

MEADOWS AT SHAWNEE HOMEOWNERS ASSOCIATION, INC.

P.O. BOX 475

MILFORD, DE 19963

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# NEWSLETTER

April 2019



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## The Meadows at Shawnee HOA Board of Directors:

Bob Shinholt, President  
David Markowitz, Vice-President  
(Neighborhood Watch Captain)  
Daniel Marabello, Treasurer  
Linda Steiner, Secretary  
Kate Leith, Member (Grounds Comm. Chair)  
Dick Vehlow, Member (Architectural Comm. Chair)  
Ellen Miller, Member  
Mike Boyle, Member

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## President's Remarks

Spring is upon us once again and it promises to be a beautiful one indeed! Hopefully you'll find yourself outside your home more than you are inside now that the weather is turning nicer. I do hope you take time to relax and enjoy the sunshine and gentle breezes prevalent here on the eastern shore. It's during these times that I am reminded of how beautiful the Meadows at Shawnee subdivision, OUR neighborhood, truly is, and the pride that many of our neighbors take in their property and their homes. It also reminds me that, to stay beautiful, we each play a critical role by ensuring our lawns are maintained, litter and newspapers are picked up, repairs are made when warranted, and that unsightly green "algae" that tends to grow on the north side of our vinyl siding is removed to keep our homes in beautiful, like-new condition. Being a "good neighbor" is very important, don't you think?

Finally, I hope that you can say as I can, that the neighbors living on both sides of my home, are friendly, kind, and considerate, as are the neighbors across the street. And they're not just neighbors, they are friends. My family is so blessed to be living here. I was active duty Air Force for 21 years, have been to 30 states and 11 countries, but now my family considers Milford our home, and hope to for years to come. I've been your neighbor for going on

13 years! How the time does fly, right? Speaking only for myself, I'm sad to say that I haven't met most of my neighbors living in the MAS primarily due to the fact I work full-time...but retirement from my second career is only 11 years away for me. I hope I don't wait that long to make new friends with my many neighbors here in the MAS.

### ***Bob Shinholt***

President, MAS Board of Directors



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## Spring 2019 Cleanup

On **Saturday, April 13, 2019, at 9:00 AM**, the Meadows at Shawnee will conduct its Spring cleanup of all common areas in the development, the front and rear entrances, areas surrounding both ponds, streets within the development and, the entire strip of grassy areas along Business 1 and Kirby Road. Volunteers please meet at either the front or the Kirby Road entrance. Dates and times will also be posted in advance on the HOA and "Nextdoor" websites. **Rain date is April 27, 2019.**



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## City Election 2019

On **Saturday, April 27, 2019, from 10 AM to 6 PM at City Hall**, Milford will hold an election to fill a seat on the City Council. This year your neighbor, and former Milford Mayor, **Dan Marabello** is running to fill a vacancy on the Milford City Council in Ward 1. We urge all voters registered to vote in Milford elections to turn out on **Saturday, April 27<sup>th</sup>** and elect your neighbor, **Dan Marabello**, to a seat on the Milford City Council.

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## Newsletter

Residents are encouraged to submit articles of interest, news, requests, photographs and suggestions etc. for our

newsletters. Subject matter should be related to our community, our city, the wonder of nature and perhaps even your beloved pets! We welcome your suggestions for subjects that you may like to see in our newsletter. Please take a minute to email these to: [meadowsatshawneehomeownersassoc@yahoo.com](mailto:meadowsatshawneehomeownersassoc@yahoo.com).

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### **HOA Remaining FY-2019 Meeting Schedule**

The Meadows at Shawnee HOA Board of Directors meeting schedule for the remainder of FY-2019 is as follows:

May 8, 2019

June 5, 2019

**June 12, 2019 Annual Meeting**

Routine HOA Board of Directors meetings are held at 7 PM in board members' homes. Anyone wishing to attend a scheduled board meeting is welcome and asked to first make arrangements to attend through the HOA's Board president at: [bobshinholt@gmail.com](mailto:bobshinholt@gmail.com).

