

MEADOWS AT SHAWNEE HOMEOWNERS ASSOCIATION, INC.

P.O. BOX 475

MILFORD, DE 19963

Website: meadowsatshawnee.com

Email: HOA@meadowsatshawnee.com



Newsletter

April 2024

The Meadows at Shawnee HOA Board of Directors:

Mike Boyle, President
Bob Sheats, Vice-President
Daniel Marabello, Treasurer
Linda Steiner, Secretary
Tom Chilton, Member and
Architectural Comm. Chair

Taylor Shunk, Member and
Grounds Comm. Chair
Dave Markowitz, Member and
Neighborhood Watch Comm. Chair
Bob Shinholt, Member

HOA President's Report

After a dreary and wet winter, soon we will be enjoying the return of sunny and warmer days, and outdoor activities.

This Spring 2024 edition of the newsletter is the second one to be published only on our Meadows at Shawnee website. We had positive feedback with the Fall 2023 newsletter and were encouraged by your acceptance. Publishing it online is relatively easier to produce, saves the HOA money and will enable us to expand future editions with more content and usable information in addition to always being accessible to homeowners. For convenience and future use, bookmark our website @ <https://meadowsatshawnee.com/community/index.html>.

Should you encounter any technical problems accessing the newsletter, please email the HOA, detailing the problem, @ HOA@meadowsatshawnee.com.

Please read all the reports from our HOA Directors and Committee Chairs. And, as always, I strongly urge each Meadows at Shawnee (MAS) homeowner and resident to get involved with our HOA. Participate in our community clean-ups, join the Architectural, Grounds or Neighborhood Watch Committees and other HOA activities.

Soon the much-anticipated re-opening of the new Southern Delaware Golf Club and the Big Oyster Brewery – Pub are both planned for late April. The Bug and Bud Festival returns on April 27th as does the Milford Municipal Election, the Milford Riverwalk Farmer's Market returns each Saturday in May through October, and First Thursday's will now be First Friday's beginning on May 3rd through the summer. For a more detailed list see the "Upcoming Spring and Summer Events" schedule on page 11.

With Spring comes longer days and new outdoor projects. Before starting any project, take time to read the HOA's Restrictions to see if you need to submit an Architectural Request Form. And remember, if any project involves trenching or significant digging, first contact Ms. Utility for Delaware at: <https://www.missutilitydelmarva.com/>, or call (800) 282-8555.

The HOA Board has established a directory of members' email addresses to inform residents of new and timely website postings, new newsletters or articles of special interest to the Meadows at Shawnee community. To register your email address contact the HOA's Secretary at: lsteinerhoa@gmail.com. However, this email directory will not replace required mailings like the Annual Meeting announcements, other mailings directed by the HOA's By-Laws or its Declaration of Restrictions and Covenants.

The HOA Newsletter is your newsletter, intended for all our residents to use. We welcome and encourage your submission of articles for our newsletter that may be of general interest to all our residents, related to our community and our city. Email ideas/articles to: Taylorshunk@gmail.com.

Last month, Ellen Miller resigned from the HOA Board of Directors having served the community as a member of the Board since the homeowners assumed control of the HOA in 2009. Ellen's

presence will be missed. She was always energetic, cared about our community, and willing to take on anything that needed a personal touch. The entire Board of Directors extends its sincerest appreciation for her dedicated service to the Meadows at Shawnee community.

Congratulations to our MAS neighbor Lewis Sacks who was recently elected to be the new President of Milford's Carlisle Fire Company. The fire company is a large and complex organization to manage. Lew was elected and recognized for his many years of dedicated service as a member of the Carlisle Fire Company and his strong leadership and management skills.

We hope you find this Newsletter informative. Thank you.

Mike Boyle, President, MAS Board of Directors

Board of Directors' Reports

Vice President

The Meadows at Shawnee is under the watchful eyes of our dedicated volunteers of the Neighborhood Watch. Plus, there are others in the community who look out for any unusual activities every day. I check-out every street daily in the morning and afternoon as I take my walks. The more we keep our eyes and ears open, the safer we will be and feel living in our home. Have a safe spring and summer.

Bob Sheats, Vice President

Treasurer's Report

As of March 21, 2024, there are no unpaid invoices. Due to significant non-recurring common area expenses, thus far for the current year ending 6/30/24, there is a projected excess of expenses totaling \$2000. This shortage of accrued expenses can be paid in July 2024 from next year's cash flow. We do not anticipate any need to increase next year's assessment. Our outstanding assessment receivables are \$400 and are secured by liens.

