

# Watson Farms Annual Meeting — November 13, 2026

6:00–8:00 p.m. · City of Lawrence Government Center, Public Assembly Room, 9001 E. 59th Street

Our community, our money, our vote.

# Welcome — tonight is about our community

Thanks for coming. Tonight I'll walk you through what we did this year, how the pool area functions, the money, then we will take a vote on the 2027 budget, if we have enough homeowners.

**Your board**

President: Robin R. Castillo
Vice President: Annette Gary
Secretary: Megan Kinsey
Treasurer: Shawna Dodd-Ware
Member at Large: Thomas Kennedy

**One thing to know**

The 2027 budget is proposed, not yet voted in. Nothing tonight is decided until you vote.

# Agenda

1. **Mel Keaton**, Acting Director of Crime Prevention — City of Lawrence Public Safety
2. **Our year together** — National Night Out, the pool, and our streets.
3. **Our new property manager**, Glen Watson.
4. **The money** — 2026, the $10 increase, the proposed 2027 budget, and reserves.
5. **Then the vote** — after questions, with the result announced before we move on.
6. **Staying safe** — how to report a problem, and how the board works.
7. **Board business, volunteers, and closing** at 8:00 p.m.

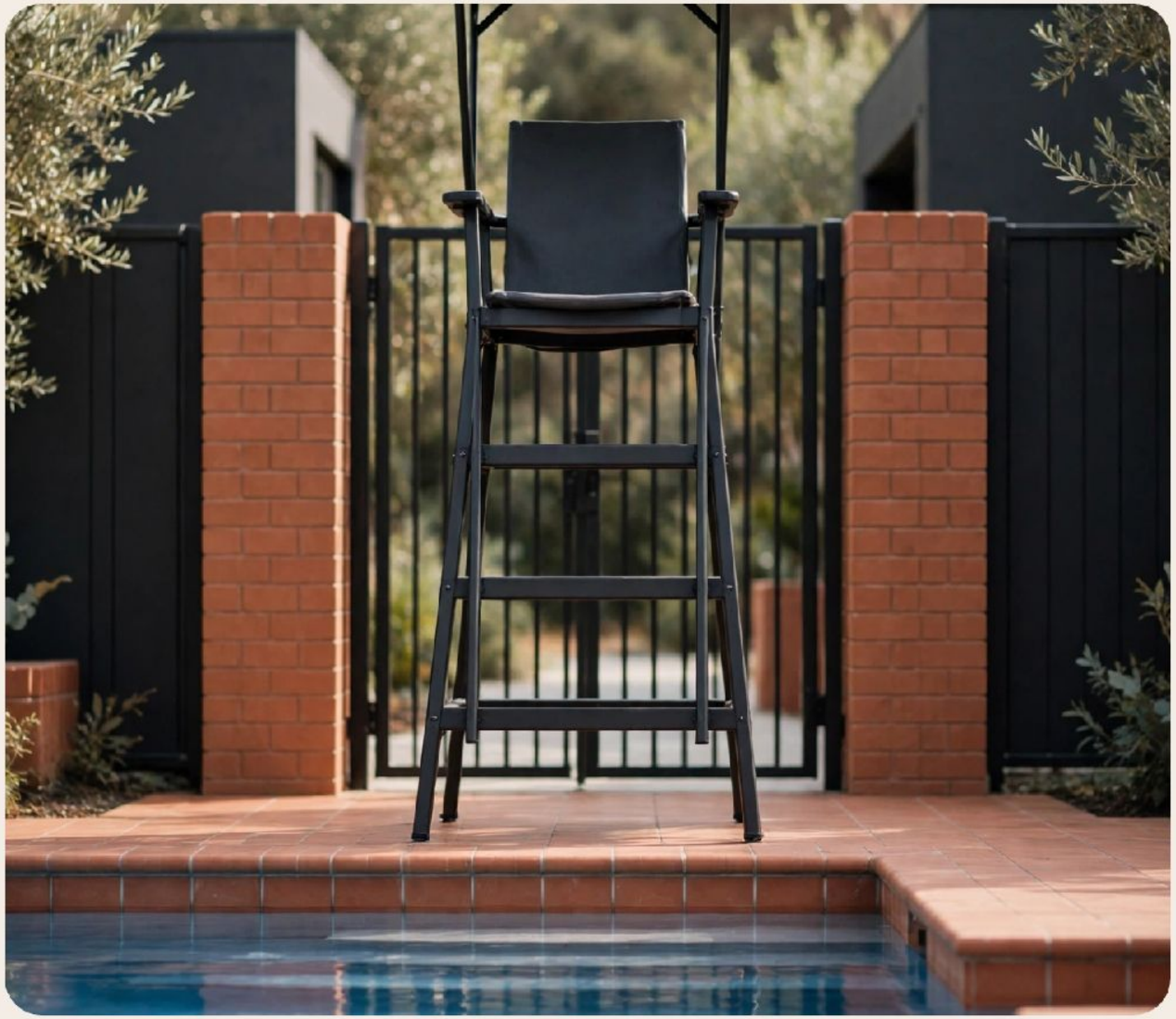
# National Night Out — our community showed up

On August 4, our neighbors came together for National Night Out — a nice turnout, with food tents, desserts, games, and music.

