

MEADOWS AT SHAWNEE HOMEOWNERS ASSOCIATION, INC.

P.O. BOX 475

MILFORD, DE 19963

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

Email: [meadowsatshawneehomeownersassoc@yahoo.com](mailto:meadowsatshawneehomeownersassoc@yahoo.com)



# NEWSLETTER

September 2018



---

## *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

---

## *President's Remarks*

As the newly selected President of the Meadows at Shawnee (MAS) HOA Board of Directors, I am proud to continue to serve on the Board with such a great group of neighbors (and now good friends) who care deeply about what I truly believe is the best neighborhood in Milford! Our board members make such a great team and continue to work (and play) well together. Mike Boyle has done a wonderful job filling this position for several years now and I can only hope to do as great a job as he.

Some of the Board's on-going goals are to keep MAS a sought-after neighborhood; well-kept, clean, safe, family-oriented, a community with a heart. One obvious result of meeting and sustaining these goals would be increased home values (for many homeowners their biggest investment).

As we all continue life's journey here on the Eastern Shore, I envision the MAS community growing stronger and tight-knit and being more caring towards each other as the years go on. I would like to see everyone more connected through available technologies (texting, on-line chatting such as Nextdoor.Com, etc.) and honest to goodness over-the-fence facetime and family gatherings.

I believe communication is key in any relationship. I want

the relationship between your HOA Board and all homeowners to be very positive and caring. That's what good neighbors do. As a career safety professional, I want to ensure the Board, and homeowners alike, put the safety of our families and homes first in all we do. One way to do that is to have as many homeowners as possible connected to the Board through texting or email, which would keep everyone aware of events as they happen. That is a project the Board will be talking about at our next meeting.

May we continue to all be good neighbors and good friends!! Howdy, neighbor!!

Blessings,

***Bob Shinholt***

President, MAS Board of Directors

---

## *HOA CORPORATE DOCUMENTS*

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 planned addition will comply with HOA guidelines. Curious about how our HOA is structured and managed? The answers are in the HOA's Corporate By-Laws. They are easy to find. Both documents are available on line at our website: [www.meadowsatshawnee.com](http://www.meadowsatshawnee.com).

---

## *COMMUNITY ASSOCIATIONS INSTITUTE*

The HOA has joined the Community Associations Institute (CAI), an international membership organization dedicated to building better communities. As a CAI member, we will be kept abreast of changes in HOA law, as well as current trends to help build a stronger and successful community. The CAI also offers self-governing HOA's management courses on topics ranging from basic to complex matters. Furthermore, we can tap

in to a wealth of HOA governing experience, legal information and quarterly newsletters.

---

### Newsletter

Printing and mailing the HOA newsletters to each household will continue for the time being. Our plan is to publish two newsletters each year, also making them available on the Meadows at Shawnee HOA's website [www.meadowsatshawnee.com](http://www.meadowsatshawnee.com). However, our future goal is to publish all newsletters on our website. Once implemented, notices will be placed at both entrances each time a newsletter is published.

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).

---

### Social Committee

The Board of Directors would like to gauge community interest in establishing a neighborhood social committee to plan and organize neighborhood activities! Any Meadows at Shawnee resident interested in joining is most welcome. If interested, please email the HOA at: [meadowsatshawneehomeownersassoc@yahoo.com](mailto:meadowsatshawneehomeownersassoc@yahoo.com).

---



### Milford School District News

The current population of Milford is approaching eleven thousand (11,000) inhabitants. Additionally, the city has granted final approval for a thousand new housing units to be constructed scheduled to start in 2018 or early 2019.

The Milford School District is anticipating a critical need for more classroom space in a few years to accommodate this growing population. But, before the District can move forward it realizes that the status of the old Lakeview Avenue middle school facility must first be addressed. To this end, the District invited a group of diverse interested residents to form the Milford Middle School Committee to seek community ideas. The Committee held the first of many planned open community forums on August 27<sup>th</sup> seeking

citizen/resident ideas on the site's future. The next meeting is scheduled for September 25<sup>th</sup> at 6 PM in the Milford Central Academy cafeteria.

