

WATSON RUN COMMUNITY ASSOCIATION

2022 Annual Meeting Agenda

Monday, May 23, 2022, at 6:30PM

Stoltzfus Homestead & Gardens: 3716 E. Newport Rd., Gordonville 17529

Executive Board Members:

- Dan Sweeney, President
- Rob Peters, Secretary/Vice President
- Vicki Michuck, Treasurer
- Eugene Kieffer, Member at Large
- Rich Friel, Member at Large

Item 1: Call to Order, Establishment of Quorum, Community Welcome, Executive Board Member Introductions

Item 2: Old Business

- A. Committee Reports (VOICE Newsletter, New Resident Welcome Team, ARC Committee Report, Helping Hands Committee, Clubhouse Library, and the Outreach Committee) *committees that submitted reports*
- B. President's Report
- C. Transition Updates (Berks Homes & Leacock Township, Western Boundary, AmeriGas, Games Area)
- D. Proposed Governing Document Changes (Declaration & Bylaws)

Item 3: Treasurer's Report

- A. 2021 Final Financial Report
- B. 2022 Year-to-Date Financial Report

Item 4: New Business

- A. Over 55 Certifications - every 2 years the community must complete certifications to maintain our Over-55 designation. Please turn in your over-55 certification at the annual meeting if you have not already turned it into Secretary, Rob Peters.
- B. The election of (3) seats on the Watson Run Executive Board (Introduction of Candidates and Voting) *please help yourself to ice cream while the votes are counted* The EB wishes to thank Mr. Ralph Doss, who is an accomplished harmonica player, for his musical contributions for the annual meeting.
- C. Online Voting
- D. Homeowner Questions (WCPAM will read homeowner submitted questions and then open the floor to additional questions/comments).

Adjournment

VOICE Newsletter report

Submitted by Kathy Hazelett

It has been my pleasure to serve as the editor of the Voice for another year and work with the dedicated and talented committee members who enthusiastically submit interesting articles each month for the benefit of our residents.

The members of the Voice committee are **Kathy Hazelett**, Editor, **Rhonda Watkins**, co-founder of the Voice, with her husband **Bill**, and contributor to the “Smile Awhile” column, **Jeff Hausmann**, the author of the Intercourse Fire Company news, **Amy Murray**, who contributes regularly by interviewing residents for the lead article known as “Get to Know Your Neighbor,” proof-reading and contributing other items of interest. **Eileen Stauffer** who also contributes often to the “Get to Know Your Neighbor” articles as well as other items of interest, **Viki Eberly** who contributes periodic articles, **Linda Madge** who heads the Events Committee and contributes event updates and general information, **Mary Patton**, who provides updates on various committee’s get-togethers at the clubhouse, **Gail Morris** who provides proof-reading services and **Betty Wilson**, the head of the “Caring Hearts” committee, who collects anniversary and birthday information for those columns in the Voice.

Many Committee Chairs and members of our community also submit articles of interest to the Voice periodically.

The Voice is published 12 times a year and is distributed on the first day of the month by Woo-Cat to our database of residents. (Thank you, Woo-Cat staff!) In addition, we have nine volunteers who print and distribute the Voice to the clubhouse and to residents who don’t have technology.

At the beginning of 2022, we adopted a slogan that was first used at the time the Voice was founded and first published by the Watkin’s, “**Creating a Neighborhood of Friends.**” It’s my hope that as we walk through these times together for as long as each one of us has in this community, we will all strive to appreciate the hours and effort that so many resident volunteers make toward the betterment of the community.

New Resident Welcome Team

Submitted by Kathy Hazelett

Approximately two years ago the Welcome Committee was developed with an intention to make sure the new residents to our community were greeted, received a current Watson Run handbook with directory of residents, and had a liaison to answer questions. The committee members are Kathy Hazelett, Mary Lou Reber and Betty Wilson.

In 2021, we welcomed the purchasers of thirteen homes here at Watson Run.

ARC COMMITTEE REPORT

January - May 20, 2022

The ARC Committee is pleased to have the opportunity to work with all of you who are interested in completing a project to improve the appearance, make a repair, or simply to update the outside of your home or property. Committee members, Joe Laskowsky, James Prudhomme and I are always available to work with you, to review and discuss your project ideas and assist you in identifying the appropriate Rules & Regulations, listed in your HOA Handbook, that apply to your specific project. It is important to complete and submit an ARC Application located on the Watson Run HOA Website, under Governing Documents, prior to initiating any work around the outside of your home. If you are unclear about how best to complete the ARC Application or are uncertain about what documents are required to accompany your application, we welcome the opportunity to assist you in completing these tasks. A complete and well-defined application moves your project along more quickly by reducing the amount of time it takes for the ARC and/or the Executive Board (EB) to complete a formal review prior to granting approval of your project.

As of this date, homeowners have submitted applications for the following projects.

Category of project.	Number submitted
Awnings.	1
Driveway Replacement.	1
Home Maintenance & Repair.	2
Landscape/Gardening.	8
Patios.	1
Railings.	4
Siding/Stone	1
Total.	18

The ARC Committee looks forward to working with each of you, as you seek approval for your special projects. We also want to thank the Executive Board for their assistance in reviewing each application in a timely and diligent manner.

Respectfully submitted: Tim Hathorne, ARC Chair.

Hello Woo-Cat Association, We, Gene and Lloyd, are submitting a report for the Helping Hands Committee. You would like to know what we, the committee, have do so far in 2022. Here is a list:

1. Cleaned up weed patch near The Garden of Hope.
2. Fixed Stop Sign, and tighten bolts on all other Stop Signs.
3. Repaired loose counter tops in the Clubhouse kitchen.
4. Repaired loose door latch in Women's Bathroom.
5. Cleaned and put out the Pool furniture.

Our next project is to paint all the Mailbox posts.

Thank You
Lloyd and Gene

THE WATSON RUN CLUBHOUSE LIBRARY REPORT

The Watson Run Clubhouse Library has seen several positive changes and additions this past year. The goal is to continually provide our residents with as large a variety of reading material and activities as possible.

*two brand new large shelves were purchased in order to provide more space for newly donated books

*a small shelf, donated by a resident and refurbished by another resident, is serving as a space for 'New Arrivals'

*another small shelf, purchased and donated by a resident, is serving as a space for newly donated WWII books, in honor of our Veterans

*lastly, a cart was donated by a resident to provide space for a 'Puzzle Exchange'

The Watson Run Clubhouse Library is used regularly by our residents and is an asset to the community.

Connie Felice
Library Chairperson

The Outreach Committee Report

The Outreach Committee continues to provide the opportunity for the residents of Watson Run to be involved in projects which focus on supporting our outlying community, as well as providing information regarding volunteer opportunities. We have been involved in four major projects since July 2021, as well as two projects that are on-going throughout the year.

***July-August, 2021**

A school supplies collection was held to assist CrossNet Ministries in New Holland, with the goal of helping to fill backpacks for students residing in the Elanco School District

***September-October, 2021**

A 'Dignity Drive' was held to assist Water Street Mission in Lancaster City, in order to provide much needed underclothes for their clients experiencing homelessness

***December, 2021**

Residents sponsored individual children living in the Pequea area, providing toys, gifts, and clothing, in order to assist the Factory's Christmas Program

***March-April, 2022**

Residents sponsored individual children living at Christ's Home in Paradise, providing Easter baskets filled with candy, toys, and personal items

On-going projects throughout the year include donations for the Humane League and for the Laundromat Libraries program

Connie Felice
Outreach Committee Member