

**MEADOWS AT SHAWNEE HOMEOWNERS ASSOCIATION, INC.**

**P.O. BOX 475**

**MILFORD, DE 19963**

**Website: [meadowsatshawnee.com](http://meadowsatshawnee.com)**

**Email: [HOA@meadowsatshawnee.com](mailto:HOA@meadowsatshawnee.com)**



# **NEWSLETTER**

## *April 2023*



### **The Meadows at Shawnee HOA Board of Directors:**

Mike Boyle, President  
Bob Sheats, Vice-President  
Dan Marabello, Treasurer  
Linda Steiner, Secretary  
Taylor Shunk, Member (Grounds Comm. Chair)  
Tom Chilton, Member (Architectural Comm. Chair)  
Ellen Miller, Member  
Bob Shinholt, Member

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### **HOA President's Remarks**

Since we last reported on home sales in the Meadows at Shawnee (MAS) community, we have seen home mortgage interest rates rise and the pace of home sales in MAS has somewhat slowed, but sales remain relatively strong as most home values are holding.

We present an overview of home sales activity in the community in the *Meadows at Shawnee 2022 Home Sales* report.

The MAS remains a much-desired community to prospective buyers. The March 2023 issue of *Delaware Today Magazine* lists Milford as one of the top five *Best Places to Live* in Delaware. You can read the full article

at: <https://delawaretoday.com/issue/delaware-today-march-2023>.

Rising costs have impacted our HOA budget in all areas of its operation. We have seen increased prices for insurance coverage, grounds and pond maintenance, administrative services, postage and supplies. Even with these substantial cost pressures our finances remain strong and we fully anticipate finishing the current fiscal year within budget. Our Association's Treasurer, Dan Marabello, presents a summary status review in his report.

Increased costs also forced a modification to plans for the front entrance renovation as addressed by the Grounds Committee Chairperson, Taylor Shunk. Taylor also gives a review of the retention ponds and clarifies the use of common grounds by its members. The Architectural Review and Neighborhood Watch Committees actions are reported by their Chairpersons, Tom Chilton and Dave Markowitz, respectively.

This summer, the ice cream truck vendor will return. See the *Ice Cream Truck Nights* section on Page 5 for dates.

Also, our neighbor Bob Shinholt provides some thoughts on ways to de-clutter and regain the 'love' of your car.

For spring and summer outdoor events and festivals please check the *Upcoming Spring and Summer Events for 2023* Section.

I encourage each homeowner to become engaged with the HOA and keep informed on what is happening in our neighborhood through the various social media options discussed in the *Staying Connected* section. Participate in our community Spring and Fall clean-ups, and join the Grounds or Neighborhood Watch Committees and other HOA activities. See the *Looking for Volunteers* section for information.

See you at our Annual HOA Meeting. I hope you find this Newsletter informative. **Thank you.**

*Mike Boyle, President, MAS Board of Directors*

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### *HOA Vice President's Report*

As HOA Vice President, I act on behalf of the HOA president in his absence, and perform other tasks as directed by the Board of Directors. I serve on the Grounds and Architectural Committees and volunteer to work on the front entrance and in the spring and fall clean-ups.

*Bob Sheats, Vice President*

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### *HOA Treasurer's Report*

Our financial position remains strong. Of the 183 homeowners in the Meadows at Shawnee, one (1) homeowner remains delinquent in the payment of their FY-2023 and prior annual assessment (dues) for a total of \$270 plus administrative charges and interest.

Due to unexpected common area expenses, additional landscaping work at our front entrance has been postponed. All bills have been paid.

*Dan Marabello, Treasurer*

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### *HOA Secretary's Report*

## **UPCOMING BOARD MEETINGS**

The last regular Board meeting for this fiscal year is on Wednesday, May 10, 2023. Any homeowners wishing to attend a scheduled board meeting should make arrangements through Board President, Mike Boyle, by emailing him at: [HOA@meadowsatshawnee.com](mailto:HOA@meadowsatshawnee.com). Notices of upcoming meetings are posted on the **Home and Community pages** of the HOA website with the date, time and place of each meeting noted.