---

### Milford School Board Meetings

Following is a list of School Board meetings scheduled for the remainder of the 2018 - 2019 school year:

October 15, 2018	March 18, 2019
November 19, 2018	April 15, 2019
December 17, 2018	May 20, 2019
January 28, 2019	June 17, 2019
February 19, 2019	July 8 2019 (Reorganization Meeting)

Meetings are held at 7 PM in the multimedia room located on the west side of the former Milford Middle School main building located at 612 Lakeview Avenue, Milford, DE.

---

### Senior Citizen Tax Exemption

Homeowners age 65 or over are eligible for a tax credit against regular school property taxes of 50 percent (up to \$400). This credit may only be used against property taxes on a primary residence.

Individuals who establish legal domicile in Delaware on or after January 1, 2018 will be required to have been legally domiciled within the State for a period of at least 10 consecutive years in order to be eligible to receive a credit. Individuals who establish legal domicile in Delaware AFTER December 31, 2012, but prior to January 1, 2018 will continue to be required to have been legally domiciled within the State for a period of at least 3 consecutive years in order to be eligible to receive a credit. Individuals who have established domicile in Delaware prior to January 1, 2013, will be eligible to receive the credit in the ensuing tax year.

The application deadline for filing is no later than April 30. Please visit the Department of Finance's website at [www.finance.delaware.gov](http://www.finance.delaware.gov) for additional information and the application form or call the Sussex County Dept. of Finance at 302-855-7824.

The **City of Milford** also offers senior citizens a reduced rate on their annual 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>.

All applications are received through the Customer Service Office located at 119 S Walnut Street, Milford, DE 19963. Please call 302-422-6616 for additional information.

---

### HOA 2018 – 2019 Meeting Schedule

The Meadows at Shawnee HOA Board of Directors meeting schedule for FY-2019:

September 12, 2018	March 13, 2019
November 14, 2018	May 8, 2019
January 9, 2019	June 5, 2019

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 at: [bobshinholt@gmail.com](mailto:bobshinholt@gmail.com).

The HOA's Annual Meeting is scheduled for **Wednesday, June 12, 2019 from 6–9 PM at the Rookery North Golf Course**. Reminder postcards will be sent to all homeowners in March 2019 with the time and place for the meeting. **Please mark your calendars.**



### Fall 2018 Cleanup

On Saturday, November 3, 2018, the Meadows at Shawnee HOA will conduct its Fall cleanup of all the common areas in the development. Volunteers clean the front and rear entrances, the entire strip of grassy areas along Business 1 and Kirby Road, the areas surrounding both the big and little ponds, and the streets within the development. The cleanup will start at 9:00 AM. Please meet at either the front entrance or at the Kirby Road entrance. Rain date is November 10, 2018. The date and time will also be posted in advance on the HOA and "Nextdoor" websites.



### Meadows at Shawnee HOA Website

If you haven't visited our HOA website lately please take the time to do so. Features include the Architectural Request form which can now be completed online prior to printing; the ability

to send emails through the website directly to the chairperson of the Architectural, Grounds and Neighborhood Watch Committees; links to city and county codes; and more timely posting of meeting minute notes. Please take the time and visit the website at: [www.meadowsatshawnee.com](http://www.meadowsatshawnee.com).



### School is Back in Session

Please pay attention as you drive through our neighborhood. With school back in session kids will be running to catch buses in the morning and getting off the bus to get home in the afternoon. Double check to make sure when backing out of your driveways or driving through the neighborhood that you have a clear view of anyone that may be in the street. Not only do we want a family friendly neighborhood, but we want a SAFE one as well.



### Holiday Decorating Contest

The HOA is sponsoring a contest to select the house with the best Holiday Decorations in the Meadows at Shawnee for 2018. Lawn signs and neighborhood bragging rights will be awarded to the top three winners as selected by a panel of judges. Judging will take place between December 17<sup>th</sup> and 20<sup>th</sup>. Winners will be listed on the HOA's website and lawn sign prizes presented to the winners on December 21<sup>st</sup>.