The Lawrence Police Department and the Fire Department joined us, and neighbors spent the evening getting to know one another. Thank you to every family who came, and to everyone who helped make it happen.



# The pool: key fobs, lifeguards, and a new valve



- Key fobs are in their second year and going very well — better than handing out wrist bands every year. Your fob stays with you until you move, then it comes back to a board member. When you move, please notify OMNI Management — your fob will be deactivated. A lost fob is a $75 replacement, and we only had a few lost this year.
- Lifeguards cannot have their phones during guard duty, so their attention stays on the pool.
- This year the pool needed work on skimmers and cracks, and a gap in winterization led to additional problems. It is an older pool, so some of these repairs are simply the inevitable wear of age. We are staying on top of it.
- The master shut-off valve failed from age and needs replacing, and that work is scheduled for this week.
- Lawrence Utilities came out and confirmed the valve is done. We are not patching it — a new valve is the reasonable fix. The meter was taken out at the same time, since the pool and the whole facility were already winterized, and we do not need the meter running for six or seven months while the pool is closed.

# Our pool is 25+ years old — what that means

These are the kinds of issues that come with a pool this age, in general — not a list of problems we have today.

**Structural** — pool shell and walls, cracks, tile and plaster, deck and the pool's edge (coping).

**Mechanical** — pumps, filters, heaters, pipes and valves, including the master shut-off valve.

**Safety** — fencing and gates, drain covers, lifeguard equipment, lighting.

**This is why the pool area is our biggest cost — and why we plan ahead for it.**



# Pool water is tested every morning before it opens

**Tested every day**

The water is tested every morning before the pools open, and the results are written down in a daily log. An independent lab tests the water every week.

**Checked by the county**

Marion County also comes out for unannounced inspections, about once a month — on top of our own testing.

The water is tested and checked all season long.

# Speeding on Twyckenham: we need a permanent fix



**What we live with**

Speeding and running stop signs on Twyckenham have gone on for years, and residents tell us it is worse now. Cars speed through and run stop signs — and school buses have been caught speeding on Twyckenham, too. Radar speed signs have not slowed drivers down, and an occasional parked reserve officer for a short time has not fixed it either.

**What we have done**

This year I asked Public Works about speed cushions that bolt down instead of cement, and are removed and stored for the winter. We were told again that none of these are permitted in Lawrence. I have also asked Commander Tracey Cantrell of the Lawrence Police Department for a permanent fix, before someone is hurt — or worse. We will keep working on this. It affects all of us.

# Please welcome Glen Watson, our new OMNI property manager

Glen took over from Suzie Frazier, who is no longer with OMNI. He comes with community experience — he leads another homeowners community himself, so he understands the job of a board and a president.

He took over Suzie's work and has been sorting out the figures and answering our questions in writing. The budget on these slides is built from Glen's corrected figures — the November 5th final. Your copy is the one-page sheet here tonight, and Glen is emailing that same sheet to every homeowner this week.

# Let's talk money

## In the first nine months of 2026, we netted $45,335

**$191,365**
taken in, January to September 2026

**$146,030**
spent on operations in the same nine months

**$45,335**
net for those nine months — not a full year

**Money in:** $191,365 came in from dues and other income, January through September. **Money out:** $146,030 went out on operations — the pool, grounds, utilities, and running the HOA. **What was left:** $45,335. That is nine months, not a full year.

**What 'income' means:** $177,502 was for running the community — dues $174,945, late fees $1,250, interest on past-due accounts $1,115, pool passes $175, and bank interest $17. The other $13,863 was set aside for reserves — $13,716 from dues plus $147 in reserve interest. Together: $191,365.

**What 'spent' means:** the $146,030 already includes the $13,716 moved into reserves, so $132,314 was spent running the community. Reserve balance at September 30, 2026: $86,462.50 — that figure is on the September 30 Balance Sheet, under Alliance Reserve. It is not on the one-page budget sheet, which only shows this year's money in and out. The $13,863 set aside in 2026 is already inside that balance — it is not extra. Nothing was spent from reserves in 2026.

