

MEADOWS AT SHAWNEE HOMEOWNERS ASSOCIATION, INC.

P.O. BOX 475

MILFORD, DE 19963

Website: meadowsatshawnee.com

Email: HOA@meadowsatshawnee.com



NEWSLETTER
April 2022



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
Ellen Miller, Member
Bob Shinholt, Member

President's Remarks

A belated Happy New Year 2022 to all Meadows at Shawnee residents.

I am happy to report that our Meadows at Shawnee (MAS) Homeowners Association remains strong and financially sound. In the past 6 months MAS continued seeing strong housing sales with increased sale prices and short-listing times. Welcome to all of our new homeowners and neighbors.

There are many significant items of interest in this newsletter so please take the time to read it and, if you have any questions do not hesitate to contact me at any time by email at: HOA@meadowsatshawnee.com.

As usual there are reports from the HOA Treasurer, the HOA Board Secretary, the Grounds Committee, the Architectural Review Committee, and the Neighborhood Watch Committee. Their reports will give you an overview of what the Board of Directors has been involved with in the past 6 months.

In the Fall 2021 Newsletter we mentioned that the HOA Board of Directors was working on a policy to establish a process for changing the By-Laws or Declaration of Restrictions. See the section titled **Policy for Amending or Changing Governing Documents** for details and follow the link to read the full policy document at: <http://meadowsatshawnee.com/>.

Milford has made an important change to its ordinance on qualifying to vote in City elections. Milford has eliminated the requirement to separately register at City Hall in order to vote in city elections. See the **Vote** section for details.

Milford's annual city election will be held on Saturday, April 23, 2022. For more information see the **Milford City Election 2022** section.

Recent snowstorms have hampered mail delivery due to snow piling up along street curbing from plowing. We wondered what guidance the US Postal Service offered concerning access to curbside mailboxes, and from mail carriers. See the **Mailboxes** section that offers some suggestion on clearing snow around mailboxes.

To find out how to receive a wide range of timely information on what's happening in Milford, see the **Notify Me** section and sign up to receive the notifications.

See who won the **2021 Holiday Decorating Contest** below. Thanks to all residents who decorated their homes this year to make our neighborhood look so attractive and festive.

Check our **Upcoming Events** section for a listing of community and City events in the spring and summer.

These are a few current topics that you may want to read and save. Again, if you have any questions do not hesitate to contact me or any member of the Board of Directors at any time. Thank you for your continuing support of our HOA.

Mike Boyle
President, MAS Board of Directors

Meadows at Shawnee Newsletter

The MAS HOA publishes two newsletters annually (spring and fall). A copy is mailed to our homeowners and residents, and is also available on our website www.meadowsatshawnee.com.

Residents are encouraged to submit articles of interest, neighborhood news, requests, photographs, suggestions, etc., that would be of general interest to all residents, related to our community, our city, the wonder of nature and perhaps even our pets! We welcome your submissions for our newsletter. Email ideas/articles to: taylorshunk@gmail.com

HOA Treasurer's Report

I'm happy to announce that of the 183 homeowner members of the Meadows at Shawnee, only one homeowner remains delinquent in the payment of their FY2022 annual assessment (dues). Our total

outstanding balances due for all years total \$500.00 which we will endeavor to collect by the end of our fiscal year ending June 30, 2022.

In addition, we have sufficient funds on hand to complete landscaping, lighting and irrigation work at our front entrance.

Dan Marabello, Treasurer
MAS Board of Directors

New Amendment to the Declaration of Restrictions Recorded

In June of 2021, eleven (11) proposed Amendments to the Declaration of Restrictions were mailed out to all 183 homeowner/members of the Meadows at Shawnee for a vote. Of the eleven proposals, only one (1) amendment passed with 123 owners in favor and 60 owners opposed or abstained. The new Amendment was recorded in the Recorder of Deeds office in Georgetown, DE on February 16, 2022 in Book 5646, Page 41. Following is the wording of the newly amended restriction:

Article VI, General Use Restrictions **Section 11. Trees, Shrubs and Landscaping**

Any and all trees, shrubs, and/or landscaping planted or provided by the Declarant, their successors or assigns, as to the Open Spaces or required landscape buffers must remain undisturbed for a period of ten (10) years except for ordinary maintenance, feeding and disease control. Any homeowner who plants trees or shrubs on or near common areas are solely responsible/liable for those plantings. Such plantings must be properly maintained by the homeowner. The HOA will not be liable for any damage or injury caused by the planting or installation of any tree or shrub planted on or near common areas. Nothing is to be planted on the common areas without the written approval of the HOA.