This year's **Annual HOA Meeting** will be held on **Wednesday, June 14, 2023 at 7 PM** at the Milford Senior Center located at 111 Park Avenue, Milford, DE 19963. Annual Meeting packets will be mailed to all homeowners in mid-May which will include the meeting Agenda, proposed budget for the next fiscal year and the names of homeowners who are running on the ballot for a seat on the Board of Directors. Please mark your calendars and the Board looks forward to seeing everyone on **June 14<sup>th</sup>!**

*Linda Steiner, Secretary*

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## **MEADOWS AT SHAWNEE 2022 HOME SALES**

In calendar year 2022, there were thirteen (13) homes that sold in the development and so far in 2023, three (3) more homes have been sold. Over the past few years, the values of the homes in the development have steadily increased and the selling prices during 2022 ranged from \$290,000 to \$441,000. Most homes sold very quickly this past year and that could be attributed to a home's curb appeal and the generally well-kept appearance of our development.

On that note, the Board is appealing to homeowners to please maintain your home's overall appearance by adhering to a few restrictions and other suggestions as follows:

- Keep all trash receptacles hidden from street view;
- Do not park cars on the lawn;
- Keep lawns neatly mowed and no grass clippings in the street;
- Do not store wood, 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.

*HOA Board of Directors*

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### *Architectural Committee*



Planning to add a deck, fence, or a shed to your lot? Before you do, check the HOA's Declaration of Restrictions to ensure that your plan will comply with HOA guidelines so your project will not be held up.

Download the Architectural Review Form at: [www.meadowsatshawnee.com](http://www.meadowsatshawnee.com), select Committees, select Architectural, then Architectural Request. All the information is there to complete the process.

### **PRIVACY FENCE MAINTENANCE**

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 and algae, etc. If algae needs to be removed, I recommend spraying the area of the fence with *Spray & Forget*. The product can be bought pre-mixed or it can be mixed with water and sprayed on with a hand-held sprayer. I have had great success by spraying this on my house as well. Available at hardware stores or on Amazon.

*Tom Chilton, Architectural Committee Chair*

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### **Grounds Committee**



All of our new plants from last year have survived due in large to the mulch we applied last fall. This was undertaken by MAS volunteers.

Without continued volunteer support, this cannot be sustained. Our long-term solution to maintaining the landscaping would be by contracting a landscaping company, an expensive alternative.

Our plan for the front entrance was modified due to higher costs. We plan to scale back and install a weed barrier, rocks (instead of mulch) and metal and stone edging. We hope this will eliminate the need for a costly irrigation system. However, we still need your help. Feel free to weed the front entrance or contact Taylor Shunk if you need assistance.

The retention ponds are still looking great. But we need your help here to keep our ponds clean. If you see litter, please pick it up.

Yard waste or grass clippings dumped into or near the ponds will cause algae growth costing the HOA money for remediation. This is a violation of Delaware's Department of Natural Resources and Environmental Control (DNREC) regulations which could lead to stiff fines for the offending party.

If anyone would like to assist with grounds maintenance, please email our Grounds Committee Chairperson at: [Taylorshunk@gmail.com](mailto:Taylorshunk@gmail.com). Volunteers are welcome.

*Taylor Shunk, Grounds Committee Chair*

### **Neighborhood Watch Committee**



Things have remained quiet in the MAS with no noteworthy incidents to report.

The Neighborhood Watch still needs additional volunteers to help keep the Meadows at Shawnee safe. Volunteers patrol the community at various times of their choosing during the day and night looking for unusual activity. If you are interested in signing up, please contact Dave Markowitz at 302-422-8003.

*Dave Markowitz  
Neighborhood Watch Committee Chair*

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### **Editorial –Your Car or Truck Will Love You for It**

Your home is your castle and probably your most valuable asset. Second to your home, your vehicles are your next most valuable asset. Why would you park your vehicles outside in the weather? Why would you allow them to be exposed to the elements, snow, ice, frost, vandalism and theft? Why are you using your garage as a warehouse? Be the King (or Queen) of your castle and make things right in the land again.