# Proposed dues are $545 per home — up $10

That is about 83 cents a month per home.

The $545 is the regular yearly HOA dues, nothing extra. This is the amount in the proposed 2027 budget, which is not yet voted in.

NOTE: $10 a year divided by 12 months is about 83 cents a month per home. For all 327 homes, that is $3,270 more for the year.

**Why the increase**

Prices, materials, and labor have gone up significantly, and we cannot control all of that. We are also being clear now: fees could need to go up next year, and the board will revisit that with real numbers, not guesses.

We are also in the process of getting quotes on a reserve study. It is how we plan ahead instead of being surprised.

# The proposed 2027 budget balances at $178,215

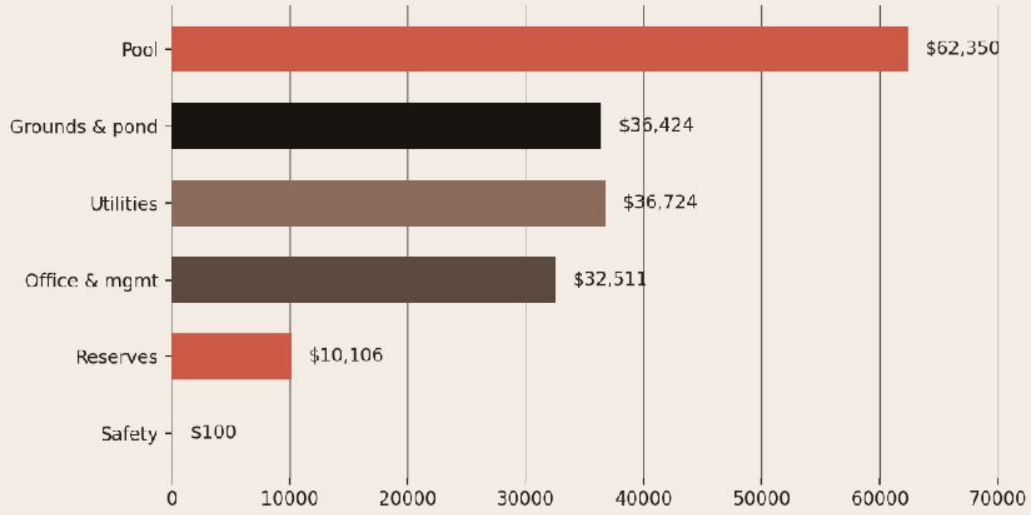
**$178,215**
in — 327 homes at $545

**$178,215**
out — total proposed spending

**$0**
net — proposed, not yet voted in

Here is the whole picture in one line: $178,215 in from dues, $178,215 out in spending, net $0.

Every dollar is in one of six buckets, and they add to $178,215. Pool $62,350 — pool contract, pool supplies and repairs, and the pool phone. Grounds & pond $36,424 — landscaping, common areas, the pond, and irrigation. Utilities $36,724 — electricity, gas, water and sewer, and internet. Office & mgmt $32,511 — management, insurance, admin, professional help, postage, taxes, audit, the website, and community events. Reserves $10,106 — savings set aside, separate from the yearly bills, but inside this total because we set it aside as we go. Safety $100.



# What the biggest lines pay for

**Biggest costs**

- Pool contract, $45,000 — the pool company for the season.
- Landscape contract, $25,262 — mowing and care of our common areas.
- Water and sewer, $21,370 — water for the pool, irrigation, and common areas.
- Pool supplies and repairs, $16,762 — the average of 2026 ($30,408) and 2025 ($1,920), plus 3.7%.

**Confirmed and explained**

- Management, $12,145 — OMNI's basic fee for the year.
- Insurance, $6,270 — our coverage for the year ahead, at the new rate from November 14. The premium is set in the proposed budget.
- Taxes, licenses, and permits, $1,065 — the $3,257 through September included a one-time $2,003 payment, about $6 per home, that does not repeat. Without it, the figure is $1,254.
- Admin fees, $4,504 — confirmed correct. It covers transfer and resale paperwork ($200 per sale) and printing and copying.

# Reserves are savings — separate from the yearly bills

## $86,462.50

reserve balance at September 30, 2026 — from the Balance Sheet, under Alliance Reserve. Please take a Balance Sheet handout.

Annual fees pay regular bills. Reserves are for big, infrequent repairs: a pool pipe burst, a pump or filtration failure, fence damage, pond or irrigation trouble, a main pump burnout, or storm and weak trees. There were no reserve expenses in 2026. That balance is on the September 30 Balance Sheet, under Alliance Reserve — it is not on the one-page budget sheet, because that sheet only shows this year's money in and out. The Balance Sheet shows what is sitting in each account.