Linda Steiner, Secretary
MAS Board of Directors

HOA Corporate Documents

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



**City of Milford
Voter Registration**

On February 14, 2022 the Milford City Council rescinded Chapter 68 of the Code of the City of Milford, *Voter Registration*, replacing it in its entirety.

In short: the new Chapter 68 eliminates the need for qualified residents to register at Milford City Hall to vote in city elections, aligns with Delaware Code Title 15 - Elections Chapter 75. Effective **with the Annual 2022 Municipal Election**, the new Chapter 68 incorporates: City Council’s desire to utilize the Delaware Department of Elections’ voter registration (motor voter) system when applying for or renewing a motor vehicle driver’s license that serves as an application for Delaware voter registration. Persons appearing to vote in a Milford city election shall present proof of identity and address; and, once determined eligible, the voter shall print their legal name, address, ward number and record their signature on the appropriate election document prior to voting.

Otherwise, qualified persons who do not have a driver’s license are required to register with the city to become listed on the City’s voter register. All persons already on the city voter registration list will automatically migrate to the new system.

A resident of the City of Milford, to qualify to register, shall be a citizen of the United States, shall have been a resident of the city for a period of 30 days prior to the date of election and shall be 18 years of age or older prior to the date of election.

Milford City Election 2022



Milford’s Annual City Election will be held on **Saturday, April 23, 2022** from **10:30 AM to 6 PM** at the Public Works Building, 108 Vickers Drive, Milford, DE.

Meadows At Shawnee residents will be voting for a Ward 1 City Council member. Our Meadows at Shawnee neighbor **Mike Boyle** is running for re-election to the City Council for Ward 1. **Please vote!**

Milford City Council Meetings

The Meadows at Shawnee is located in the City of Milford’s Ward 1. Milford Mayor, Archie Campbell, and

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 every month at 7:00 PM at the Milford City Hall, 201 South Walnut Street. The meetings are open to the public and all meeting agendas are posted on the city’s website at: <http://cityofmilford.com/Archive.aspx>.

Milford School Board Meetings

Following is a list of School Board meetings scheduled for the remainder of the 2021- 2022 school year:

April 25, 2022	June 13, 2022
May 16, 2022	July 5, 2022

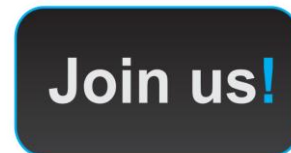
Holiday Decorating Contest 2021



If you didn’t already know, the winners of the Meadows at Shawnee’s 2021 Holiday Decorating Contest are:

- 1st Place - The Carlisle Family at 17 West Bullrush Drive;
- 2nd Place - The Newberry Family at 7 Meadow Lark Drive;
- 3rd Place - The Genco Family at 17 West Thrush Drive.

Congratulations to this year’s winners and many thanks to all homeowners who decorated their homes this holiday season. Let’s make next year’s bigger!



Community Events
Food Truck Thursdays!
(Parked on Meadow Lark Dr. between the ponds).
Beginning on June 2, 2022

through August 18th, we will have a food and an ice cream truck at the MAS on selected dates. Bring your chairs and meet your neighbors!

Ice Cream Truck Nights

Cup ‘R Cone. (7:15 to 8:15 PM)

June 2, 16 & 30; July 14 & 28; and August 4 & 18.

Food Truck Nights

The Topsy Flamingo. (5:30-7:30 PM)
June 16 & August 18.

Ennis BBQ. (5:30-7:30 PM)
July 14 & 28.