Dan Marabello, Treasurer

Secretary's Report

The last regular Board of Directors Meeting for this Fiscal Year will be held on Wednesday, May 8, 2024 at 7:00 PM. Any homeowner that would like to attend a scheduled board meeting can make arrangements through Board President, Mike Boyle, by sending an email to him at: mjboyle0944@outlook.com. During the year, notices of all board meetings are posted on the "Home" and "Community" pages of the HOA's website at: <https://meadowsatshawnee.com>.

Our 2024 Annual Meeting will be held this year on **Wednesday, June 19, 2024 at 7:00 PM** at the new Milford Police Station located at 401 NE Front Street, Milford, DE. Postcards will be sent to all homeowners to remind them of the date, time and place of the meeting. We encourage all homeowners to attend this once-a-year event so you can vote on the budget and elect the Board of Directors for the next fiscal year. Please Save the Date!

The Board has established a directory of email addresses so we can notify all homeowners and residents of alerts or announcements of time-sensitive items of interest. Any homeowners or residents wishing to sign up can send their email address to Board Secretary, Linda Steiner, at: lsteinerhoa@gmail.com.

Thank you and wishing all of our residents an enjoyable Spring season.

Linda Steiner, Secretary

HOA Committee Reports

Architectural Committee



Planning on adding a deck, shed, fence or other construction other than normal maintenance to your home? Prior to getting a permit from the city of Milford, an Approved Architectural Review needs to be attached to the application. If so, you need to complete and submit an Architectural Review Request which can be found on the Meadows at Shawnee website @ (<https://meadowsatshawnee.com/committees/architectural.html>). Upon opening the website select Committees, Architectural, then Architectural Request. You can fill out the request online! For most projects it will speed up the approval process if a plot plan is provided showing the location of the project as well as a sample picture of the materials being used.

The review form and related materials can be scanned and sent directly to me @ tchilto44@gmail.com or can be dropped off at my house at 38 Meadow Lark Drive. Please complete the form as neatly as possible in the event you need to be contacted regarding the application. Any project requiring a permit from the City of Milford will require an approved

Architectural Review along with the permit application documents before Milford will issue the permit. If you have any questions, please feel free to email me.

PRIVACY FENCE/EXTERIOR SIDING MAINTENANCE & ROOFS

For those of you who have a privacy fence facing Rehoboth Boulevard or Kirby Road, it is your responsibility to keep the fence free of mold, mildew, algae, etc. The same is true for maintaining the value of your home and the homes in the community by keeping your siding & roofs clean! This can be done by pressure washing or spraying the fence or siding with Wet & Forget using a hand sprayer. This can be difficult for high areas of the house but usually lasts a few years and does less damage to the siding. Though you may need to hire someone, spraying your roofs with Spray & Forget helps eliminate the black streaks on your roof which may even extend the life of the roofing material. There are other products on the market but these are the ones I have used during the past 15 plus years.

Tom Chilton, Architectural Committee Chair

Grounds Committee



The Front entrance is still looking great after fall and winter! Periodic weeding and trimming are all that's needed now. This really eliminates A LOT of maintenance work for myself and other volunteers.

The stormwater retention ponds are still looking great thanks to the HOA's contractor Tributaries Ecological Restoration. Repairs to the big pond will need to be completed by the Sussex Conservation District in the next few years.

Disposing of any yard waste or grass clippings into or near the ponds can cause algae to grow, in turn, costing the HOA money for remediation. More importantly, this is a violation of Delaware's Department of Natural Resources and Environmental Control (DNREC) regulations which could lead to fines for the offending party.

We can always use more volunteers for the Grounds Committee, if anyone would like to assist with the care of common grounds, please contact me, the Grounds Committee Chairperson, @ taylorshunk@gmail.com.

Ice Cream Truck Night: Unfortunately, I have not been able to find an ice cream truck that does not charge a fee. If anyone has any leads, perhaps an old-fashioned ice cream truck that might come by once a month at a scheduled time, please let me know!

On a side note: We never single anyone out with violation letters. If you got one and your neighbor didn't, then we may not have seen their violation. We are all volunteers on the board and we do the best we can. If you would like to let us know of a violation, please email anyone on the board or better yet, join the neighborhood watch! Thank you to everyone following HOA bylaws. I personally love living in such a nice neighborhood!