Anyone interested in being a judge please email the HOA at: [meadowsatshawneehomeownersassoc@yahoo.com](mailto:meadowsatshawneehomeownersassoc@yahoo.com) NLT December 10<sup>th</sup>. The only stipulation is that the judges are ineligible to participate in the contest.



### Join Nextdoor

"Nextdoor" is a private social network used by 149 out of 183 households in the Meadows at Shawnee. It's the best way to stay in the know about what's going on in our neighborhood—whether it's finding a last-minute babysitter, the next yard sale, learn about what's happening in Milford, and upcoming events, or receiving emergency information from the Milford and State Police, weather alerts, etc.

There are so many ways your neighbors can help. Need a lawn care service, a good repair shop, or house cleaning service? Use Nextdoor and get recommendations from your neighbors in the Meadows at Shawnee 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.

---

**Do you Know?** (Answers on p.7)

1. When was the Meadows at Shawnee (MAS) HOA, Inc. incorporated? **a) 2009, b) 1999, c) 2002, d) 2003.**
  2. How many lots/houses are in MAS? **a) 235, b) 177, c) 183, d) 136**
  3. What is the maximum allowable shed size in MAS? **a) 80 sqft., b) 120 sqft., c) 206 sqft., d) 150 sqft.**
  4. What is the name of the front entrance street? **a) Longview Drive, b) Clearview Drive, c) Meadows At Shawnee Drive, d) Entrance Boulevard.**
  5. What is the maximum number of homeowners permitted on the HOA Board of Directors? **a) 6, b) 5, c) 12, d) 8.**
  6. How many lots/home owners are required to be represented to constitute a quorum for the HOA's annual meeting? **a) 55 [30%], b) 75 [41%], c) 150 [82%], d) 34 [19%]**
  7. Who owns the Meadows at Shawnee Homeowners Association, Inc.? **a) The Board of Directors, b) the Declarant, c) the MAS homeowners, d) The Pano Development 1, LLC**
  8. In what county is the Meadows at Shawnee located? **a) Kent, b) Sussex, c) New Castle**
  9. How many lot/home owners are required to change an article in the Declaration of Restrictions? **a) 137 [75%], b) 123 [67%], c) 92 [50%], d) 64 [35%]**
  10. Who determines the amount of the HOA annual assessment (dues)? **a) the Board of Directors, b) the HOA Treasurer, c) the MAS lot/home owners, d) the HOA attorney.**
- 



**Dog Waste**

Contrary to popular belief, dog feces is not fertilizer and does not provide any benefit to the soil. The EPA has labeled dog waste as a non-source environmental pollutant thereby placing it in the same category as herbicides and insecticides, oil, grease and toxic chemicals much like the acid drainage from infected mines.

A single gram of waste can contain up to 23 million fecal coliform bacteria which can cause cramps, diarrhea, intestinal illness and serious kidney disorders in humans. Moreover, fecal coliform bacteria runoff from dog waste can pollute the local water table (see: [www.epa.gov](http://www.epa.gov)).

Please remember to curb and clean up after your pet in all common areas and streets in the development (including Kirby Road) for a cleaner and healthier neighborhood.

---

**Appearance Matters!!**

One of the goals for each of us should be to help keep the Meadows at Shawnee looking as attractive as possible. If you take a drive through other housing communities in Milford it would soon become apparent how much nicer our community is when compared to the others. The Meadows at Shawnee projects an unmistakable appeal as a community with a friendly atmosphere that takes pride in its appearance.

The most apparent comparisons are: (1) The lack of trees in other communities vs. ours where homeowners have planted trees that are beginning to mature; (2) a lax maintenance of houses and lots is conspicuous in other communities; and (3) how other communities have deviated from cohesive design schemes compromising their overall visual appearance that potentially affects neighborhood values.

As Meadows at Shawnee homeowners and residents, we need to each do our part. 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, 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.



Houses have been selling at a good pace recently and prices are beginning to increase as our neighborhood is becoming more desirable to people moving into town. Don't be known as *that house* on the block that detracts from the appearance of other houses on the block.

