

Our Mission: The Watson Farms Homeowner Association's goal is to improve the quality of life in the community by upholding the integrity and appearance of the neighborhood, reducing crime and promoting community spirit.



Communication – website, facebook & townsquare

From our website: www.watsonfarmshoa.org, you will find the following information:

- HOA's forms and documents - print off architectural improvement application, download and save By-Laws, Covenants (rules & regulations), mailbox standards and where to purchase and get paint for post, reporting inoperable cars on the street, info on trash removal and a form to contact us.
- From Facebook: follow Watson Farms Neighborhood – find community events, crime watch information, and see past community events in action.
- From Townsquare <https://www.townsq.io/> – Get real time information from Associa (mgt company), fill out an architectural request form, make a payment, and contact Michelle, our property manager. If you are unable to get logged into TownSquare, please contact Associa, customer service at 317-875-6500.

Crime Watch Did you know that Watson Farms has a Crime Watch? We are looking for volunteers to be Block Captains! Block Captains are responsible for relaying pertinent information to the Crime Watch Coordinator, sharing info with your neighbors and helping them get involved with the crime watch. The next meeting is scheduled for May 28th**, 6:30 pm at the new Lawrence Police Station at 5150 North Post Road. If you're interested in being part of keeping our neighborhood safe, please contact the Watson Farms Crime Watch Coordinators, Paula Strauss and Chris Ranger at watsonfarmscrimewatch@gmail.com

Community Events

- **Saturday & Sunday, May 30th/31st** and June 6th** - Pool band distribution 11-2 pm. Please come with your Registration Form filled out, this should include only the people living in your home. If you miss these dates, you may contact www.watsonfarmshoa@gmail.com and expect 3 – 4 days to receive your bands. Please remember that you need to be current on your homeowners dues in order to receive your bands to gain access to the pool. You may pay online with a credit card or direct deposit and receive your bands within 3-4 days, checks will need up to 5-7 business days to clear. Please see enclosed the pool rules and pool band Registration Form that will need to be filled out prior to picking up the bands. If you can't find this form, please print from the website under documents.
- **Saturday, June 6th****, projected opening day of pool.
- Sun-Thurs hours 11-8 pm and Fri & Sat 11-9 pm. Please note that these hours are different due to not being able to open in May. The pool will be open 1 hour later on Fridays and Saturdays until 9 pm. If the pool opens later than the projected June 6th date there will be every effort to keep the pool open as long as possible into the end of Sept. We will update the community via Website, Facebook and Townsquare if there are delays.
- **Monday Aug 3rd** pool school limited hours M-F from 4 – 7 pm, Sat & Sun from 11-8 pm.
- **Tuesday, Aug 4th** National Night Out – 6:00 – 8:30 pm. Join us to celebrate our community coming together to support crime free neighborhoods and the people who work to make it safe!
- **Adult Nights at the Pool** – We will be having *adult only* nights at the pool from 8-10 pm on the following nights; June 27th, July 25th and Aug 22nd. Come join us for an evening of volleyball, building relationships and good times. If it's under 70 degrees or raining, it will be cancelled. Please bring a snack to share and remember no glass at the pool please!
- **Friday – Sunday, Sept 11-13th** 8 am – 3 pm Community Yard Sale, signs go up at entrances.
- **Saturday, Oct 3rd** Block Party 6:00 pm – 9:00 pm; in the pool parking lot. Come join us by bringing a side dish to pass. Look for flyer to RSVP and sign up your special dish!

***Due to the current pandemic, all dates published are subject to change. The HOA will notify owners prior to these dates of any changes via the Watson Farms' website, Townsquare, Watson Farms' Facebook, and Watson Farms Next Door App. If you do not have access to any of the listed platforms please notify our Community Manager Michelle Waugh at 317-875-6500. Questions: email watsonfarmshoa@gmail.com.*

Special Pricing for Watson Farms Residents*

- Please contact the following contractors to schedule power washing, a new mailbox and/or post and painting.
- Pressure Washing – Byrne Powerwashing is offering a discount, call Steve at 317-332-9180, must be scheduled by May 31st, see website at <https://powerwashingforyou.com>.
 - Mailboxes/Post - Mailbox Solutions, which has our correct specs, will again be offering special pricing for a limited time, Call Julia at 317-460-1010 or mailboxsolution.com.
 - Painting – On-It Painting is offering 15% off until May 31st Call Emilie at 317-824-9322 and get your outdoor trim painted. See <https://onitpainting.com>.

**WF HOA board does not endorse or is affiliated with the above companies, this is simply a courtesy to help you with costly improvements.*

Spring Clean Up

We are needing your help to make our neighborhood look inviting. If you received a violation in the fall and have not completed the repair, unfortunately another violation will be sent. For those of you who have completed the maintenance; thank you!!! Below items are what the management company looks for during their inspections:

- Dirty siding from algae and mold, missing siding, warped siding
- Wooden trim on home/porch as well as garage needs to be painted or replaced
- Mailbox post & Mailboxes – If you require painting, straightening or replacement; as a homeowner you are required to follow the specs and color, box, post & reflective lettering. The newspaper holder is not required. Caulking and painting the post as well as waxing the box on a regular basis will help the longevity and appearance of your home value.
- Debris and items on side or front of home that needs to be stored in garage (lawn mower, landscaping materials, appliances, tools, bicycles, garbage and recycling totes).
- Landscaping; grass cut, weeds maintained and please make sure street sewer grates are free of grass and leaves, this provides proper drainage during rain storms and when snow is melting.

Update

Copper Canyon Landscaping, which is located at the west side of our subdivision at the 63rd Street entrance, was DENIED on July 2019 their variance to continue business at their residential property. As of today, they have continued operating their business even though the Lawrence Zoning Board instructed them to cease all operation. What do we need to do? As a neighborhood that is affected by this commercial business, we need to make sure they don't continue operating from this residential home/barn. If this continues, this could negatively affect our property values. Please send an email or letter expressing your concern that they are still operating. Please contact Lawrence Zoning Board, email: rrafala@cityoflawrence.org, or mail to: Lawrence Zoning Board, Renau Rafala, 9001 East 59th Street, Lawrence, IN 46216.

Reminders

- Republic garbage pick up for yard waste bags and heavy trash WILL NOT be collected outside of the garbage tote until May (or possibly longer). Republic will not pick up totes that are overflowing and/or with lid open. Once things resume to normal, heavy trash pick up is the third week of the month and must be scheduled at 317-917-7300.. Unacceptable recyclable items are as follows: Styrofoam, plastic bags (any), waxed coated cartons (milk, ice cream, mushrooms) and any container that has food stains present (i.e. pizza boxes, to go containers).
- Please help us by reporting any unkept yards to watsonfarmshoa@gmail.com
- We have issues with cars driving too fast through subdivision, get make, model, color and a license number and call LPD non-emergency number at 317-545-7575.
- Be sure to submit your exterior home improvement plans to the Architectural Control Committee before implementing your project. See web site and click on HOA Documents and scroll down to find policy forms and choose the WF ACC form or go to TownSquare through Associa. To make sure that you are following the guidelines for the association, please refer to the Architectural Control Guidelines under documents on website.

During this time, please stay healthy and safe! If you are in need of any assistance, please reach out to one another and the board.