

MEADOWS AT SHAWNEE HOMEOWNERS ASSOCIATION, INC.

P.O. BOX 475

MILFORD, DE 19963

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- **NEWSLETTER** -
JANUARY 2016

Happy New Year from the Board:

The Board of Directors would like to wish everyone in the community a very Happy New Year in 2016.

FY – 16 HOA Board of Directors

Michael Boyle, President
Archie Campbell, Vice-President
Daniel Marabello, Treasurer
David Markowitz, Member (Neighborhood Watch)
Ellen Miller, Member
Bob Shinholt, Member (Architectural Chair)
Linda Steiner, Secretary
Barry Zeigler, Member (Grounds Comm. Chair)

Voting Results on Amendments:

As you may be aware, two (2) proposed amendments were introduced at our annual meeting in June 2015 for a change to the clothes line restriction and change the shed size restriction from a maximum size of 80 sq. ft. (8' x 10') to 120 sq. ft. (10' x 12'). The Board extended the voting period to December 1, 2015 and collected 147 ballots. In order for either restriction to be changed, each required at least 122 affirmative votes (2/3's of all lots) from recorded owners. Based on the ballots collected, the amendment that would have allowed outdoor clothes lines **failed** to reach the required 122 affirmative votes receiving only **78 votes in favor**. The shed amendment however, **was approved** receiving **127 votes in favor**. The final results were as follows:

Clothes Line Amendment: 78 approvals
69 disapprovals

Shed Amendment: 127 approvals
20 disapprovals

The revised shed amendment will be prepared for recording and filed shortly with the Sussex County Recorder of Deeds in Georgetown, DE. Many thanks to all homeowners who took the time to vote on the amendments.

Declaration of Restrictions and Amendments

The purpose of the Declaration of Restrictions of the Meadows at Shawnee HOA is to provide for the orderly preservation of property values for the individual lots, by subjecting the properties to covenants and restrictions, all of which are for the benefit of the said properties of each owner.

After the approved revision to Article VI, Section 17 of the HOA's Declaration of Restrictions increasing the size of sheds is recorded and filed with the Sussex County Recorder of Deeds, the Board of Directors will mail every homeowner and resident current copies of the Declaration of Restrictions (with five amendments), and the corporation By-Laws.

The following are a few excerpts from the most frequently violated Restrictions for your review:

Overnight Parking:

Please be reminded that parking vehicles on the streets overnight on a daily basis is a violation of the Declaration of Restrictions, **Article VI, Section 7, Prohibited Vehicles**, which reads in part: "...All motor vehicles owned and operated by residents of

the Subdivision must be parked overnight in their respective garage or driveway. No such vehicle may be parked elsewhere on any Lot or street except for temporary parking. For purposes of this paragraph, ‘temporary parking’ shall mean the parking of such vehicle on an intermittent and non-recurring basis during the period between dawn and the following midnight.”

Trash Receptacles:

Please be reminded that leaving trash, yard waste and/or recycling receptacles in the front, side or rear of houses *on a regular basis* and in full view of the street is a violation of the Declaration of Restrictions **Article VI, Section 6, Trash Receptacles**, which reads as follows: “Trash receptacles shall be kept in clean, sanitary and enclosed areas, hidden from view, excepting that they may be placed temporarily at street side on the regular day of collection if required by the collection agency.”

Review of Plans:

Please be reminded that any improvements or changes made to the exterior of your property must be reviewed and approved by the Architectural Review Committee **before you start any project or order materials. Article VI, Section 21, Review of Plans** states in part: “...no outbuildings, buildings, structures of a temporary or permanent nature, (in-ground) swimming pools, fences or other construction or improvements shall be constructed erected, or placed upon any lot...until the plans and specifications...have been submitted to and approved in writing by the Declarant.”

Architectural Review Request forms are available for download on the HOA’s website: www.meadowshawnee.com. All forms and plans must be submitted to the Architectural Review Committee Chairman, Bob Shinholt, by one of the following methods: 1) by mail to The Meadows at Shawnee HOA, P.O. Box 475, Milford, DE 19963;

2) hand deliver to Mr. Shinholt’s home located at 4 West Bullrush Drive; or, 3) by email to: bobshinholt@gmail.com.

House Numbers:

To aid in a quick response from fire or police in case of an emergency, please be sure that you have **clearly visible house numbers** on the front of your house and both sides of your mailbox.

Neighborhood Watch:

As many residents in the neighborhood are aware, there have been reported **car break-ins** over the past few years. What they all had in common was that the owner failed to lock their cars making them easy targets. Please be sure to lock your vehicles every time you park in the driveway, especially at night, and do not leave anything of value in the car or out where it is visible.

On that note, more patrol volunteers are needed for the **Neighborhood Watch**. Please contact Dave or Gloria Markowitz at 422-8003 if you would like to volunteer and sign up for a patrol schedule.