The HOA's Annual Meeting is scheduled for **Wednesday, June 12, 2019 from 7-9 PM at the Rookery North Golf Course, 6152 S. Rehoboth Blvd.** Our guest speaker will be State Representative Bryan Shupe. **Please mark your calendars.**

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### **Discolored Water in Meadows at Shawnee**

Please see the memorandum on page 6 from the Milford Public Works Department addressing the discolored water problem we have experienced. The memorandum addresses the apparent cause and steps to resolve the problem. Please read for a clearer understanding of the issue.

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### **Volunteers Needed !!**

The HOA Board of Directors continues to be concerned about the need for more community volunteer involvement to support HOA activities. The HOA's ability to expand its outreach, conduct semi-annual clean-ups and develop other community activities depends on volunteer help.

There is especially a need for HOA members with children to get involved and volunteer to help provide a more rounded and inclusive view of the community's needs in order to keep the HOA active, engaged and relevant. As a community we need to rely upon resident

volunteers to help with activities and thereby help to keep expenses in check and annual assessments low. **Get involved! It's your neighborhood and HOA.**

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### **Social Committee**

The Board of Directors would like to form a Meadows at Shawnee Social Committee to advise the HOA Board on neighborhood concerns and interests, and in planning and organizing neighborhood activities. Any Meadows at Shawnee resident interested in joining the committee is urged to email the HOA's President at: [meadowsatshawneehomeownersassoc@yahoo.com](mailto:meadowsatshawneehomeownersassoc@yahoo.com).

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### **Milford School District News**

The current population of Milford is approximately 11,000. This number is expected to grow significantly in the next few years as several new housing developments and complexes, in the initial phases of construction, are built out.

With a corresponding growth in school enrollments, the Milford School District will soon face a critical shortage of classroom space. However, before the District can move forward it realizes that the status of the old Lakeview Avenue Middle School site must first be addressed. To address this the School Board formed an independent Milford Middle School (Lakeview Property) Committee inviting a group of diverse residents to seek community input as to the future of the Lakeview site and submit its findings to the School Board. The Committee began holding open community meetings in August 2018. Subsequent meetings revealed an overwhelming desire that the site remain a school. An architectural and engineering firm was hired to assess the site and determined that the original (1926) building is sound and can feasibly be renovated while the later (1960s) additions needed to be removed and replaced.

More meetings are planned before any recommendation will be submitted. We urge you to participate in upcoming meetings and make your voices heard. Future committee meeting dates, and minutes of previous meetings, are posted on the Milford School District's website at: <https://www.milfordschooldistrict.org/>.

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### **Milford School Board Meetings**

Upcoming School Board meetings: April 15, 2019  
May 20, 2019

June 17, 2019

July 8, 2019 (organizational meeting)

Meetings are held at 7 PM at the Milford Central Academy cafeteria.

### Senior Citizen Tax Exemption Reminder

Homeowners age 65 or over, who have established legal domicile in Delaware, are eligible for a tax credit against regular school property taxes of 50 percent (up to \$400) used only against property taxes on a primary residence.

Certain residency requirements apply. Visit the Sussex County Department of Finance website at <https://sussexcountyde.gov/tax-assistance-programs> for additional information and the application form or call the Sussex County Dept. of Finance at (302) 855-7824. **The application deadline for filing is April 30.**

The **City of Milford** also offers senior citizens a reduced rate on their annual city property tax bill. Property owners must meet income qualifications and **apply by June 1** of the current tax year. Details are available on line at: <http://cityofmilford.com/218/Tax-Reduction-Qualifications>.

### Join "Nextdoor"



Nextdoor is a social networking service for neighborhoods, and is one of the best ways to stay in the know about what's going on in our community, in Milford, or for receiving emergency information from the Milford and State Police, weather alerts, etc.

There are also other ways Nextdoor can help, e.g. finding a lawn care service, a good repair shop, or house cleaning service. You can get recommendations from your neighbors and surrounding communities in minutes. It's just an easier way to connect with them. To join Nextdoor visit <https://nextdoor.com/find-neighborhood/> and sign-up; 167 (91%) of our neighbors have already joined.



