

MEADOWS AT SHAWNEE HOMEOWNERS ASSOCIATION, INC.

P.O. BOX 475

MILFORD, DE 19963

Website: meadowsatshawnee.com

Email: HOA@meadowsatshawnee.com



NEWSLETTER

October 2021



The Meadows at Shawnee HOA **Board of Directors and Committee Chairpersons**

Mike Boyle, President
Bob Sheats, Vice-President
Dan 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
Dave Markowitz, Neighborhood Watch Comm. Chair

President's Remarks

I am grateful to the Meadows at Shawnee (MAS) homeowners for electing me to the HOA Board of Directors, and I am honored to again be serving as its president. Much has changed since I left the Board three and a half years ago, yet much remains the same. We have welcomed many new neighbors to MAS where they will form strong attachments to a community that takes pride in its residents and in itself. During the intervening time the Board of Directors continued providing the sound fiscal and management skills that it always has thanks to

their dedication to make MAS the best neighborhood in Milford.

Our HOA's financial posture is strong as Treasurer, Dan Marabello, states in his remarks. The common areas are in great shape and the front entrance has been landscaped by the Grounds Committee Chairperson Taylor Shunk, and friends, as reported in her remarks. The Architectural Review Committee has also been busy as reported by its Chairperson, Tom Chilton in his remarks. And, our Neighborhood Watch Committee's report is in Chairperson Dave Markowitz's remarks. Board Secretary, Linda Steiner, has listed the HOA meeting dates through June 2022 in her remarks.

As homeowners in the Meadows at Shawnee collectively we are the members of the HOA. The association's continued success providing sound management principles, maintaining the common areas and making MAS the much desired in-demand community depends upon residents who volunteer and engage in the HOA's activities. So, take the lead and make an impact! Get involved, participate in the spring and fall clean-ups, help with landscaping and flower plantings, join the grounds, neighborhood watch or architectural committees, occasionally check the HOA website. Make an impact, and bring new ideas and energy to our community, even

consider running for a seat on the HOA Board of Directors someday.

On a broader scale, stay up to date on what is happening in Milford by watching the City Council meetings available on line. Milford is a great place to live, follow what the city is doing and make your concerns known to city leaders. If you want to have a say in the city's future make your voices heard.

Mike Boyle, President
MAS Board of Directors

Meadows at Shawnee Newsletter

The MAS HOA will be publishing two newsletters annually (spring and fall). Copies will be mailed to our homeowners and residents and it will also be available on the HOA website at: 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). Recently with the help of a collection attorney, we have started receiving outstanding assessments, interest and fees on a 10-year delinquent account which is the only homeowner with prior years' dues in arrears.

Dan Marabello, Treasurer
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.

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>.



City of Milford Voter Registration

Please note that all residents of the City of Milford are required to register at Milford City Hall in order to be eligible to vote in a city election or referendum. Registrations are accepted from 8:00 AM until 4:30 PM, Monday through Friday, at City Hall, 201 South Walnut Street. Applicants are required to present verification of identity and residence and/or proof of ownership of property. The deadline for registering to vote in a City of Milford election is 30 days prior to the date of the election. The next city election will be held in April 2022.

Milford School Board Meetings

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

November 15, 2021	April 25, 2022
December 20, 2021	May 16, 2022
January 24, 2022	June 13, 2022
February 28, 2022	July 5, 2022
March 21, 2022	

Milford School Referendum

Vote: October 27, 2021 7am-8pm

- Must live in Milford school district
- 18 years of age
- U.S. Citizen
- Do not need to be registered to vote or a property owner

For more info: Milfordschooldistrict.com/referendum

HOA 2021 – 2022 Meeting Schedule

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

November 10, 2021	March 9, 2022
January 12, 2022	May 11, 2022

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, by email at: HOA@meadowsatshawnee.com.

