

## **2022 WATSON RUN ANNUAL MEETING PACKET**

Dear Watson Run Homeowners,

In accordance with the governing documents, *Bylaws: Article V - Unit Owners, 5.03 Annual Meetings*, the Watson Run Executive Board has until June 1st to hold an annual meeting. The Watson Run Executive Board has fixed the 2022 annual meeting to occur on Monday, May 23, 2022, at 6:30pm.

The Watson Run Executive Board wanted to wait for the weather to get a bit nicer to host a more intimate gathering in hopes that more neighbors will attend for fellowship, community updates, and ice cream! In addition to conducting the 2022 Annual Meeting, your Executive Board will be hosting an ice cream social! We will start serving ice cream around 6:10pm and then again during the counting of the ballots!

Please join your neighbors at the Stoltzfus Homestead & Gardens which is within walking distance of our community: 3716 E. Newport Rd., Gordonville 17529

### Agenda Items for the Annual Meeting:

1. Residents receive updates from your Watson Run Executive Board including financials, maintenance, developer transition, games' area discussion, and a discussion about the future of annual meeting voting, etc.
2. The election of (3) seats on the Watson Run Executive Board.
3. Information regarding proposed governing document changes.
4. Over 55 Certifications - every 2 years the community must complete certifications to maintain our Over-55 designation.

We are enclosing the following items:

1. 2022 Annual Meeting Election Ballot – you may either complete the ballot early and return it to Watson Run Board Secretary, Rob Peters' home at 78 Pleasant Road (please place in the mail cubby located directly below his mailbox) OR bring your ballot to the annual meeting and turn it in during voting. You may also email [Support@WooCatManagement.com](mailto:Support@WooCatManagement.com) if you need to make other arrangements for voting.
2. 2022 Executive Board Candidate Information (there are 4 homeowners running for 3 board seats).
3. Over 55 Certification – please complete the Over 55 Certification. You may either complete the Over 55 Certification and return it to Watson Run Board Secretary, Rob Peters' home at 78 Pleasant Road (please place in the mail cubby located directly below his mailbox) OR turn in at the annual meeting.

We look forward to seeing you all at the 2022 Watson Run Annual Meeting!

Sincerely,  
Dan Sweeney, Board President  
Rob Peters, Board Secretary  
Vicki Michuck, Board Treasurer  
Eugene Kieffer, Director  
Rich Friel, Director  
& Woo-Cat Martin Management

## 2022 Executive Board Candidate Information

### **CANDIDATE #1: Charlie Becker**

I, Charlie Becker, residing at 80 Pleasant Rd, hereby submit my name for consideration for nomination for the Executive Board of the Watson Run Homeowner's Association.

#### **Professional Work Experience:**

With over 40 years' experience in the computer field, I held positions as a programmer, programmer-analyst, consultant, and manager; primarily working on financial systems. Retired from Siemens Medical Systems as a senior consultant in 2007.

#### **Community & Civic Association Experience:**

Member and past Senior Vice Commander of the Disabled American Veterans Chapter 25 in Skippack, PA

Member and past President of Vietnam Veterans of America, Valley Forge Chapter 349.

Started the Watson Run Veterans Group in 2019 and serve as Committee Chairman.

Committee Co-Chair of the 2020 and 2022 Watson Run Valentine Breakfast.

In a short paragraph (75 words or less), please describe why you think you would be an asset to the executive board

I want to help the community in any way I can and feel that the ultimate way to do that is being a member of the HOA board. I want to bring transparency and enhanced communication to the community.

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### **CANDIDATE #2: Vicki Michuck**

I, Vicki Michuck, residing at 10 Sweet Birch Lane hereby submit my name for consideration for nomination for the Executive Board of the Watson Run Homeowner's Association.

#### **Professional Work Experience:**

Accounting Supervisor, Riverside Division, Penn Traffic Co. Supervised 2 accountants and 3 accounting clerks for monthly preparation of financial statements, various other reports, bank reconciliations, etc for 50+ franchised supermarket owners.

#### **Community & Civic Association Experience:**

Elected as treasurer of a large credit union in DuBois, PA for 8+ years, was secretary/treasurer of church for 20+ years.

I have volunteered for VITA for free tax preparation for 5 years.

Served 3+ years on Watson Run transition committee.

Served 2 years on Watson Run HOA board of directors.

In a short paragraph (75 words or less), please describe why you think you would be an asset to the executive board:

I have been honored to serve on the HOA board for the past two years and would like to continue to serve the community. I have many years of experience working with people, solving problems, and helping companies, organizations, and other groupings to grow and develop. Watson Run is a great place to live with kind and caring people and I want to do everything I can to help and keep it that way going forward. Thank you for the opportunity that you have given me!

