

Date of Incident	01-09-2026
Prepared By	Debra Evans
Reviewed By	Incident Report was reviewed by Alison Snyder on 01-11-2026 at 03:10 PM.
Property	Mt. Airy Place
Time of Incident	09:00:00
Location of Incident	2nd floor hallway by 101A and 102A

Report Last Updated By	Update Date
Mike Marcus	01-15-2026
Alison Snyder	01-15-2026
Alison Snyder	01-15-2026
Debra Evans	01-15-2026
Alison Snyder	01-11-2026

Incident Type

Criminal Activity Involved

Incident Type Category

Violence-Residents

Incident Type Sub-Category

Fight

Description of Incident

On January 9, 2026, an altercation occurred in the hallway outside apartments 101A and 102A. The disturbance escalated to the point that the neighboring resident in 102A contacted the police. As a result of the incident, there was blood throughout the entryway, including on the floors, walls, and doors. After speaking with the resident of 101A, Philip Watson Sr., it was determined that the incident involved him and his son, Philip Watson Jr. Philip Sr stated that his son was intoxicated, became loud, and refused to leave the apartment when asked. The situation escalated, and Philip Jr. allegedly assaulted the resident. In response, Philip Sr. obtained a machete from inside the apartment and used it in what he described as self-defense. Police responded to the scene. Philip Sr. was arrested, and Philip Jr. was transported to the hospital. It was reported that the son required surgery and was later released.

Corrective action taken at the time of the incident

Police reported and on call maintenance Owen Barrett was dispatched. Owen notified Luke Krause, who notified Debra Evans and Alison Snyder. Cleantech was contacted to perform a biohazard cleanup of the affected hallway. The carpet was cleaned on January 10 and subsequently re-cleaned on January 14, 2026. Despite these efforts, the carpet remains impacted and will need to be replaced. Inspected 101A and there is no interior damage, but the entry door is damaged and will need to be replaced. Incident report will be sent to our attorneys office for breach of lease. A claim will be opened with the Residents insurance for damages.

What we have done related to Customer Service and helping the resident, if anything?

Cleantech did a biohazard cleanup of the hallway. Debra spoke to the neighboring resident in 102A regarding her concerns surrounding the incident. Debra also spoke to the daughter of Philip Sr. Izeria Watson on Monday after the incident occurred.

Witnesses names and phone number

NA

Was there security camera footage of this incident?

No

Link to security footage video in Box

http://

Did this incident involve a resident?

Yes

Resident Name

Philip Watson - 215-789-5992

Did this incident involve a Lindy team member?

No

Did this incident involve a vendor?

No

Should this incident be reported to the residents renters insurance policy?

Yes

What is the estimate of the loss?

\$5,000-depends on ho