Taylor Shunk, Grounds Committee Chair

Neighborhood Watch Committee



With the advent of warmer weather, two issues come to mind immediately: First and foremost, more children are playing in the streets, including after dark. Therefore, it is imperative that we drive slowly and see what is in front of us. Second, we already had one vehicle entered into because it was unlocked at night. Warmer weather brings out others looking for opportunities to "pick up" valuables that don't belong to them. So please check your vehicles and make sure they are locked when you are done for the day.

As always, we are short Neighborhood Watch volunteers. If you can spare one night, just an hour or two every four weeks, please call Dave at 302-422-8003. Remember---EVERYONE IS PART OF THE NEIGHBORHOOD WATCH. If you see something, SAY SOMETHING! The Milford Police Department is always receptive when they get phone calls from a resident to report something suspicious.

Dave Markowitz, Neighborhood Watch Committee Chair

CITY ACTIVITIES and EVENTS



Milford City Council Meetings

The Meadows at Shawnee is located in the City of Milford's Ward 1. Milford Mayor, Archie Campbell, as well as our two Ward 1 City Council members, Mike Boyle and Dan Marabello, all reside in the Meadows at Shawnee.

The Milford City Council meets on the 2nd and 4th Mondays of each month at 6:00 PM in the Council Chambers at the Milford City Hall, 201 South Walnut Street. All meetings are open to the public. Meeting agendas, with links to live meeting streaming, are posted on the city's website @ <http://cityofmilford.com/Archive.aspx>.

City of Milford Annual Election:

This year, for the first time in 6 years, there will be a full slate of candidates vying for election to the City Council and Mayor.

The Chamber of Commerce will host a series of candidate debates in April. The debate for Ward 1, our ward, will be on April 18th. The debate for candidates running for Mayor will be on April 25th. All debates will be held in the Milford High School auditorium from 7 - 9 PM.

Our MAS neighbors **Archie Campbell** is running for re-election for Mayor, and **Mike Boyle** is running for re-election to the City Council for Ward 1.

Voting:

The City election will be held on **Saturday, April 27, 2024**, from 10:00 a.m. to 6:00 p.m. at the Milford Public Works Facility located at 180 Vickers Drive (off Airport Road), Milford, DE.

ONLY STATE OF DELAWARE REGISTERED VOTERS residing within the limits of the City of Milford, OR ELIGIBLE NON-RESIDENT PROPERTY OWNERS, whose property is deeded in the voter's individual name, will be permitted to vote in City elections.

ABSENTEE BALLOTS: If you are unable to vote in person at the election, please contact the City Clerk's Office. Please leave your name, phone number, and a message if no one is available to take your call. This is a two-step process and the DEADLINE TO MAIL ABSENTEE DOCUMENTS IS TUESDAY, APRIL 23, 2024, at 4:30 pm. The best way to ensure your absentee ballot is received in time is to visit the City Clerk's Office at Milford City Hall.

Important Zoning Meeting

There is a zoning hearing scheduled for April 24, 2024 in Georgetown at 3:30 at 2 The Circle, Georgetown, DE 19947. The land in question is a 325 acre parcel on Delaware Highway, RT-1 directly across from the Meadows at Shawnee. The developer is requesting the Sussex County Planning & Zoning to rezone this property as Highway Commercial to develop a large mixed use complex. Our community has opposed the last 3 attempts to annex this parcel into Milford with a

zoning change from agricultural land to a Highway Commercial development east of Route 1 between Cedar Neck Rd and Cedar Beach Rd., directly across from the Meadows at Shawnee. Milford City Council has denied the developer's previous requests TWICE!

Milford School Board Meetings



The Board will hold a regular session meeting on the third Monday of every month. Whenever the regular meeting falls on a holiday or because of other conflicts, the Board will reschedule the meeting and post the change appropriately. Board meetings are usually held in the Milford High School Auditorium at 1019 N.

Walnut Street, Milford, DE.

To be sure of times and dates, please check the schedules at:

<https://www.milfordschooldistrict.org/board-of-education>.

The Milford School Board meetings scheduled for the remainder of the 2023 - 2024 school year are: April 15, 2024 – May 20, 2024 – June 17, 2024.

Meadows at Shawnee HOA Management and Operations

HOA Corporate Documents

Curious about how our HOA is structured and managed, or requiring information on restrictions? Answers to these questions can be found in the HOA's Corporate By-Laws and Declaration of Restrictions available on the HOA website at:

<https://meadowsatshawnee.com/bylaws-and-restrictions.html>.

