

## BOARD OF DIRECTORS



## WATSON FARM HOMEOWNERS' ASSOCIATION

March 2, 2008

Dear Homeowners,

- I would like to first thank all of those who attended the 2007 Annual Association meeting on November 26. I know it is very difficult to find time in your busy schedules to attend on a cold winter night. This was the first meeting in over three years that we were able to have enough homeowners in attendance to have a quorum and not had to cancel and incur the added cost of additional mailings and additional rental fees to reschedule another meeting.
- I would also like to thank those who sent in their proxy form knowing that they could not attend the meeting but were considerate enough to allow their proxy to count towards the quorum. I spent a lot of time researching proxy forms and I developed one that I thought would best serve both the individual homeowner and our Association. If you couldn't attend the Annual Association meeting but didn't send in a proxy form, please reconsider the next time the opportunity presents itself. If you have any questions about what exactly the proxy form entails, please don't hesitate to call me and I will try to alleviate all your concerns. Believe me; your right to contribute to the Association will not be compromised by submitting a proxy form but by not submitting one.
- The biggest issue for our Association and its members at hand is the relief of the Association's responsibility of managing and paying for homeowners' pump-outs. As you can see from the enclosed minutes from the 2007 Annual meeting, the membership passed a motion removing the Association from this responsibility. Not only was it very expensive, it was a tremendous task for me to tackle on a yearly basis. Our By-laws required a three-year schedule, but the town began to require some homes to be on a two-year schedule thus causing a major conflict in scheduling reimbursements for both the homeowner and the Association. This is really much too difficult to explain in a short letter. If you have any questions, please call me and I will give you all the history behind this.
- It was determined (and voted on by the membership) that in fairness to all homeowners, that a pro-rated credit refund would be issued for those who were to be pump-out in 2008 and 2009 by the Association. Since those homeowners have already contributed a portion of their past assessment dues for a future service, it was agreed upon that they should be reimbursed. It was decided that those scheduled in 2008 will receive a credit refund of \$120.00 (2/3 of the average cost of the 2007 service fee). Those scheduled for a pump-out in 2009 will receive a credit refund of \$60.00 (1/3 of the average cost of the 2007 service fee). Those who were pumped out at the expense of the Association in 2007 (the final year of pump-out reimbursement from the Association) will not be issued a credit refund. Also, please note that one homeowner (according to my records) had serviced their own system and had not been reimbursed in the past three years so they have been issued a full refund for \$180.00 (the average cost of the 2007 service fee). No future pump-outs will be scheduled or reimbursed by the Association as of this date. All credit refunds will be mailed out shortly.
- I have contacted Superior Septic (the company we used for our Association) and I have told them of this change. I have requested a discounted fee for individual homeowners from our Association who continue to request service with their company. I don't have anything in writing regarding this and I was not assured that this would be possible, but if enough people continue to use Superior Septic, it might help us get a discount. All homeowners should be receiving letters from Superior Septic helping to ease you into this transition. You are free to contact any service company you wish. I have enclosed a schedule when you should need service next. Please be advised that this schedule is based on a three-year pump-out schedule according to my records. Some homeowners may receive notice from the town requiring an earlier service based on your last inspection. Once you have system serviced, you must then report it to the town. If you have ANY questions about this process please call me anytime. My two most valuable contacts to help you with any questions are as follows:

Darlene Gardiner	Superior Septic	789-9360
Carolyn Link	Town of SK	789-9331

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- There are plenty of new vacancies on the Board. We will be needing a new Treasurer and a new Secretary. These positions will be 3-year terms. Also, the position of President has remained unfilled for the past 2 years. Therefore, the position can be filled for 1 year only if you wish to become a member of the Board but don't want a long-term commitment. If you are interested, but feel apprehensive at jumping into the role of President, let me know and I will "officially" become President (since I have been doing that job also for the last 2 years anyway) and you may slide in as Vice President for only a year if you want to get your feet wet and see what a position on the Board is like. Please call me if you would like to discuss what each of the positions might entail. Ram has graciously agreed to stay on as Treasurer until a replacement has been found. I would like to thank Sheila Greene for her time on the Board and wish her well.
- The Board is still receiving **many** complaints regarding pets in our neighborhood. Pet owners are requested to review the pet guidelines as stated in the By-laws. There are **still numerous occasions** (and complaints to the board) that pet owners are not cleaning up waste left in the common area and on other homeowners' property. Also, many dogs are still being allowed off their leashes on common ground. This is clearly prohibited as stated in the By-laws, even if it occurs in the presence of the owner. Also, please be sure your pet's barking has not become a nuisance to your neighbors. The Board has been receiving complaints from neighbors who have been impacted by excessive barking. Finally, there has also been an increase in "roaming" cats becoming a nuisance to other homeowners. It is unfair to ask dog owners to be responsible for their pets when cats are allowed to roam and bother their neighbors.
- Another issue that has been brought to the attention of the Board is the amount of trash that seems to be blowing around our neighborhood. I know we are subject to a lot of wind in our open development. It would be recommended that all homeowners make a genuine attempt to secure their trash well when leaving it for pick-up. I know this has not been a deliberate attempt to litter the neighborhood, but just a lack of foresight when leaving out trash. Also, it seems in areas where young children seem to congregate, there tends to be more water bottles, juice boxes, snack wrappers, etc. accidentally left out. Please don't take this the wrong way or personally, but I am just asking everyone to keep an eye out for anything that may be left out to blow around. And finally, if you are walking around and see some trash, could you please pick it up and dispose of it so we won't have to pay someone to do it. I have personally seen a couple of homeowners continually take on this task on nearly a daily basis and would like to relieve them of this responsibility. We can all pitch in together and keep our neighborhood looking great!
- Just a reminder. Please request approval from the Board for all sheds, decks, fences, pools, and other additions and/or alterations to your lot or home. By-Laws require **written approval** for all improvements or changes to your home or lot. Receiving written approval for your improvements will protect YOU in the long run. The Board is aware of a number of non-conforming sheds (specifically roofs and roofing materials) and is investigating available options to insure compliance of the regulations.
- Please remit your 2008 Assessment dues promptly. There are increased costs inherited by the Association when late payment notices need to be mailed out to those who have not paid their dues. Late fees (to the dismay of the Board!) will need to be assessed for late payments to recoup these extra costs.
- The board is still searching for a number of homeowners to assist with the following items and spring projects. Please contact me if you are interested in becoming involved with improving our neighborhood.
  - Volunteer Committee Chair  
Over see the list of homeowners who have volunteered to help out with projects around the neighborhood.
  - Friends of Watson Farm Committee Chair  
Assist with hospitality and communication among our neighbors.
  - Sign Maintenance  
Assist with minor preventative maintenance measures to protect the front entrance sign.

Thank you all for your support and encouragement. If you have a chance to see Ram or Sheila walking around our neighborhood, please stop and let them know you appreciate all their effort serving our Association as Treasurer and Secretary for the past three years!

If you have any questions or concerns, please call me anytime so I can try to help.

Sincerely,

Bill Harrison  
11 Aurora Court  
783-3034  
Vice President/Interim President  
[www.watsonfarm.net](http://www.watsonfarm.net)