Most Americans have way too much “stuff” which typically overflows into the garage, forcing the homeowners to park their vehicles outside. Ever get tired of scraping ice or frost off your windshield and windows on a cold morning while running the engine to defrost the rear window? Enjoy the comfort of a perfectly ice-free, dry vehicle and clear out your garage and use it for what it was intended for. I'm sure your home was NOT listed as a 4 BR, 3 BA with a double storage locker.

In our home, if any item hasn't been physically touched in a year or longer, it is either sold at the next community yard sale, listed on Facebook Marketplace (which is free to advertise your items), or donated. Declutter your life, declutter your garage. Simplify your life. Maybe make some extra spending money at the same time. Learn how to actually ENJOY your garage and experience parking your vehicle INSIDE. Trust me, you'll be glad you did.

*Bob Shinholt, Previous HOA Board President*

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### **Meadows at Shawnee Newsletter**

The HOA publishes Newsletters twice annually in the spring and fall. They are mailed to all residents and also

available online at: [www.meadowsatshawnee.com](http://www.meadowsatshawnee.com). All are encouraged to submit articles of interest by October 1<sup>st</sup> for the Fall 2023 Newsletter and can email them to: [Taylorshunk@gmail.com](mailto:Taylorshunk@gmail.com).

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### **HOA Corporate Documents**

Curious about how our HOA is structured and governed? The answers are in the HOA's Corporate By-Laws at: <http://meadowsatshawnee.com/bylaws-and-restrictions.html>. It's your HOA, learn how it works.

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### **City Council Elections 2023**



Our neighbor, City Council Member Dan Marabello, will be sworn into office for another 2-year term in office at City Hall, on Monday, May 1, 2023 at 6 PM. Milford City Council meeting agendas are posted at: <http://cityofmilford.com/Archive.aspx>. All meetings are open to the public and live streamed at: <http://www.cityofmilford.com/553/Watch-Public-Meetings>.

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### **Milford School Board Meetings**



The Milford School Board normally meets on the third Monday of each month. Check meeting schedules, times and agendas at: <https://www.milfordschooldistrict.org/board-of-education/meeting-schedule>.

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### **Sussex County Senior Citizen Property Tax Credit**

Homeowners age 65 or over are eligible for a tax credit on their regular school property taxes of 50% (up to \$500). This credit can only be used for your primary residence. Eligibility requirements must be met.

Deadline for filing is April 30<sup>th</sup>. For information, visit the Department of Finance's website at: <https://sussexcountyde.gov/state-senior-citizen-school-property-tax-credit>; and at the Delaware Division of Revenue at: <https://finance.delaware.gov/senior-relief/>.

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### **Milford's Senior Citizen Tax Exemption**

Property owners age 65 or older may be eligible for a reduction on Milford property taxes. A sole property owner **may qualify** if their income is not in excess of

**\$20,000** per year, or in the case of jointly owned property, their combined income does not exceed **\$40,000** per year. Qualifications and some exclusions may apply.

Eligible owners must apply by June 1<sup>st</sup>. To find out if you qualify, check details on line at: <http://cityofmilford.com/> search for *Tax Relief for Senior Citizens*.

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### **Common Areas**



You have probably seen the "Do not Enter" pond signs. These signs only refer to the ponds themselves and the taller grasses surrounding them. The area around the **large/big pond** is part of the HOA's common area and can be used by homeowners! Feel free to walk around the big pond and enjoy the area. If you bring your dog, please don't forget to **pick-up after them!**

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### **Spring 2023 Clean-Up**



The Meadows at Shawnee will conduct its Spring 2023 cleanup of all common areas in the development on Saturday, **April 15, 2023, at 9:00 AM (rain date April 22<sup>nd</sup>)**. Volunteers, please meet at either the front entrance or the Kirby Road entrance. Dates and times will also be posted in advance on the HOA website, Facebook page and the **Nextdoor** site.