### Dog Waste and Leash Law

Now that Spring is here more of our neighbors are taking advantage of the nicer weather to enjoy longer walks with their dogs. But, pick up after your dog!

No one wants unwanted "gifts" left by your dog on their lawns or flower beds. Please remember to clean up after your dog in all common areas and streets in the development (including Kirby Road) as well for a cleaner and healthier neighborhood.

Also note the City of Milford's leash law which reads, in part, as follows: **Code of Ordinances, Part II, Section 79-4.** Leash required; "No animal shall be permitted in or upon any public street, sidewalk...or other public place in the City... unless said animal is on a leash and is under the complete control of the person owning...said animal."



### Meadows at Shawnee HOA Website

Remember to use our HOA website to: obtain a copy of the Architectural Request Form, which can be filled out online prior to printing; send emails through the website directly to the chairperson of the Architectural or Grounds or Neighborhood Watch Committees; find links to city and county codes; and find postings of HOA Board meeting minutes. Please visit the website at: [www.meadowsatshawnee.com](http://www.meadowsatshawnee.com).



### Daylight Savings Time is Back

Since there are more daylight hours now in the evening and less light in the morning, be mindful that some of our children are catching buses in the morning darkness, and all may be outdoors when you return home in the evenings. Double check rearview mirrors and drive slowly through the neighborhood! We are a family friendly neighborhood, and a SAFE one as well. Let's keep it that way.



### Architectural Committee

The Architectural Request Form must be submitted when requesting approval for a project such as: installing solar panels, a fence, patio, shed, etc. The form can be filled out on line and is found under the Committees, Architectural Tab, at: [www.meadowsatshawnee.com](http://www.meadowsatshawnee.com). When assembling your request packet, be sure to include a sketch of the project on your plat (survey) map, indicate where the object of the request is to be located and its dimensions (so your contractor will know what they will be dealing with). It is also advisable to talk to your neighbors informing them of what you are planning.

Please note that the City's Planning Department has moved from City Hall to the Public Works building at 102 Vickers Drive off Airport Road.

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### Grounds Committee

In the Fall of 2018, six trees were planted on the elevated ground next to the big pond. The cost for the trees and plantings was offset through an in-kind grant from the Delaware Forest Service's Urban and Community Forestry Project.

The unusually high amount of rain we have received has prevented the contractor from cleaning out the ponds to remove the vegetation growing in them. To do this the ponds must be dry enough to get the necessary equipment into the ponds. When dry enough, the contractor will remove the "volunteer" trees and the other plants/weeds growing in the ponds. The HOA has contracted with Tributaries LLC for year-round pond maintenance.



### Neighborhood Watch

The Neighborhood Watch is always looking for more volunteers to help keep the Meadows at Shawnee safe. Neighborhood Watch volunteers patrol throughout the neighborhood at various times during the day and night looking for unusual activity. If they encounter anything suspicious, they immediately notify the Milford Police Dept. If you are interested in signing up, please contact Neighborhood Watch Captain, Dave Markowitz, at 302-422-8003.

### Keeping Up Appearances

As a goal, all of us need to do our part in keeping up the appearance of the Meadows at Shawnee. To help, we can do simple things like:

- Properly storing all trash, yard waste or recycling receptacles, and removing them from the driveway the same day they are collected (**Article VI, Section 6 "Trash Receptacles"** of the Restrictions);
- Picking up toys, other "stuff" and debris, and not leave them lying about for days on end; and, keeping lawns mowed at least twice each month from March through November (**Article VI, Section 12, "Lawn Mowing"** of the Restrictions);
- Or, more involved things such as removing algae/mold from siding, and taking care of landscaping; and,
- Please comply with our restriction on overnight street parking for everyone's sake. **Article VI, Section 7,**

**"Prohibited Vehicles"** of the Restrictions). This is also a safety measure to ensure that emergency vehicles can navigate the streets and safely be deployed if needed.