Maintaining the Meadows at Shawnee as the premier community benefits everyone. Remember, we are all in this together.

---

### **“Take Out The Papers And The Trash”**

Twice each year the City of Milford mails out 6-month calendars with the monthly utility bill to all homeowners covering the solid waste schedule for the following 12 months. The Meadows at Shawnee development is part of **Route 4**. Our normally scheduled pick-up days are: Weekly trash and recyclable pickup is every **Friday**; and, yard waste – every **Monday**.

For information on the 2018 – 2019 Solid Waste Schedule, bulk service or brush collection, please call the City of Milford Customer Service at **422-6616** or visit the website: [www.cityofmilford.com](http://www.cityofmilford.com) for additional information.

To dispose of alternative or excess waste like: Residential solid waste; White Goods – (items such as refrigerators, air conditioners, and other appliances); Tires – (No more than 4 passenger-size tires per load at all transfer stations); and, Household Yard Waste – how residents can dispose of grass, leaves, branches, and shrubs, please 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.



### **Trash Receptacles**

As a reminder, all residents are required to properly store all trash, yard waste or recycling receptacles in accordance with **Article VI, Section 6** of the Declaration of Restrictions 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.”**

### **Overnight Street Parking**

From its start the Meadows at Shawnee HOA has had a restriction on overnight street parking. **Article VI, Section 7** of the HOA's Declaration of Restrictions entitled **"Prohibited Vehicles"** states in part as follows: **“...All motor vehicles owned and operated by residents of the subdivision must be parked overnight in their respective garage or driveway.”**

This is also a safety measure to ensure that emergency vehicles can navigate the streets and safely be deployed if needed. Please comply for everyone's sake.



### **Political Signs**

As the 2018 November 6<sup>th</sup> General Election nears, campaign signs will begin to appear, remember, in **Article VI, Section 8**, **“Signs”** in the Restrictions that **“A maximum number of two (2) Political Signs, no larger than 18” X 24” are permitted to be placed on each lot 30 days (October 7<sup>th</sup>) prior to an election and must be removed within 48 hours after.”**



### **Volunteers Needed !!**

There is a deep and continuing area of concern for the Board of Directors, and that is the need for more community involvement by volunteering to help with 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 younger HOA members to become involved and volunteer to provide a more rounded and inclusive view of the community's needs in order to keep the HOA active, engaged and relevant. We have always relied upon its member volunteers to help with activities and consequently keep expenses in check and the annual assessment low. Get involved! It's your neighborhood and HOA.



### **Neighborhood Watch**

The Neighborhood Watch is always looking for more volunteers to help keep 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.

instances, visited the homeowner.

---

### **Are You Prepared? Plan Ahead for Disasters**

Hurricane Season is upon us and winter storms will soon follow. Are you prepared to survive heavy rains, flooding and wind or heavy snow, extreme cold and wind? The Sussex County Emergency Operations Center advises that residents should prepare by taking the following precautions: Have food, water and medications for each person in the house for 7 days; Be ready for power and phone outages; Keep mobile phones charged; Refill your gas tank(s) and stock your vehicle with emergency supplies and a change of clothes; Bring outside furniture and garbage cans inside; Have cash on hand to last 7 days. Also see: <https://www.ready.gov/>.



### **Grounds Committee**

On Saturday, September 8<sup>th</sup> the first 4 of 6 trees were planted on the elevated ground near the large pond. The two remaining trees will be planted within the next 30 days. 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.

Pond clean-out will take place in two phases; the first will be the removal of the "volunteer" trees that are growing in the ponds. The second phase will be the removal of the plants/weeds growing in the ponds in late fall after the growing season. In both cases, the maintenance requires the ponds be dry to get the required equipment in to do the removals.



### **Buying and Keeping a Fresh Christmas Tree Safe**

As the holiday season approaches, for many of us that means buying a fresh cut Christmas tree. Here are some simple steps to take when buying, bringing home, putting up and decorating your tree.

