prescribes that "Owners will conduct themselves in a civil manner when dealing with the Association's officers, directors, committee members, Manager employees, contractors, agents, and other Owners. In return, Owners are due the same courtesy and civility. Each owner is responsible for guests' compliance with these common-sense conduct standards.

So please, let's be kind to one another.

## Best Condominium Complex Award

For the fourth year in a row, The Dawn was bestowed the honor of being recognized as the BEST Condominium Complex in 2022 by the GALVESTON AWARD PROGRAM

The award is a testament to the property's beauty, amenities, effective maintenance, management, and pride of ownership that condominium association members support year-round.



CONDOMINIUMS

7000 Seawall Blvd. Galveston, Texas 77551 409-740-3488

## Authorization for Automatic Withdrawal

### PERSONAL INFORMATION

UNIT NUMBER \_\_\_\_\_ DATE \_\_\_\_\_

NAME \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_

PHONE NUMBER \_\_\_\_\_

EMAIL ADDRESS \_\_\_\_\_

(A confirmation email will be sent to the email address provided)

### ELECTRONIC CHECKING INFORMATION

NAME ON ACCOUNT \_\_\_\_\_

ADDRESS ON ACCOUNT \_\_\_\_\_

BANK NAME \_\_\_\_\_

ROUTING # \_\_\_\_\_ ACCOUNT # \_\_\_\_\_

MONTHLY AMOUNT \$ \_\_\_\_\_

PLEASE FAX OR EMAIL A VOIDED COPY OF YOUR CHECK WITH THIS FORM

### AUTHORIZATION

I authorize \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_ to electronically transmit the amount  
(Financial Institution ) (Financial Institution City) (State)

stated herein from the above account and deposit said amount directly into the operating account of the Dawn Condominium Association, Inc., for the purpose of paying \_\_\_\_\_  
(HOA dues, named services or Board approved assessments) on or about the 3<sup>rd</sup> day of every month beginning on \_\_\_\_\_ and continuing each month until written notice to terminate this authorization is given.

\_\_\_\_\_ (Signature)

\_\_\_\_\_ (Printed Name)