HOA 2022 Meeting Schedule

The remaining Meadows at Shawnee HOA Board of Directors meeting dates for FY-2022 are:

May 11, 2022	June 15, 2022 (Annual Meeting)
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HOA Board of Directors meetings are held at 7 PM in board members' homes. Anyone wishing to attend a scheduled board meeting should first make arrangements to attend through the HOA's Board President, Mike Boyle.

The HOA's Annual Meeting will be held on **Wednesday, June 15, 2022 at 7 PM** at the **Milford Senior Center, 111 Park Avenue, Milford, DE.** Please mark your calendars.

Policy for Amending or Changing Governing Documents

Past referendums / votes to adopt changes to our HOA's governing documents, the Corporate By-Laws and the Declaration of Restrictions, were conducted on a more or less ad-hoc basis. As a result, they varied as no standard process guidance existed.

In January the Board approved a policy establishing guidance on administering referendums (votes) to make changes to the HOA's By-Laws and the Declaration of Restrictions.

The policy, *Procedural Guidance for Administering Referendums*, establishes standard procedures for administering the process and provides a format for submitting a petition requesting a change to the By-Laws or the Declaration of Restrictions. It establishes timelines for submitting the petition and conducting a referendum or vote, involves gathering signatures from homeowner residents supporting the petition to gauge interest by homeowners, and establishes frequencies for re-submitting petitions.

The policy document and supporting forms are available on the HOA website in the By-Laws and Restrictions

section at: www.meadowsatshawnee.com/bylaws-and-restrictions.html. Please read.



Meadows at Shawnee HOA Website

Please visit the HOA website at www.meadowsatshawnee.com for useful information regarding our community and the City of Milford. Architectural and Referendum Request forms are available on the site and can be filled out and emailed directly to the Committee chairperson from the website. Other information available are notices of upcoming board meetings, copies of the By-laws and Restrictions, links to city and county codes; the annual budget, past Newsletters and board meeting minutes.



Dog Waste

Just a reminder to curb and clean up after your dogs in all common areas and streets in the development (including Kirby Road) for a cleaner and healthier neighborhood. All runoff from rain and snow in the MAS drains into our retention ponds.

Dog fecal matter is not fertilizer and does not provide any benefit to the soil. Any fecal coliform bacteria from dog waste runoff can pollute the ponds and the local water table (see: www.epa.gov).



Do You Have a Mutt?

Speaking of dogs. Does your pet sleep all the time? Beg to go out for a walk? Take your pet to the Milford Dog Park at the end of Marshall Street by the river for some romping around and play! Questions? E-mail Tom Chilton at: tchilto44@gmail.com.



I Want You To Volunteer!!

There is a continuing and critical need for more resident and homeowner volunteers to help with HOA activities. The HOA's ability to continue supporting the community with: semi-annual clean-ups, flower plantings, the Neighborhood Watch, initiating other community activities, etc., is solely dependent on volunteer help. Especially there is a

need for younger HOA members to volunteer to support the HOA's activities, serve on committees and provide a more rounded and inclusive view of the community's needs in order to keep the HOA active, engaged and relevant. The HOA has always relied upon its member volunteers to help with activities thereby keeping expenses in check and our annual assessment low.

Volunteers are needed for the Architectural, Grounds and Neighborhood Watch Committees. Volunteer and get involved! **It's your HOA.**

Keeping Up Appearances

It takes everyone to keep the MAS looking as an attractive, appealing and friendly community that takes pride in its appearance. Make sure you do your part.

It's the simple things like: properly storing trash, recyclable and yard waste cans and removing them from the driveway the same day they are collected; picking up toys, not leaving "stuff" and debris lying about for days on end; and, keeping lawns mowed and shrubs trimmed. More involved things such as removing algae/mold from siding and taking care of landscaping will have a bigger impact.

Houses continue to sell at a good pace and prices, on the whole, continue to increase. Buyers new to town are recognizing that the MAS neighborhood is more desirable and is situated in a great location. Maintaining the MAS as the premier community benefits everyone.