**How do I know if the tree is fresh?** There are several things to do to determine if it's fresh: Grab the tree and bang the bottom on the ground a few times; Run a gloved hand across the branches toward you; and, squeeze some needles between two fingers. If a great number of needles fall off when you bang the bottom of the tree or, if your gloved hand does not come out clean or, if the needles snap when you squeeze them between your fingers **don't buy that tree.**

**When you get a tree home.** Once your tree is home, acclimate it before bringing it inside your house. Put your tree in an unheated area – such as a garage, basement, or even an enclosed porch – for one to three days. When you are ready to bring it inside, cut off a section of the tree's trunk between 1/2 and 1 inch immediately prior to putting the tree in the stand. This cut is important because dried tree sap forms a seal over the tree's stump within a few hours after being cut down forming a seal that limits the amount of water the tree can absorb.

**Once in the tree stand.** Fill the tree stand with



### **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.

---

### **Brown/Discolored Water**

If you experience brown or discolored water the Milford Water Department recommends that you open a faucet and run water for about 20 minutes to flush the system. If that doesn't work call the Water Department at: **302-422-1110**. If no one answers leave a detailed message with your name, address, and the date and time of the problem. Each time someone in the Meadows at Shawnee has called, the Water Department has responded and, in most

water, a fresh tree can absorb as much as a gallon of water in the first 24 hours after it's cut and more than a quart every day after that.

**Where to place your tree.** Keep trees away from all heat sources (stoves, fireplaces and heat vents) and it should be kept out of the flow of traffic.

**Decorating your tree.** When decorating, use only UL-approved lighting and electrical cords.

**Disposing of the tree.** Never burn the tree in a fireplace or stove! Check for scheduled city tree pickups or, try turning your tree into mulch. Whatever you decide to do with your tree, please be sure to recycle or dispose of it properly and safely.

---

### Useful 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**

**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)

---

### Answers to Questions on Page 4

**1. d) February 20, 2003**

**2. c) 183** lots/homes are in the Meadows at Shawnee

**3. b) 120 sq. ft.** – The Declaration of Restrictions, Article VI, Section 17, “Outbuildings.”

**4. a) Longview Drive;** also, there are no houses in MAS with a Longview Drive address.

**5. d) 8** - The HOA By-Laws, Article IV, Section 1, “Number.”

**6. a) 55 (30%)** – lot/home owners. The HOA By-Laws, Article III, Section 7. “Quorum.”

**7. c) MAS lot/home owners** as members of the HOA, Inc. in effect “own” the HOA – The Declaration of Restrictions, Article III, “Homeowners Association.”

**8. b) MAS is in Sussex County,** Delaware.

**9. b) 123 (67%)** – The Declaration of Restrictions, Article II, “Changes in the Declaration.”

**10. c) Lot/home owners** – The HOA By-Laws, Article IX, Section 3. “Annual assessment.”

---

### Upcoming Events in Milford for 2018

• **Milford Riverwalk Farmers Market**  
Saturdays, May through October; 9am – 1pm.

• **Meadows at Shawnee Community Yard Sale**  
Friday & Saturday, September 21<sup>st</sup> & 22<sup>nd</sup>,  
7am - 12 Noon.

• **Ladybug Music Festival**  
Saturday, September 22<sup>nd</sup>; 3 – 9 pm  
Music venues throughout the riverwalk and throughout the downtown area.

• **Milford Community Parade**  
Wednesday, October 17<sup>th</sup>; start time 6:30 pm, Walnut Street downtown. The largest parade in Delaware.

• **Fall Farmers Market**  
Saturday, November 17<sup>th</sup>; 10am -2pm, At the Riverwalk.

• **Small Business Saturday**  
November 24<sup>th</sup>; Support local small businesses by shopping downtown.

• **Santa House** (Nov 24<sup>th</sup> to Dec 22<sup>d</sup>)  
Santa arrives on Saturday, November 24<sup>th</sup> at 11 am.  
Santa House hours: Fridays 5 – 8 pm; Saturday & Sunday 11am – 3pm.

• **Downtown Milford Holiday Stroll**  
Friday, December 7<sup>th</sup>; 5 – 8pm  
Activities and special sales in most businesses, live entertainment throughout the streets, visit with Santa and Mrs. Claus.

###