Milford’s Animal Control Law:

According to the City of Milford’s Code of Ordinances, Chapter 79, Article II- Control of Dogs, Cats and other Animals:

- Section 79-2 states that it is unlawful for any person to permit any animal to run at large either upon public streets or sidewalks in the City of Milford;
- Section 79-4 states that no animal (cats excepted) shall be permitted upon any public street or sidewalk in the City unless said animal is on a leash;
- Section 79-7 states that no person shall keep any

animal which causes frequent or long-continued noise so as to disturb the comfort or repose of any person in the vicinity.

- For health reasons and out of respect for the entire community, please be sure to curb and clean up after your pet on every roadway (including Kirby Rd. and Rehoboth Blvd.) or common area in the development.

Fall Clean-Up:

On Saturday, October 24, 2015 the HOA conducted its semi-annual fall clean-up of all the common areas in the development including the front and rear entrances, and the areas surrounding both the big and little ponds. The following residents participated in the clean-up: Mike Boyle, Charles and Jennifer Jackson and their children Jake, Holly and Brooke, Dan Marabello, Dave and Gloria Markowitz, John McGalagly, Joe Palermo, Bob Rodenberg, Linda Steiner and Larry Sullivan. Sincere thanks to all the participants who volunteered their time to help with the clean-up for the benefit of the entire community.

Green Algae on Homes:

The HOA has received many comments and complaints from residents about the presence of the unsightly green algae on homes in the Meadows at Shawnee. Many of the homes in the development have developed this green algae which is a common problem in this region of the country. The algae presents a potential health hazard if left untreated and brings down property values.

- Please note that there are many algae removal house cleaning products available at stores like Lowe's, Home Depot, or Ace Hardware that can be used to do the job yourself to varying degrees of success. If you would rather have a professional do the job, there are many companies in the area that can be found on-

line or in the yellow pages that do power washing. If you decide to use a power washing company, it would be advisable to get a few quotes to compare prices before hiring one or ask a neighbor who has had their house power washed in the past for a recommendation.

- The HOA Board of Directors makes no recommendations as to any power washing company. However, some residents have used a Greenwood company called "Push Handyworx" that will wash any home in the development and offers a reduced rate if they wash two (2) or more houses on the same day. If interested, contact Shawn Williams at 302-236-8016. Also, some homeowners have used a local company "Handy Home Services." If interested contact Steve Biesterfeld at 302-430-0885.

- A homeowner recently reported seeing some prospective homebuyers who were driving through the neighborhood and taking down information from "For Sale" signs. They stopped to look at a house heavily covered in algae, at which point they turned around and promptly left the development.

Status of Storm Water Ponds:

Grounds Committee Chairman, Barry Zeigler, has consulted with the Sussex County Conservation District, engineers from Advanced Drainage Systems and Davis, Bowen & Friedel Engineering Co., who designed the storm water system, regarding a crack in one of the pipes that runs between the two ponds. Repairing the pipe has turned out to be less costly than originally expected and **may be** repairable for less than \$3,000.00. The HOA will keep the community informed as plans are made to repair the pipe.

Financial Report:

Following is the FY-16 Budget versus actual expenditures as of December 10, 2015:

	FY16 Budget	YTD Actual
INCOME		
HOA Dues (current & late dues)	23,790	23,355
Interest Income	1,025	299
TOTAL INCOME	24,815	23,404
EXPENSES:		
Grounds & Ponds.	9,400	3,000
Insurance	2,800	2,600
Professional Fees	4,500	564
Administrative (bank chgs., etc.) Costs	250	12
Misc. Office / Admin / Contingency	1000	1547
Settlement & Collection Expenses	300	313
Online Accounting & Website	450	209
Meeting Expenses	650	0
Registered Agent Fee	120	0
Taxes & Licenses	200	239
Neighborhood Watch	100	0
Operating Expenses	-	\$8,484
Reserve Fund	7,675	6,650
YTD Total	\$27,445	\$15,134

City of Milford Contact Information:

City of Milford Website: www.cityofmilford.com

Useful City Phone Numbers:

Police: 302-422-8081
Carlisle Fire Company: 302-422-8001
City Hall: 302-424-3712
Milford Customer Service & Billing: 302-422-6616
Solid Waste Collection: 302-422-6616 - Ext. 191
Public Works: 302-422-1110

HOA Annual Meeting:

The tentative date for the Meadows at Shawnee Homeowners Association annual meeting is **Wednesday, June 15, 2016 at 7:00 PM**, the location to be determined. "Save the Date" postcards will be mailed out three (3) months ahead to all homeowners. Formal notification letters will be mailed thirty (30) days in advance of the annual meeting as stipulated in the association's By-Laws.

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