House sale activity is picking up again and prices are moderately increasing as our neighborhood is becoming more desirable to people moving into town. Don't be *that house* in the neighborhood that detracts from the appearance of other houses on the block. An attractive community benefits everyone.

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### Solid Waste Pick Up

The Meadows at Shawnee development is in the city's **Route 4** collection schedule. Our normal scheduled pick-up days are:

- **Monday** – yard waste
- **Friday** - trash and recyclables.

For information on the 2018 – 2019 Solid Waste pick up schedule, please call the City of Milford Customer Service at **422-6616** or visit the website at: <http://cityofmilford.com/22/3247/Public-Service>. To obtain a copy of the current solid waste pick up schedule visit the city's Public Service site at: <http://cityofmilford.com/DocumentCenter/View/2649/Traffic-Recycling-FY19-Calendar>

To dispose of alternative or excess waste contact the Milford Transfer Station located at 1170 S. DuPont Blvd., Milford, DE, Tel. No. 1-800-404-7080 or visit the website [www.dswa.com](http://www.dswa.com) for additional information and hours.

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### HOA Corporate Documents

Curious about how your HOA is organized, what is each homeowner's role in the HOA, or how it is managed? Do you have questions about parking, adding a deck, fence, or a shed to your lot? The answers to these and other questions can be found in the Meadows at Shawnee's Corporate By-Laws, and its Declaration of Restrictions. Both of these are available on the HOA's website at: [www.meadowsatshawnee.com](http://www.meadowsatshawnee.com).

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### Useful City Government Telephone Numbers

- City Hall: 302-422-1111
- Mayor
  - City Manger
  - City Clerk

Code Enforcement/Licensing: 302-424-8396

Finance Department: 302-424-5140

Customer Service: 302-424-6616

- Utility & Tax Billing
- Set Up/Disconnect Service
- Property Assessment

Parks & Recreation Department: 302-422-1104

Planning, Zoning, Economic Development: 302-424-8396

- Building Permits
- Inspections
- Code Enforcement

**Carlisle Fire Company: 302-422-8001**

**Milford Police Department: 302-422-8081**

Public Works Department: 302-422-1110

- Electric Utility (Power Outages, street Lights)
- Streets & Solid Waste (Street Drains, Refuse Collection)
- Water & Wastewater (Water Leaks, Discolored Water, Sewer Back-Ups)

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**Current Residential Electric Rates**

Contrary to what some believe, Milford’s residential electric rate is not the highest in the state. Below is the latest rate comparison chart, prepared by DEMEC, of current winter electric rates (Oct. – May) of selected areas based on an average monthly usage of 750 killowatt hours.

DE Co-op	\$91.77	Newark	\$116.15
New Castle	\$95.20	Seaford	\$117.57
Lewes	\$95.72	Middletown	\$119.01
<b>Milford</b>	<b>\$99.84</b>		
Dover	\$101.91		
Smyrna	\$108.28		
Clayton	\$109.88		
Delmarva	\$112.49		

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**Upcoming Events in Milford for 2019**

- **Milford in Bloom Easter Flower Show**  
Thursday – Saturday, April 18, 19 & 20

- **Milford Riverwalk Farmers Market**  
Saturdays, May through October; 9am – 1pm, at the Riverwalk

- **16<sup>th</sup> Annual Bug & Bud Festival**  
Saturday, May 4<sup>th</sup> Downtown Milford

- **Milford Community Picnic**  
May – exact date TBA

- **Father’s Day Pentathlon**  
Saturday, June 15<sup>th</sup>

- **Jazz & Film Noir Festival**  
Friday & Saturday, August 2<sup>nd</sup> & 3<sup>rd</sup>

- **Meadows at Shawnee Community Yard Sale**  
Friday & Saturday, exact dates TBA

- **2<sup>nd</sup> Annual Ladybug Music Festival**  
Saturday, September 21st; 3 – 9 pm  
Music venues throughout the riverwalk and throughout the downtown area.

- **Fall Milford in Bloom Sale**  
Exact date TBA

- **Milford Community Parade**  
Wednesday, October 16<sup>th</sup>; start time 6:30 pm, Walnut Street downtown. The largest parade in Delaware.