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### **Staying Connected With Your HOA**

#### **MEADOWS AT SHAWNEE HOA WEBSITE**



Find information on our HOA's By-Laws and Declaration of Restrictions and Covenants, HOA Committees activities; links to City and County codes; and more timely posting of meeting minute notes. Please visit the website at: [www.meadowsatshawnee.com](http://www.meadowsatshawnee.com).

#### **JOIN THE NEW MAS FACEBOOK GROUP**



Join our new **MAS Facebook Group!** Search on Facebook for "Meadows at Shawnee." Click "follow" to join! If anyone has ideas or pictures that they would like to see on the page, please email them to: [Taylorshunk@gmail.com](mailto:Taylorshunk@gmail.com).

## JOIN THE NEXTDOOR GROUP



“Nextdoor” is a private social network site used by over 200 MAS residents. It’s a good way to stay in the know about what’s going on in our neighborhood and the Milford area. To join visit: <https://nextdoor.com/find-neighborhood/> and sign-up.

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## Report Concerns on ‘MyMilford’



The City of Milford launched the MyMilford app in mid-February 2022. The MyMilford app is the fastest, easiest way to submit non-emergency requests. Please download the app to your smartphone or submit a request at [www.cityofmilford.com/535/MyMilford](http://www.cityofmilford.com/535/MyMilford)

Download to your Apple device from the App store, or search "MyMilford." For Android device, download the app from the Google store, or search for "MyMilford."

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## Ice Cream Truck Nights Are Back!



on:

Cup ‘R Cone’s homemade ice cream truck is coming back to The Meadows! Bring your chairs and meet your neighbors from **7-8pm** by the ponds on Meadow Lark Drive

**June 1, July 6, August 3, September 7 & October 5.**

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## Community Yard Sale



“Trash to Treasures” Community Yard Sale! **Friday, June 9 and Saturday, June 10**, 8am to 1pm.

This sale has a strong following and brings in a huge amount of traffic. It is always successful if your merchandise is desirable and priced to sell. Organized by Gloria Markowitz, **it is not an HOA-sponsored event.** Signs and balloons on your property are encouraged, as well as involving your children with selling drinks or cookies, or their used toys.

Please let Gloria know (302-422-8003) if you plan to join the sale, and any items of interest that can be advertised so that interested customers can be directed to your sale. Speaking of ads, a notice will appear in the DE State News and online, Milford Chronicle, The Guide, Nextdoor and Facebook. Print media can run \$90+, so a **small donation will be appreciated.**

## Curb Your Dog



Please control your dogs when taking them for walks. The HOA receives homeowner complaints about dog owners not properly controlling their dogs and allowing them to urinate, defecate or to scratch up mulch and flower beds. Walk dogs on the common grounds along Kirby Road or common grounds around the **large pond**. **But, always pick up after your dogs!**

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## City Trash Pick-Up Schedule



MAS is on Milford’s Trash Pick-up **Route #4**. Normal scheduled pick-up days for weekly household trash and recyclables is every **Friday** and yard waste is collected every **Monday**.

For information about the 2023 Solid Waste Schedule, **missed pick-ups**, bulk pick up service, or brush collection, contact Milford Customer Service at **(302) 422-6616** or visit the website at: [www.cityofmilford.com](http://www.cityofmilford.com).

To dispose of alternative or excess waste contact the Milford Transfer Station, 1170 S. DuPont Blvd., at (800) 404-7080 or visit the Delaware Solid Waste website for landfill locations and hours of operation, at: [www.dswa.com](http://www.dswa.com).

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## Looking for Volunteers!!



Someday we could face a critical time when our HOA will no longer be able to effectively function due to a lack of members’ interest. But as a corporation, the HOA will still continue to exist. If no one volunteers to serve on committees or on the HOA Board to manage its operations, homeowner liabilities could become a very real issue as a result of neglect.

MAS has always relied upon its volunteers to help with activities, to keep expenses in check and our dues low. For our HOA to continue providing sound management and fiscal responsibility, it is imperative that more homeowners step up and learn the workings of our HOA. There is especially a need for younger homeowners whose participation in HOA activities will provide a more rounded and inclusive view of our community’s needs and interests, thus keeping the HOA strong, viable and relevant for all members.

