

June 12, 2026

WATSON FARMS HOA
Community Account and Compliance Notice

Dear Watson Farms Homeowners and Residents,

This notice is being provided to remind homeowners and residents of the importance of timely payment of HOA assessments and compliance with property maintenance requirements within Watson Farms.

Payment of assessments and compliance with property maintenance standards are homeowner obligations under the Association's governing documents. Homeowners are encouraged to promptly review any account balance or violation notice they receive and respond through the appropriate process.

The Association currently has **\$61,064.99** in unpaid dues, representing **34.90%** of the **\$174,945** annual budget. Delinquencies and unresolved violations negatively impact operations, community services, and property values.

A significant number of properties remain out of compliance with exterior maintenance standards, including algae, weeds, driveway stains, damaged or missing siding, holes, trim damage, fencing issues, and roofing concerns.

Assessment and Violation Process

Assessment collections are handled in accordance with the Association's established collection policy and applicable governing documents. Homeowners should understand that unpaid assessments may result in additional charges, including late fees, collection costs, and further legal action, which could lead to a lien being placed on the property, restrictions on amenity privileges, and any other remedies available to the Association under the governing documents.

Property maintenance matters are addressed through the Association's violation enforcement process and the Association's governing documents, which provide homeowners with notice of the violation, a reasonable period to correct the issue, and the right to meet with the Board. Homeowners may also choose to mediate or arbitrate the dispute at their own expense.

Homeowner Responsibilities

Homeowners are responsible for:

- Keeping HOA assessment accounts current and addressing any outstanding balance through Omni Management
- Correcting exterior maintenance violations within the timeframe stated in the applicable violation notice
- Ensuring rental properties are maintained in full compliance

Potential Association Action

- Accounts that are not in good standing may be subject to collection steps authorized by the Association's governing documents and collection policy, including late fees, administrative charges, collection costs, attorney involvement, lien action, and other available remedies.
- Amenity access, including pool access, may also be restricted for accounts that are not in good standing, when allowed by the governing documents, rules, and applicable policies.
- Continued failure to correct exterior maintenance violations may result in additional notices, fines or charges, legal referral, corrective action where authorized, and any other enforcement remedies available under the governing documents and applicable law.

The Board's goal is voluntary compliance; however, continued nonpayment or continued disregard of maintenance requirements may require further action. Homeowners should not assume that unpaid balances or unresolved violations will be overlooked.

Questions and Follow-Up

Nothing in this notice is intended to replace or modify the Association's governing documents, collection policy, violation procedures, or any individual notice previously issued to a homeowner.

Homeowners who have questions about outstanding assessments, account balances, payment options, or violation matters should contact Omni Management. For assessment-related questions, homeowners may call the main number and ask for the Accounting Department.

Watson Farms HOA Board of Directors