**Proposed for 2027**

$10,106 added to reserves, inside the $178,215 total — about $30.90 per home.

That is $6,000 plus a $4,106 surplus. OMNI has confirmed the $4,106 is a permanent addition to the $6,000. That is the plan — it goes in as dues come in through the year. If some dues don't come in, less goes to reserves.

# A reserve study would tell us how much to save, year by year

1. **What it is:** An independent engineer walks the whole community — pool, pond, pavements, fencing, roofing, siding, and signage — and works out how long each big shared item has left and what it will cost to replace.

2. **What you get:** A year-by-year plan for the next 20 to 30 years, so the board knows how much to save each year and when the big bills are coming.

3. **Why it helps:** It lets us plan ahead and budget a little at a time, instead of being surprised by a big repair and having to charge everyone extra.

4. **Cost:** The quote we have so far is $3,000. No decision tonight — nothing has been signed, and the board will review the answers deeply first.

# New state laws, in plain words — HEA 1115 and HEA 1152



Two Indiana laws took effect July 1, 2026. In very simple terms:

HEA means House Enrolled Act — a bill the Indiana House and Senate both passed and the governor signed into law. House Bill 1115 became HEA 1115, and House Bill 1152 became HEA 1152.

**Selling your home** — If you sell your home, the most the HOA can charge you for the resale paperwork is $50. Before, it was $250. The HOA now pays the other $200 — that is already in the 2027 budget.

**Your own balance** — Asking for a statement of what you owe is free. The HOA cannot charge you for a copy of your own account.

**Records** — The HOA cannot charge you for copies of records you ask to see.

**Fines** — Fines can only happen after the board adopts a written fine schedule and gives written notice first. Watson Farms has no fines this year.

**Meetings** — Board meetings need at least 4 days' written notice with an agenda. You can also attend the annual meeting remotely — that counts as being there.

Exactly how each part applies to Watson Farms is something our attorney is confirming in writing. This is general information, not legal advice.

# Now we vote on the proposed 2027 budget

The result will be announced out loud before we move on.

**What you are voting on**

Adopt the proposed 2027 budget as presented, or as amended: $178,215 in dues, $178,215 out, net $0, dues of $545 per home.

**How it works**

One vote per lot, shared by co-owners. Quorum is 15% in person or by proxy — 50 of 327 lots. Proxies must be filed with the Secretary before or at the meeting.

# If you see something, say something

1

**On the street**

Never chase or confront a speeding driver. If you can do it safely, note the date, time, place, and vehicle. Emergency: 911. Non-emergency: Lawrence Police (317) 545-7575.

2

**School buses**

If you see a school bus speeding, write down the bus number and call the school transportation department at (317) 423-8400 (8 a.m.–4 p.m.).

3

**Our Facebook page**

The Watson Farms Facebook page is a space to share and communicate. The HOA will never discuss a homeowner's personal situation there. The compliance rules apply to every homeowner and to rental properties too. We do not allow spam on the WFHOA Facebook page, and we do not promote businesses or schemes there.

4

**Door-to-door solicitors**

We have had solicitors come door to door trying to sell a product, using my name — or a board member's name — as if we gave them permission to solicit the community. That is not what we do. If this happens to you, get the name of the business and the person, and contact a Board Member or OMNI.

5

**How the board works**

The board handles every situation by the bylaws. There are processes and procedures — so if you do not see action right away, it does not mean nothing is being done.

In winter, keep sidewalks shoveled and do not block mailboxes. Report a loose animal right away to Animal Control at 317-549-4814 or 317-341-2683, or to the owner if you know them.

# We need you: board members and volunteers




Only a few of us are managing a community of 327 homes. We all have families, jobs, and responsibilities to balance, and it is hard — most of us are in that same boat. We love our community and want to keep it looking good: a place you are proud to come home to. If we all do our part, things run smoothly — but we need help to keep it going.

Architectural requests are answered in 2–3 days when the request is complete.

If you'd like to serve on the board, or you know a homeowner who would, please talk to a board member tonight. Tonight we're just inviting interest — we're not promising an election on the floor or a particular way a vacancy gets filled until that's confirmed in writing.

# Thank you for caring for Watson Farms

Thank you to our neighbors who came to National Night Out, to our volunteers, to Glen Watson, our OMNI property manager, to Mel Keaton, Acting Director of Crime Prevention — City of Lawrence Public Safety, to Commander Tracey D. Cantrell, Administrator and Traffic Commander, Lawrence Police Department, and to Renea Rafala, Director of Public Works, City of Lawrence, for their attention.

The budget vote result, as announced tonight, and any confirmed board follow-up will be shared with homeowners. Please reach a board member with questions — we are glad you came.