The HOA's Annual Meeting is scheduled for **Wednesday, June 15, 2022**. Reminder postcards will be sent to all homeowners in March 2022 with the time and place for the meeting. **Please mark your calendars.**

By-Laws and Restriction Referendum

The board will be voting on a new policy for changing the By-Laws or Declaration of Restrictions.

Homeowners would need to submit an application which would include a certain number of signatures from other homeowners who are in favor of the change.

If the referendum is passed, a letter will be mailed to all homeowners.



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 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.



Holiday Decorating Contest

The HOA is again sponsoring a contest to select the house with the best holiday decorations in the Meadows at Shawnee for 2021.

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 13th and 17th. Winners will be listed on the HOA's website and lawn sign prizes presented to the winners on Saturday, December 18.

Anyone interested in being a judge please email the HOA at HOA@meadowsatshawnee.com no later than December 10th. The only stipulation is that the judges are ineligible to participate in the contest.



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 Neighborhood Watch, Grounds Committee and Architectural Committee. It's your HOA -- volunteer and get involved!

Keeping Up Appearances

It takes everyone to keep 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 at prices that presently 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.



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.

For information on the 2021 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, washers and dryers), 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: The proper storage of trash, yard waste and recycling receptacles is a continuing problem. Requirements governing their storage is provided in **Article VI, Section 6** of the Declaration of Restrictions and reads in part as follows: **"Trash receptacles shall be kept in clean, sanitary and enclosed areas, hidden from view, ..."** Please take the time to review and comply with the restriction regarding storing receptacles and avoid a notice from the HOA.



Fall Clean Up

On Saturday, **November 6, 2021**, at 9:00 AM (Rain Date 11/13), the Meadows at Shawnee will conduct its Fall 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.



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."**

During the day, please park on the correct side of the street facing the flow 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

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 patrol the community as much as we would like to. Interested residents who feel they can volunteer one day out of every four weeks should call Dave Markowitz at **422-8003** for more information.

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 the dimensions of the object, and submit as indicated. You should also speak with your neighbors and advise them of your plans.



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 that can be found on "Nextdoor" includes 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>.

Grounds Committee



The Grounds Committee has been busy this summer and fall. With the help of board members and friends, we were able to clear out, weed, mulch and plant mums in the front entrance beds. Additionally, we have been watering them on a rotating schedule.

In the spring we are planning an overhaul of the front entrance which may include new plantings, stone retaining walls and an irrigation system.

Recently we had our annual pond inspection by the Sussex Conservation Committee and everything is 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 me: Taylorshunk@gmail.com

Are You Prepared? Plan Ahead for Disasters

Hurricane Season is still with us and winter Nor'easter storms will soon follow. Are you prepared to survive heavy rains, possible flooding, strong winds, heavy snows, or extreme cold? The Sussex County Emergency Operations Center advises that residents should be prepared for any natural event. Information is available at: <https://www.ready.gov/>.

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

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:
302-424-8986

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)

Upcoming Events in Milford for 2021-2022

- **3rd Thursday**
On each 3rd Thursday of the month - music, food trucks, and downtown shops remain open until 8 PM.
- **Riverwalk Farmers Market**
Saturdays, May through October, 9 am-1 pm;
One additional holiday market on Nov. 20, 9 am-1pm;
End of season celebration - Saturday Oct 30th 9-1pm;
Kids may come in costume & trick or treat.
- **Small Business Saturday and Santa Comes to Town**
November 27th; Support local small businesses by shopping downtown all day. Santa will be arriving at the Santa house.
- **14th Annual Downtown Milford Holiday Stroll**
Saturday, December 4th; 4 – 9 pm
Activities, food vendors, special sales in most businesses and live entertainment throughout the streets.
- **Pub Crawl**
March 19, 2022
- **Irish Concert**
March 20, 2022
- **International Festival (replacing Bud & Bug)**
April 30, 2022 (Tentative)

*WISHING ALL OUR RESIDENTS A
SAFE and HAPPY THANKSGIVING HOLIDAY!*



November 25, 2021

**BOARD OF DIRECTORS
MEADOWS AT SHAWNEE HOA**