The next MAS neighborhood cleanup will take place in November for our neighborhood only including the ponds, Kirby Road and along a section of Rehoboth Blvd. that fronts the MAS. If you or family members want to participate, contact any HOA Board Member. The time and date of the fall cleanup is to be determined.



Trash, Recyclable, and Waste Removal

The MAS is in the City's **Route 4** collection schedule. Our regular scheduled pick-up days are: **Friday** for trash and recyclable pickup; and, **Monday** for yard waste pickup. Additionally, each house is entitled to **two (2) free** bulk trash pick-ups a year for household appliances, furniture and/or other bulky items.

Many residents put their trash and recycle bins out for regular collection on Friday, December 31st, New Year's Eve, only to learn later that day that the collection date had been moved to Monday, January 3rd. If you had been signed up to receive calendar updates from Milford you would have been informed of the change in schedule beforehand.

Below is a link to the City of Milford's **Notify Me** portal where you can sign up (subscribe) to receive informative releases from the city announcing an upcoming special event; timely weather advisories and warnings; emergency alerts; the Milford home page News; and the main City calendar. Sign up at: <http://cityofmilford.com/list.asp?mode=del>.

Also, up-to-date information can be found on their Facebook page: **City of Milford, DE.**

For information on the 2022 Waste Removal Schedule or to schedule a bulk service or brush collection pick-up, please call the City of Milford Customer Service Department at **(302) 422-6616** or visit the city's website at: www.cityofmilford.com for additional information.

For alternative or excess waste disposal such as: residential solid waste; White Goods (refrigerators, air conditioners, and other appliances); tires; and, excessive yard 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.

Reminder: Storage of trash, yard waste or recycling receptacles has again become a problem. Please take the time to review and comply with the restriction regarding storing receptacles and avoid a notice from the HOA.



Spring Clean Up

The Meadows at Shawnee again participated in the Milford Community Clean-up on Saturday, April 9, 2022 sponsored by Milford's Parks and Recreation Department and the Milford

Chamber of Commerce.

Following are the names of MAS residents who participated this year: Mike Boyle, Archie Campbell, Tom Chilton, Jennifer and Charles Jackson, Gloria and Dave Markowitz, Joe Palermo, Bob Rodenberg, Bob Sheats, Bob Shinholt, Taylor Shunk and Linda and Tony Steiner. A big "thank you" to all who volunteered in this year's cleanup.

This year the Meadows at Shawnee cleaned Kirby Road and Rehoboth Blvd. from the Rookery Golf course south to the off ramp from Northbound Route 1.

Requirements governing their storage is provided in **Article VI, Section 6, Trash Receptacles** of the HOA's Declaration of Restrictions and reads, in part, 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...”



Overnight Street Parking

The HOA has always had a restriction on overnight street parking. **Article VI, Section 7** of the Declaration of Restrictions entitled ***“Prohibited Vehicles”*** requires: ***“...All motor vehicles owned and operated by residents of the subdivision must be parked overnight in their respective garage or driveway.”***

If parking cars on the street during the day, please park parallel to the right-hand curb or edge of the roadway and in the direction of the movement of traffic.

Parking on the grass is not allowed at any time.

These are primarily for safety! Let's keep our many walkers and bikers safe.



Neighborhood Watch

The Neighborhood Watch was formed about 12 years ago by a group of MAS homeowners to offer a degree of protection for all residents of our community. The original organizers were trained in policy by the Milford Police Department, and the original members have continued to train as new residents volunteered to join. We have a great relationship with the local police, and they are quick to respond when needed, usually within minutes.

Unfortunately, many of the original members have moved from the development over the years, and newer residents have not volunteered to fill the ranks. As a result, we are short of the numbers needed to cover as much as would like to. ***Interested residents who feel they can volunteer one day out of every four weeks should call Dave Markowitz at 302-422-8003 for more information.***



Grounds Committee

With the help of board members and friends, we were able to clear out and weed the front entrance beds. Normally,

I would like to plant spring flowers but we have big plans in the near future!

In the late spring/summer we are planning a professional overhaul of the front entrance which may include new plantings, a curbstone border around the beds and an irrigation system.

