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March 23, 2026

Dawson Landing Home Owners Association
c/o MJF Associates
10692-A Crestwood Dr
Manassas, VA 20109

RE: FEES CHARGED TO VAN TRUONG – 15549 Marsh Overlook Dr

Dear Board of Dawson Landing:

My clients were advised of an open violation that was the result of a storm that hit their house. Apparently, a regular inspection of the neighborhood for violations found that a shutter had blown off their house. A hearing without my clients present on October 14, 2025 decided to fine my clients \$10/day for this alleged violation until the shutter was repaired. No declaration or bylaw is cited as the basis for a “missing front shutter(s)” being a violation. This enforcement is essentially requiring my clients to prevent acts of God from damaging their property.

Furthermore, the declarations make clear that the scope of the architectural review board (ARB) is to ensure that “No building, fence, wall or other structure shall be commenced, erected or maintained upon the Property, nor shall any exterior addition to or change or alternation therein be made (including change in color) until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing.” *See* Article V, section 1. This scope is limited to preventing violating structures from being “commenced, erected or maintained.” This scope does not authorize enforcement for damage to property outside of the owner’s acts. Indeed the declarations deal with owner maintenance separately without involving the ARB at all and without authorizing fines. *See* Article VII.

My clients then repaired the shutter by October 21, 2025 as evidenced by the attached invoice. The fines began anyway on November 5, 2025 and continued until my clients scheduled a re-inspection to confirm that the alleged violation had been removed. During this time, my clients were no doubt regularly inspected by members of the architectural review board in a manner that

initially found the missing shutter, but these inspections failed to note that the alleged violation had been corrected. Nothing in the declarations or bylaws tie fines to re-inspection scheduling, notice of cure, or anything that is not a present physical deficiency of the property.

In fact, the declarations or bylaws do not authorize fines or “daily assessments” at all.

The fines assessed against my clients are not supported by the HOA declarations for four reasons: (1) the board has not identified a declaration or duty of the homeowner in the declarations that is the basis for this violation, (2) the scope of the architectural review board is limited to approval and inspection of non-conforming structures resulting from the acts of owners, (3) the fines were all issued after the date when the issue had been corrected, and (4) assessments that act as fines are not authorized in the declarations, bylaws, or articles of association.

Accordingly, we demand removal of all the fines associated with this alleged violation that is numbered as 123723.

I can be reached for questions or comments at 804-608-5749 and matthew@lawfirmvirginia.com.

Regards,



Matthew Anderson, Esq.
Counsel to Mr. and Mrs. Truong

INVOICE

Ruben Castro – Home Repair Services

Phone: (571) 278-3980

Date: October 23, 2025

Invoice #: RC-1023

Bill To:

Angela Truong

15549 Marsh Overlook Dr.

Woodbridge, VA 22191

Description	Details	Amount
Bay Window Repairs	Repaired bay window casings and sealed leaking bay window roof to prevent intrusion.	\$850.00
Shutter Reinstallation	Reattached exterior shutters to proper alignment and secure mounting.	\$250.00
Range Vent Installation	Created and connected range vent to exterior ventilation for proper airflow.	\$1,019.24
	Total Labor and Materials	\$2,119.24

Date	Method	Amount	Confirmation #
Oct 20, 2025	Zelle	\$1,750.00	4499970065
Oct 21, 2025	Zelle	\$369.24	4504467771

Total Paid: \$2,119.24

Balance Due: \$0.00

All work completed at 15549 Marsh Overlook Dr., Woodbridge, VA 22191.

Includes labor, materials, and sealing for bay window repairs, shutter installation, and range vent modification.

Repairs started October 20, 2025 and completed October 21, 2025.

Thank you for your business!

Ruben Castro