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### **CANDIDATE #3: Mary Lou Reber**

I, Mary Lou Reber, residing at 35 Pleasant Rd, hereby submit my name for consideration for nomination for the Executive Board of the Watson Run Homeowner's Association.

#### **Professional Work Experience:**

I was hired upon graduation from college by Johns Hopkins Hospital in Baltimore, MD where I spent 3 years in their Clinical Chemistry Lab as a technician. The bulk of my professional career was spent as an Executive Assistant to the Vice President of Sales and Marketing for a large uniform company, in Reading, PA, for 20 years.

#### **Community & Civic Association Experience:**

Serve on the Watson Run Directory/Handbook Committee since 2012

Served on the Watson Run initial Transition Committee, July 2013 to July 2014

Served on the Watson Run Board of Directors, July 2014 to April 2016

Served on the Watson Run final Transition Committee August 2018 – August 2021

The past six years I have volunteered with the United Way of Lancaster County preparing client's income taxes at no charge using the VITA free income tax program.

I currently volunteer at CrossNet Ministries in New Holland, PA taking part in their mentoring program, where I've been "matched" with a young woman for the past six years.

In a short paragraph (75 words or less), please describe why you think you would be an asset to the executive board:

My husband and I moved into Watson Run in August of 2007. We were the third family to arrive in this lovely community. I have been involved in many different aspects of our community from the very beginning and feel that the knowledge I have accumulated along the way will be an asset to the Executive Board. Having a seat on the executive board can be demanding and sometimes hectic, but I am ready to give my time and energy to serving and having a part in the decision- making process that affects all the residents in this wonderful community.

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#### **CANDIDATE #4: Dan Sweeney**

I, Dan Sweeney, residing at 68 Springhouse hereby submit my name for consideration for nomination for the Executive Board of the Watson Run Homeowner's Association.

Work Experience:

Over 30 years of professional experience as a Principal Technical Consultant while employed at 3 software companies all utilizing a business system labeled BPCS (Business Planning and Control System).

This system helped control all aspects of a company's major business applications from accounting – to purchasing, inventory control and customer order processing. It excelled in its major planning functions of MPS/MRP etc. It is a type of ERP (enterprise resource planning system).

Community & Civic Association Experience:

Current Executive Board President from June 2021 – present

Previously served as board Treasurer from 2018 - 2021

Member of the rules and regulations committee and the ARC committee

I was appointed to the board and asked to serve as President to assist the board members with restoring board cohesion for the betterment of the community.

During my tenure on the Watson Run Executive Board, I have learned all aspects of the Association's finances and how the budgets are executed resulting in our beautifully maintained and solid community.

My reason for seeking re-election is to make sure all the work we have dedicated to our transition from the builder to the HOA is executed successfully and is done so that we will not be taken advantage of financially.

In a short paragraph (75 words or less), Why I am an asset to the Community:

Because of the due diligence of the last three boards that I have served with, the Association has saved a tremendous amount of money by overseeing various transition meetings and working with the township to hold the developer accountable. This is an especially important exercise, and it must be done with extreme caution.

If elected, I hope to continue supporting the community by working with all community stakeholders and fairly applying the governing documents.

**PLEASE RETURN THIS FORM TO WOO-CAT MARTIN OR ROB PETERS:**

*Watson Run Homeowners Association  
Over 55 Self-Certification Form*

Why do I have to complete this form?

In order for the HOA to qualify for the Over-55 exemption, the HOA must satisfy each of the following requirements: a) at least 80 percent of the occupied units must be occupied by at least one person 55 years of age or older per unit; b) the owner or management of the housing facility/community must publish and adhere to policies and procedures that demonstrate an intent to provide housing for persons 55 years or older; and c) the facility/community must comply with rules issued by the Secretary for verification of occupancy through reliable surveys and affidavits. To be as least intrusive as possible into your personal business, the Watson Run executive board has opted to allow residents to complete this self-certification form.

By signing this form, you are affirming under penalty of perjury that you:

1. Are a homeowner in the Watson Run HOA that lives at address: \_\_\_\_\_
2. Are 55 years of age or older

\_\_\_\_\_ Homeowner's Printed Name

\_\_\_\_\_ Homeowner's Signature

\_\_\_\_\_ Homeowner's Printed Name

\_\_\_\_\_ Homeowner's Signature

Homeowner(s) Phone Number \_\_\_\_\_

Homeowner(s) Email Address \_\_\_\_\_

\*Please complete this form and turn it in the evening of the annual meeting (May 23, 2022, at 6:30pm) or drop it off at Rob Peters home at 78 Pleasant Road (please place in the mail cubby located directly below his mailbox).