- **Fall Farmers Market**  
Saturday, November 23<sup>rd</sup>; 10am -2pm, at the Riverwalk.

- **Small Business Saturday**  
November 25<sup>th</sup>; Support local small businesses by shopping downtown.

- **Santa House** (Nov 30<sup>th</sup> to Dec 22<sup>nd</sup>)  
Santa arrives on Saturday, November 30<sup>th</sup> at 11 am.  
Santa House hours: Fridays 5 – 8 pm; Saturday & Sunday 11am – 3pm.

- **14<sup>th</sup> Annual Milford Holiday Stroll**  
Friday, December 6<sup>th</sup>; 5 – 8pm  
Activities and special sales in most businesses, live entertainment throughout the streets, visit with Santa and Mrs. Claus.

Additional information and updates can be found at: <https://downtownmilford.org/>.

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## **Meadows at Shawnee Discolored Water Issues**

Over the past 26 months, residents in Meadows at Shawnee have experienced off-and-on discolored water issues with the City's water supply. The experience was frustrating for both residents and City staff. Through a system of trial and error, staff was able to finally pinpoint the cause of the discoloration in January 2019. We are providing the following for an explanation of what happened, and what the City is doing to correct the issue.

### **Background**

Prior to October 2016, the Meadows at Shawnee, as well as Hearthstone and West Shores, were served water through a 10" line that extends from downtown along Rehoboth Boulevard to Cedar Beach Road, then down Cedar Beach Road to Kirby Road, then down Kirby Road to the entrance to Meadows of Shawnee, then through the Meadows of Shawnee back to Rehoboth Boulevard. The line then extends through Hearthstone to Elks Lodge Road and connects to a 10" line extending from downtown along Elks Lodge Road, to create a loop. Shortly after bringing the new Southeast Water Tower on line in October 2016, the direction of water within the lines changed. In a very short period of time, we began receiving calls of discolored water, primarily caused by the directional change in water flow. The City conducted a system wide flushing of the water lines to clear built up sediment and "line scale". This flushing was successful in reducing the discolored water issues in most of the City, with the exception of Meadows at Shawnee.

### **Discolored Water Cause Discovered**

In January 2019, in response to numerous discolored water complaints from Meadows at Shawnee, the Public Works staff again flushed water lines. It was discovered that while a valve was closed in Kirby Road, at the entrance to Meadows at Shawnee, water ran clear. When the valve was opened, we noticed discoloration. Staff then began to concentrate efforts in the 10" line in Kirby Road and Cedar Beach Road. Through a

trial and error procedure of closing valves and changing water flow direction, staff pinpointed one particular section along Cedar Beach Road that produced very brown water.

This 10" line has had very little water moving through it, since the Southeast Tower was activated. When the line was originally installed, a section had to be bored underneath a stream, causing a deep "belly" or "sag" in the line where debris and particles tend to settle. Staff isolated this section of line to flush first from the north and then from the south. With the Southeast Tower now operational, water now flows in both directions through this section of the line. The theory is that when there is a change of direction or significant increase in flow (due to a break or fire), the sediment in the sag area gets stirred up and moving, causing discolored water.

### **Resolution**

Now that the area and cause have been identified, Public Works will be installing a number of automated flushers on the section of waterline on Cedar Beach Road, as well as flushing hydrants within Meadows at Shawnee. The hydrant like flushers will periodically open to release water, which will move water through this area and help keep sediment from building up in the lines. Additionally, staff has placed the waterline on Cedar Beach Road on a "watch" list for periodic manual flushing as well. Lastly, proposed developments in the Cedar Beach Road area will have looped water lines that again, will keep water moving and prevent sediment buildup. While we regret the amount of time it took the Public Works Department to come to a discovery of the problem and a resolution, we want to thank the citizen's in the Meadows at Shawnee for their patience and understanding. We appreciate all the phone calls and emails giving us updates (good and bad), which greatly helped us in locating the problem.

Mark A. Whitfield, Public Works Director