## Useful Telephone Numbers

**Police Department (non-emergency): 302-422-8081**

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

**Chesapeake Utilities: 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**

- Tax & Utility billing
- Set up/disconnect service
- Property Assessment

**Economic Development: 302-725-2068**

**Finance Department: 302-424-5140**

**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)

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## Upcoming Spring & Summer 2023 Events

### The Freeman Arts Pavilion;

The outdoor summer venue in Selbyville hosts a wide range of nationally known performers. Select seating or bring your own chair. Some of the artists for Summer 2023 include: **Styx, Carly Pearce, Trombone Shorty, Brian Regan, Darius Rucker, Rebelution, The Mavericks, Sons of Mysterio** and many more. To purchase tickets and see the full lineup at: <https://www.freemanarts.org>.

### Milford Spring & Summer Events;

- **Milford Riverwalk Farmers Market**
  - ❖ Each Saturday, **May - Oct from 9 AM – 1 PM**
- **Downtown Milford's Third Thursdays**
  - ❖ Enjoy downtown shopping, music and food trucks on Walnut St. on the Third Thursday of the month from **May thru September 4:30 – 8 PM.**
- **The Bug & Bud Festival**
  - ❖ **Saturday, April 29<sup>th</sup>, 9 AM – 5 PM**
  - ❖ A celebration of two of Milford's most cherished symbols, the ladybug and nature, information at: <https://www.facebook.com/events/611262470335337>

- **Second Street Players at the Riverfront Theater**
  - ❖ In downtown Milford, a must see for good live theater. Shows this summer are: ***The Odd Couple*** (Apr 21, 22, 23 28, 29 & 30); ***A Funny thing Happened On The Way To The Forum*** (Jul 14, 15, 16, 21, 22 & 23); ***Strictly Murder*** (Sep 8,9, 10, 15, 16, & 17).
  - ❖ **Childrens Show: *Junie B. Jones is Not a Crook*** (May 19, 20 & 21)
  - ❖ All show times are: Fri & Sat 7 PM, Sun 2 PM. Ticket information at: <http://www.secondstreetplayers.com/>
- **5K G.O.A.T. Run 2023 to benefit the Milford Boys and Girls Club**
  - ❖ Sponsored by the Mispillion Brewing Company: **Friday, May 19<sup>th</sup> at 6:30 PM**
  - ❖ For information and to register visit: <https://raceroster.com/events/2023/67249/the-goat-run>
- **Milford High School Senior Cruise 2023**
  - ❖ This annual event will take place on **Tuesday, May 30<sup>th</sup>.**
- **Meadows at Shawnee Annual HOA Meeting**
  - ❖ **Wednesday, June 14, 2023 at 7 PM**
  - ❖ At the Milford Senior Center located at 111 Park Avenue
- **River Walk Freedom Festival:**
  - ❖ Milford's largest annual outdoor festival **Saturday, Sept 16<sup>th</sup>, 9 AM – 10 PM.**
  - ❖ For information see: <https://festivalnet.com/.../Riverwalk-Freedom-Fest>
- **Lady Bug Music Festival:**
  - ❖ **Saturday, Sept 30<sup>th</sup> 4 – 9 PM**
  - ❖ The **largest** celebration of Women in music in the country, with a 100% female-fronted lineup.
  - ❖ Get information at: [www.theladybugfestival.com](http://www.theladybugfestival.com)
- **The Milford Museum**
  - ❖ **Hippie Fest: Saturday: Aug 19<sup>th</sup>**
  - ❖ **History Walking Tours: Saturday, Sept 9<sup>th</sup>**
  - ❖ **Ghost Walking Tours: Saturday, Oct. 21<sup>st</sup>**
  - ❖ For ticket information and times see: <https://www.milforddemuseum.org/events>

*To all of our neighbors and friends, have a wonderful Spring and Summer 2023.*

*Your HOA Board of Directors*