The Cost of Hiring an HOA Management Company

Currently some members of our HOA Board of Directors are 70+ years of age. Matters of health, or a sense that it's time to turn over the Board to younger HOA members, could result in some current members leaving the HOA Board during the next year. If that were to occur the impact on the HOA's functioning could be major.

HOA's do not run themselves, they require active homeowner involvement working for the benefit of the whole community. If some day there arises a situation where the lack of an elected and viable Board of Directors to provide management and oversight exists, the only feasible option would be to hire a Property Management Company to assume daily operational

functions of our HOA. However, engaging a management company will significantly increase homeowners' costs at least \$10 to \$20 per month per house, resulting in a \$120 to \$240 increase per year above the current \$160 annual assessment just to cover basic services. Additional services like sending out letters, holding annual meetings, preparing legal documents, collecting dues, paying bills and filing property liens, will incur additional costs per each occurrence. These are conservative estimates from the Community Associations Institute (CAI) of which the HOA is a member.

As homeowners in the Meadows at Shawnee, we are all part of a self-governing HOA that manages its own daily operations. It's important that we, as homeowners, continue to maintain a close affiliation with the HOA for our future and our community's continued success. As your HOA president, I am asking you the homeowner to step up and become more engaged and participate in our community. Volunteer, join a HOA Committee, or consider running for a seat on our HOA Board of Directors at our Annual Meeting in June.

If you are thinking of someday running for a seat on the Board of Directors, as president of the HOA, I offer you an opportunity to "shadow" the Board by attending regular meetings. This will enable you to gain an understanding of how our HOA operates, our governing documents, and the state of Delaware statutes (Title 25, Chapter 81) that provide guidance and set the rules for governing common interest communities like HOAs. If interested or just curious about your HOA, contact any member of the Board of Directors, or me directly @ mjboyle0944@outlook.com.

HOA President, Mike Boyle

2023-2024 Home Sales in the Meadows at Shawnee



In 2023, there were a total of five (5) homes that sold in the Meadows at Shawnee with selling prices ranging from \$320,000 to \$415,000. In 2024, only one home has sold so far at a selling price of \$459,000. There are no other homes for sale in the development at the present time.

As any realtor will tell you, curb appeal is an important factor when selling your home. On that note, the Board is urging homeowners to please maintain your home's overall appearance by adhering to a few restrictions and suggestions as follows:

- Keep all trash receptacles hidden from view from the street;
- Do not park cars on the lawn;
- Keep lawns neatly mowed and grass clippings should not be left in the street;
- Do not store bicycles, trash receptacles, garden supplies, toys or other clutter in the front or side of your home;

- And most importantly, remove the green algae from the vinyl siding on your home once it appears.

Please be considerate of your neighbors and do your part to keep your home in a neat condition for the sake of your home's value and the benefit of the whole community. Thank you for your cooperation.

Lastly, to all our new homeowners, welcome to the neighborhood!

Preventing Carbon Monoxide Poisoning

As you transition to spending more time indoors and less outdoors as fall and winter arrive, don't forget to be aware of the potential increased risk of carbon monoxide poisoning. Carbon monoxide, or CO, is a particularly dangerous poisonous gas because it is colorless and odorless. Its symptoms are headache, nausea, and dizziness that could lead to permanent brain damage or death.

Carbon Monoxide can quickly build to lethal levels in enclosed and even partially enclosed spaces with doors and windows open. The Community Associations Institute (CAI) (<https://www.caionline.org>) advises us to be aware of sources of CO poisoning and to prevent exposure to it in your home by taking the following precautions:

- DO NOT use portable generators indoors, including in garages, carports, storage sheds, even with doors and windows open
- DO NOT operate pressure washer engines indoors
- DO NOT use portable fuel-burning camping equipment or burn charcoal indoors
- DO NOT leave a car running in a garage, even with the garage door open
- ALWAYS hire qualified professionals to install new furnaces and appliances

Install Carbon Monoxide detectors throughout your home, especially in hallways near sleeping areas, and follow the manufacturers' instructions for testing and replacing. Keep detectors unobstructed by furniture or draperies.

Community Yard Sale



May 24-25 7am-1pm

-Please let us know if you plan to join! Email: Taylorshunk@gmail.com

Overnight Street Parking

Overnight street parking has become a major issue in the last year. The HOA is not trying to be picky about cars parking on the street. This restriction is in place for safety! If there is an emergency in the middle of the night, there is a chance that firetrucks or other first responders would not be able to safely maneuver and deploy their equipment down our streets. PLEASE do not park on the street at night and please inform your guests as well.

