



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.

NEW MANAGEMENT COMPANY AND COMMUNITY REPRESENTATIVE—

Every resident should have received an introduction letter from Rhonda Medsker, Property Manager for Omni Management Services. This letter informs you of your account number. Also included you will find instructions to register on Caliber Portal. Caliber Portal will enable you to log in, view, and update your homeowner information, view account information, compliance violations, maintenance issues and association documents. If you cannot find your letter, you can obtain your account number by emailing rmedsker@omni-property.com or by phone at (317) 541-0000. If you have trouble reaching Rhonda, please email watsonfarmshoa@gmail.com. Welcome Rhonda!!!



ANNUAL MEETING - Our Annual meeting is November 17, 2021 at Fall Creek Middle School auditorium @ 6:30 PM. All residents are encouraged to attend. We will be electing up to four new board members. If you are interested in sitting on the Watson Farms Home Owners' Association Board, please complete the enclosed nomination form and submit by November 14, 2021. The 2022 budget will also be reviewed and voted on for approval. This is an important meeting for all of our neighbors.

YARD CLEAN UP

As we approach the season for yard clean up and raking leaves, remember the following for trash pick up:

- All lawn waste must be in brown bags placed next to cart or inside of cart.
- Each resident will be allowed 10 bags per month for the months of April, May, June, October, November and December. The maximum bags allowed per calendar year is sixty (60).
- For each household that exceeds sixty (60) bags of yard waste in a year, an overage tag will be required. Overage tags are \$2.00 per tag and can be obtained through the Department of Public Works.

Trash pickup schedule is available on the City of Lawrence website: <https://www.cityoflawrence.org/solid-waste> Please don't be that homeowner who forces us to spend extra association dues on certified violation letters which causes higher HOA dues.

TRASH TOTER REQUIREMENTS — For the month of September 2021, over 25 percent of properties had a trash toter violation! 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." Enforcement has begun. Please remember, the board didn't make these covenants, and wants to be equal in enforcement in all of the covenants.

WATSONFARMSHOA.ORG AND CALIBER PORTAL websites offer lots of information! Subjects include:

Declaration of Covenants	Plat Covenants & Restrictions
Watson Farm By-Laws	Watson Farms Rental Amendment
Architectural Control Guidelines	Watson Farms Fillable ACC/ARC Form
Watson Farm Mini-Barn Guidelines	Lawncare & Lawn Maintenance Guidelines



Crime Watch— See something—Say something! Please be proactive when observing suspicious activity around our neighborhood. As always, if it's an emergency, call 911. If you are witnessing a non-emergency or unsafe activity, the non-emergency police line is (317) 545-7575. We are all in this together to create a safe environment. We are seeking new participants for our Crime Watch Committee. If interested, please contact our Board of Directors at WatsonFarmsHOA.org or via email at: watsonfarmshoa@gmail.com

When to call

911 vs. 311

Call 911

- All Fire & Medical Problems
- Drunk & Reckless Drivers
- Disturbances & Fights
- Any In-Progress Crime
- Trespassers
- Motor Vehicle Accidents
- Shots Fired & Calls For Help
- Suicidal People / Welfare Checks
- Suspicious People & Vehicles
- Any Incident Endangering People

Call 311 or 317-327-3811

- Fireworks
- To Ask Law Enforcement Questions
- Loud Music & Parties
- Barking Dogs & Found Animals
- BMV Checks
- Lost or Stolen Property
- Parking Violations
- Juvenile Runaway Reports
- Identity Theft & Fraud Reports
- Delayed Reports

* 311 is available to all cell phone users in Marion County, if you are calling from a landline, call 317-327-3811



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