

BOARD OF DIRECTORS



WATSON FARM HOMEOWNERS' ASSOCIATION

November 23, 2009

Fall Greetings to all our Homeowners from your Board of Directors,

Enclosed you will find the agenda for the 2009 annual meeting. I hope you can attend the meeting and share your valued input as to best improve our neighborhood.

You may notice that the meeting date is set for a Saturday morning. This has been a change from our usual weekday night. We are still receiving use of the Alumni Center free of charge and this was the only date in December in which it was available. We have had a Saturday morning meeting a few years ago with mixed results. I hope this is somewhat of a convenient time for you all to attend.

You will also find enclosed a "proxy form". In the past, we have had very low turnouts for most of our meetings. Although the Board completely understands that many people have other commitments and are often unable to attend, the meeting cannot officially take place without a quorum of homeowners present. Association By-laws require a 20% quorum (or a minimum of 18 homeowners) to officially conduct business. If you know that the date of the annual meeting is not convenient for you to attend, the Board requests that you fill out and return the proxy form to your nearest Board member (or even to a neighbor who will be attending) so that there will be a quorum in attendance. Even if you don't want anyone voting for you, your proxy will allow us to reach the required quorum needed to conduct the meeting. Of course, you are also entitled by the By-laws to submit a proxy specifically voting for or against a specific agenda item. Just be sure you have a witness sign it and submit it to the board prior to the meeting. 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 Board will be addressing and discussing concerns about some current and anticipated issues which are and may affect our neighborhood. I look forward to feedback from all our homeowners regarding the items listed on the agenda.

A frequent occurring and problematic situation that continues to be exasperating for your neighbors and the Board is the refusal of some homeowners to clean up after their dogs. I am receiving way too many complaints that this continues to be a problem. It is clearly stated in the By-laws that you must clean up after your pet. Those who do not abide by this regulation will begin to face sanctions from the Board based on homeowners' recommendations set forth at this meeting.

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. If you are not sure what constitutes approval, please call me prior to your project! Receiving written approval for your improvements will protect YOU in the long run.

The By-Laws and meeting minutes are available online on our website (<http://www.watsonfarm.net>). Not knowing about our Association and our By-Laws prior to the purchase of your home cannot be seen as a reason for non-compliance. Too many homeowners are using this excuse when notified by the Board regarding certain infractions.

I am looking forward to seeing everyone and I am interested in hearing all your thoughts and concerns regarding our neighborhood.

Sincerely,
Bill Harrison 11 Aurora Court 783-3034