The retention ponds are still looking great. We have signed a new contract with Coastal Tributaries for pond maintenance but we need your help! ***Please do not throw any yard waste or grass clippings into or near the ponds.*** This can cause algae to grow, in turn, costing the HOA money for remediation.

If anyone would like to assist with the grounds, please email our Grounds Committee Chairperson, Taylor Shunk, at: taylorshunk@gmail.com.



Architectural Committee

A completed Architectural Request Form is required when requesting approval for a project such as: installing solar panels, a fence, patio, shed, etc. The form is available on the HOA's website at: www.meadowsatshawnee.com, under the Committees/Architectural tab. Complete the form, include a sketch of the project, use your plat (survey) map or an accurate drawing, indicating location and its dimensions of the object, and submit as indicated. You should also speak with your neighbors advising them of your plans.

If anyone has questions regarding architectural requests, please contact Architectural Committee Chairman, Tom Chilton, at: tchilto44@gmail.com.



Mailboxes

This winter's snowstorms hampered mail delivery due to snow piling up along the street curbing from plowing. We wondered what guidance the US Postal Service provided concerning access to curbside mailboxes by mail carriers. We found guidance in the *Mailing Standards of the United States Postal Service Domestic Mail Manual*, Chapter 3.0 Customer Mail Receptacles. Section 3.1.4 Clear Approach: Customers must keep the approach to their mailboxes clear of obstructions to allow safe access for delivery.

Section 3.2.6 Curbside Mailboxes; Location: Subject to state laws and regulations, a curbside mailbox must be placed to allow safe and convenient delivery by carriers without leaving their vehicles.

This begged the question, what constitutes safe and convenient delivery by carriers without leaving their vehicles? A mail carrier relayed that *ideally* there should always be about 15 feet on either side of the curbside mailbox, *in all weather conditions*, to safely navigate their vehicle to the mailbox.

Ideal conditions don't always exist, but homeowners should attempt to remove impediments like built-up snow, other parked vehicles, toys, etc. to allow the carrier to reach the curbside mailbox. Be courteous to your neighbors and don't park too near a mailbox in *any* weather condition.

 Join "Nextdoor"

"Nextdoor" is a social networking service for your neighborhood and is one of the best ways to stay in the know about what's going on in the Meadows at Shawnee, surrounding communities and the City of Milford. Various items of interest and information you will find on "Nextdoor" include upcoming garage sales, items for sale or free, local events, lost & found for pets, real estate and recommendations for doctors, vets, home repair, restaurants and much more. In addition, the Milford Police Dept., Delaware State Police, Milford City Manager and Sussex County Emergency Operations have all joined this site and post emergency information and weather alerts as needed. Please join "Nextdoor" today by visiting: <https://nextdoor.com>.

Some Upcoming Events in Milford for 2022

- **Riverwalk Farmers Market** – Saturdays, May through October, 9am – 1pm
- **Bug and Bud Festival** - April 30, 2022
- **3rd Thursdays each month** – Beginning May 19, 2022 – music, food trucks and downtown shops remain open until 8 PM.
- **5K Running of the Goats** – May 20, 2022
- **Milford High School's Senior Cruise** – May 31, 2022
- **Milford Public Library Open Mic Night** – June 18, 2022

Useful Telephone Numbers

Carlisle Fire Company: 302-422-8001
Milford Police Department: 302-422-8081
Chesapeake Utilities: 1-800-427-2883

City Hall: 302-422-1111
- Mayor - Archie Campbell
- City Manager – Mark Whitfield
- City Clerk – Terri Hudson
Billing/Customer Service: 302-422-6616
- Utility & tax billing
- Set up/disconnect service
- Property assessment
Building Inspections/Permits: 302-424-8396
Code Enforcement/Licensing: 302-424-8396
Finance Department: 302-424-5140
Parks & Recreation Department: 302-422-1104
Planning, Zoning, Economic Development: 302-424-8396
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)

**WISHING ALL OUR RESIDENTS,
a SAFE and HAPPY
EASTER & PASSOVER!**



BOARD OF DIRECTORS
MEADOWS AT SHAWNEE

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