Some Upcoming Spring and Summer Events

- Milford Riverwalk Farmers Market
Saturdays, May 6th to October 28th, from 9 AM – 1 PM
- Bug & Bud Festival-Downtown Milford
April 27 9am-4pm
- First State Flea Market, Mispillion Brewery
Every Sunday-8am-1pm
- Community Clean Up- Bicentennial Park
April 13th 8-10:30am
Refreshments served, All supplies provided
- Downtown Flower Basket Planting
May 19th - 9am-11am
- 1st Fridays -Downtown Business District -5pm-8pm
Every Friday May 3rd -Oct 4th.
- Touch a Truck
May 4th – 10am-2pm, Downtown Milford
- Cars & Coffee in Downtown Milford, sponsored by Dolce Bakery
May 18, 10 AM – 2 PM
- Milford Memorial Day Ceremony-Milford HS
May 27th - 10:30 AM
- Milford Night Out
Aug 6th- 6pm-8pm, Bicentennial Park- Milford
- Milford Library Programs

April 20 – 1-2pm. A Brief Introduction to the DuPont Family and the DuPont Company,
Part II Presenter: Lucas R. Clawson

May 11 - 1-2pm. To Bus or Not to Bus: The 1977 School Desegregation of New Castle
County DE, Presenter: Emily Green

June 8. 1-2pm, Rosedale Beach, Presenter: Tamara Burks

-Music in The Park. Milford Library

Wednesdays: 6/26, 7/3/, 7/10, 7/17 & 7/24, from 7 – 8 PM.

City, County and State Contact Information

Useful Milford Telephone Number and County & State Government Contact Info:

Milford Police Department (Emergency): 911

(non-emergency): 302-422-8081

Carlisle Fire Company: (Fire, EMS & Ambulance):

302-422-8001

Chesapeake Utilities: (Leaks, Odor & Emergencies):

1-800-427-2883

City Hall: 302-422-1111

- Mayor – Archie Campbell
- City Manager – Mark Whitfield
- City Clerk – Terri Hudson

Building Inspections/Permits: 302-424-8396

Code Enforcement/Licensing: 302-424-8396

Customer Service: 302-422-6616

- Missed Trash, Recyclable or Yard Waste
- Tax & Utility bills
- Set up/disconnect service
- Property Assessment

Economic Development: 302-725-2068

Finance Department: 302-424-5140

Human Resources: 302-422-1110

Parks & Recreation Department: 302-422-1104

Planning & Zoning Department: 302-424-8396

- Building Inspections & Permits
- Code enforcement & Licensing
- Planning & Zoning

Public Works Department: 302-422-1110

- Electric (Power outages, street lights)
- Solid Waste (Refuse collection)
- Streets & Sidewalks (Street drains; sidewalk

repairs)

- Water & Sewer (Water leaks, discolored water, sewer back-ups)

Kent County: <https://kent400.co.kent.de.us>
 Levy Court (County Council) Administration:
 General Number -302 744-2300
 County Parks and Recreation: 302-744-2495

Sussex County: <https://sussexcountyde.gov>
 Sussex County Council: 302-855-7743
 County Administrator: 302-855-7742
 Property Taxes (pay bills): 302-855-7871
 Board of Adjustment: 302-855-7824
 Recorder of Deeds: 302-855-7785
 Register of Wills: 302-855-7875
 Environmental Services: 302-855-7730
 Sussex County Sheriff: 302-855-7830

Delaware State Government: <https://delaware.gov>

Office of the Governor: John Carney -302-744-4101
 General Assembly: 302-744-4200
 Dept of Education: 302-735-4000
 Dept of Justice: The Attorney General:
 -Civil Division: 302-577-8400
 -Fraud & Consumer Protection – 302-683-8800
 -Criminal Division 302-577-8500
 Dept of Elections: 302-302-739-4277
 Dept of Finances: Licenses & Taxes: 302-577-8987
 Dept of Health & Social Services: 302-255-9040
 Dept of Labor (Unemployment Insurance): 302-761-8446
 Dept of Natural Resources (DNREC): 302-739-9000
 Dept of Transportation: 302-760-2080

U.S. Representative:
 Lisa Blunt Rochester - 302-858-4773

U.S. Senators:
 Christopher Coons – 302-736-5601
 Thomas Carper – 302-674-4773

State Representative – Bryan W. Shupe, Dist. 36, Leg Hall - 302-744-4171

State Senator – David L. Wilson, Dist. 18, Dover - 302-744-4134