



**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 hopefully leading to an increase in property values.**

Watson Farms has a NEW community association manager. Please extend a warm welcome to Ryan Tefft from Community Association of Indiana—An Associa Company. Ryan can be reached at rtefft@cas-indiana.com or by phone at (317) 875-5600. If you have trouble reaching Ryan, please email watsonfarmshoa@gmail.com. Welcome Ryan!!!

**Town Square**— Get your information faster via TownSQ as we make announcements there FIRST! Residents please get registered on TownSQ at <http://townsq.io/login> to have access to the latest news, events and other communications from the community. If you need your Associa account number to register, please contact customer service at Community Associations of Indiana by phone at (317) 875-5600 or [customersevice@cas-indiana.com](mailto:customersevice@cas-indiana.com). *Printed newsletters are going away* and will soon be available only via TownSq or the Watson Farms HOA website.

**Copper Canyon Landscaping Update**— They're back!!! Please join us in uniting against this business trying to appeal the previous denial of variance from last year. They were ordered to cease operations and never did. The appeal will be heard at the Lawrence Government Center at 59th and Post Road on August 18th, 2020 at 6:30 PM. Please make your opinion known to your representatives and at the meeting. We are asking that residents write a letter to discourage the Lawrence Board of Zoning and Appeals from approving the appeal to allow the business to continue operating out of this residence. You may email your letter to Renae Rafala at [rrafala@cityoflawrence.org](mailto:rrafala@cityoflawrence.org), mail it via regular mail, or call (317) 545-8787 to express your concerns that they are NOT following the zoning commissions' denial for a variance to operate their business at this address last year!

**Residential Maintenance update** — Thank you to those of you who have updated their mailbox and painted their mailbox posts! It has been noticed and we are appreciative. There are still many that need attention. Please keep your yard cut to a considerate height. If you see it moving in the wind, it is probably due for a trim. There are a variety of ways to treat weeds and lawns in an ecologically friendly way. If you don't treat your yard for these issues, many are root/vine based and will spread to your neighbor's yard. There are many websites available to show you how to make non-toxic weed killers as well as organic lawn treatment companies that will fit any wallet. Community inspections are still proceeding on at least a monthly basis that so far have resulted in numerous violation letters being sent out. There have still been many sightings of houses with algae/mildew on houses, particularly on north facing sides. Time is running out this year to get it resolved before winter sets in. Exterior trim in need of painting is another frequently noticed violation. Painting season is also drawing to a close soon. Please don't be that homeowner who forces us to spend extra association dues on certified violation letters which causes higher HOA dues.



**Food Trucks Update**— Food trucks will still be visiting our community on a somewhat regular basis for the foreseeable future and will be located at the pool. The visits are usually announced on the Watson Farms Neighborhood Indianapolis Facebook page and the Nextdoor app.

**All Dates listed for ALL events are subject to change without notice!**

August
13th—Grumpy Gringos— Mexican favorites
18th—Chef Dan's—Southern comfort food
26th—NY Slice—Authentic NY pizza

September
2nd—Pork Paradise— Porktastic eats!
10th—El Tejano Puffy Tacos & Desserts
16th—Gaucho's Fire—Brazilian Dishes
24th—Bacon Station— Favorites with Bacon!
30th—Union Jack's—English pub fare

**Watson Farms is not affiliated with nor receives any compensation for these food truck visits.**

**Pool Update** — Residents with Pool bands are now able to bring up to two guests with them per household, not per person in the party. You will still need to **bring your own chairs**. We are monitoring requirements, guidelines, and recommendations closely. The wading pool is closed for the season. Please remember to always wear your pool bands when at the pool.

**Upcoming Events—**

**Adult Night at the Pool**— Please join us from 8 pm to 10 pm Saturday, August 25th at the pool for a game of water volleyball and meeting fellow neighbors.

**National Night Out**— Tuesday, October 6th, 2020, from 5:30 pm to 8:00 pm. This is an opportunity to bring neighbors together with Police and Fire Departments to build and promote a community partnership!



**Annual HOA Meeting** is November 18th, 2020, from 6:30 to 8:30 at a location TBD.

**\*\* All events subject to change. Social distancing is expected at all events! \*\***

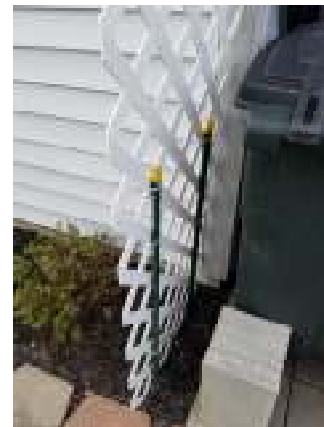
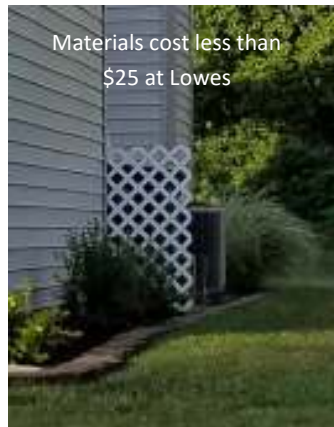
**Trash Bin Requirements** — Per the Watson Farm Section I Plat Covenants and Restrictions, Section 14, the last sentence of the second paragraph reads “Garbage and trash cans shall be kept in approved containers which are not visible from the street, except on collection day.” To the best of our knowledge, this covenant has not been enforced before so this is a repeat of our previous notice that enforcement is beginning soon. Please remember, the board didn’t make these covenants, and doesn’t want to be selective in which covenants to enforce.

**This is the second notice about this and violations of this covenant will start in October 2020.**

Here is an example of how it could be done, but there are other solutions to this issue like a large shrub or two, or a more permanent structure. Here is another option:

<https://www.charlestoncrafted.com/simple-diy-way-to-hide-your-trash-cans/> There are numerous YouTube videos on the same subject as this is a common issue across the country.

**If you plan to build some sort of structure to conceal your trash bins, you will need to submit an Architectural Change Request form for approval of your design.**



The Watson Farm HOA board is seeking a few community-minded volunteer homeowners to help form a committee to review our current covenants and propose any changes. More later...

**POOL HOURS:**

Pool hours effective **August 3rd** will be:

Monday thru Thursday 4 pm— 8 pm

Friday 4 pm— 9 pm

Saturday 11 am— 9 pm

Sunday 11 am— 8 pm

Effective **September 8th** the pool will only be open on

Saturday and Sunday through

**September 20th** from 11 am— 8 pm.

**NEIGHBORHOOD SAFETY:**

Crime Watch Meetings will likely resume in a virtual format in the near future.

Please watch for updates on TownSQ and WatsonFarmsHOA.ORG.

In case you hadn’t noticed, Lawrence Police have been enforcing speeding and not stopping for stop signs in the neighborhood! This activity will be continuing as we ramp up enforcement efforts. The posted speed limit is 25 MPH throughout the neighborhood. Please drive like your kids live here.

