

MEADOWS AT SHAWNEE HOMEOWNERS ASSOCIATION, INC.

P.O. BOX 475

MILFORD, DE 19963

Website: meadowsatshawnee.com

Email: HOA@meadowsatshawnee.com



Newsletter

Fall 2024

The Meadows at Shawnee HOA Board of Directors:

Tom Chilton, President and
Architectural Com. Chair
Bob Sheats, Vice-President
Daniel Marabello, Treasurer
Linda Steiner, Secretary
Michael Boyle, Member

Taylor Shunk, Member and
Grounds Comm. Chair
Dave Markowitz, Member and
Neighborhood Watch Comm. Chair
Bob Shinholt, Member
Jacob Feist, Member

President's Statement

At the end of the annual meeting, I was elected by the 7 members of the Board to take on the office of President of the MAS HOA. I accepted this position because I want the Meadows At Shawnee to continue to be one of the best run HOA's in the area. Also, as a member of the Board of Directors I have the opportunity to work with an extremely dedicated group of homeowner members who only wish the best for our community.

Fortunately for us we have lived to a good old age, but the fact is the Board needs new blood to take over in the near future. We are blessed to have two younger members but new volunteers are needed. There is a real concern that in the future a management company may have to be hired to handle many of the Board's responsibility if we do not get new members. This would double or triple our annual dues.

Your HOA Board of Directors' goals for the 2024/2025 season are:

1. Develop a managerial plan for meeting our obligation in applying the Declaration of Restrictions.
2. Reinforce the Boards position of collecting annual dues in a timely manner without having to send numerous letters, emails and visitations requesting payment.
3. Develop guidelines, whether through communications or policy, that will instill in the community the importance of maintaining their property. Disrepair or lack of maintenance of one home can affect the value of all the homes in the community.

I would like to thank all the Board members who continue to dedicate their time and talents to the community and to all those who have helped with the various committees such as the grounds committee, architectural committee and the neighborhood watch committee.

Tom Chilton, President, Meadows at Shawnee, HOA

Board of Directors' Reports

Vice President

The Meadows at Shawnee is under the watchful eyes of our dedicated volunteers of the Neighborhood Watch. Plus, there are others in the community who look out for any unusual

activities every day. I check-out every street daily in the morning and afternoon as I take my walks. The more we keep our eyes and ears open, the safer we will be and feel living in our home. Have a safe spring and summer.

Bob Sheats, Vice President

Treasurer's Report

As of October 4th, we have no unpaid invoices. We have \$375 in outstanding dues which are all covered by liens.

Dan Marabello, Treasurer

Secretary's Report

The Board of Directors generally meet every other month during the year on the 2nd Wednesday of the month. The meetings are held at Board Members' homes and they start at 7:00 PM. The first board meeting for this Fiscal Year 2025 was held on Wednesday, September 11, 2024.

The proposed dates for the remaining meetings are as follows: **November 20, 2024; January 8, 2025; March 12, 2025 and May 14, 2025.**

Any homeowner that would like to attend a scheduled board meeting can make arrangements through Board President, Tom Chilton, by sending an email to him at: tchilto44@gmail.com. During the year, notices of all board meetings are posted on the "Home" and "Community" pages on the HOA's website at: <https://meadowsatshawnee.com>.

Looking ahead to next year's Annual Meeting, the proposed date will be Wednesday, **June 18, 2025 at 7:00 PM** and it will be held at the Milford Police Department headquarters located at 401 NE Front Street, Milford, DE.

The Board has established a directory of email addresses so we can notify all homeowners and residents of alerts or announcements of items of interest. Any homeowners or residents wishing to sign up can send their email address to Board Secretary, Linda Steiner, at: lsteinerhoa@gmail.com.

Thank you and wishing all of our residents an enjoyable Fall season.

Linda Steiner, Secretary

HOA Committee Reports

Architectural Committee



Planning on adding a deck, shed, fence or other construction other than normal maintenance to your home? Prior to getting a permit from the city of Milford, an Approved Architectural Review needs to be attached to the application. If so, you need to complete and submit an Architectural Review Request which can be found on the Meadows at Shawnee website @ (<https://meadowsatshawnee.com/committees/architectural.html>). Upon opening the website select Committees, Architectural, then Architectural Request. You can fill out the request online! For most projects it will speed up the approval process if a plot plan is provided showing the location of the project as well as a sample picture of the materials being used.

The review form and related materials can be scanned and sent directly to me @ tchilto44@gmail.com or can be dropped off at my house at 38 Meadow Lark Drive. Please complete the form as neatly as possible in the event you need to be contacted regarding the application. Any project requiring a permit from the City of Milford will require an approved Architectural Review along with the permit application documents before Milford will issue the permit. If you have any questions, please feel free to email me.

PRIVACY FENCE/EXTERIOR SIDING MAINTENANCE & ROOFS

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, algae, etc. The same is true for maintaining the value of your home and the homes in the community by keeping your siding & roofs clean! This can be done by pressure washing or spraying the fence or siding with Wet & Forget using a hand sprayer. This can be difficult for high areas of the house but usually lasts a few years and does less damage to the siding. Though you may need to hire someone, spraying your roofs with Spray & Forget helps eliminate the black streaks on your roof which may even extend the life of the roofing material. There are other products on the market but these are the ones I have used during the past 15 plus years.

Tom Chilton, Architectural Committee Chair

Grounds Committee



The Front entrance is still looking great! Periodic weeding and trimming are all that's needed now. This really eliminates A LOT of maintenance work for myself and other volunteers.

The stormwater retention ponds are still looking great thanks to the HOA's contractor Tributaries Ecological Restoration. Repairs to the big pond will need to be completed by the Sussex Conservation District in the next few years.

Disposing of any yard waste or grass clippings into or near the ponds can cause algae to grow, in turn, costing the HOA money for remediation. More importantly, this is a violation of Delaware's Department of Natural Resources and Environmental Control (DNREC) regulations which could lead to fines for the offending party.

We can always use more volunteers for the Grounds Committee, if anyone would like to assist with the care of common grounds, please contact me, the Grounds Committee Chairperson, @ taylorshunk@gmail.com

Taylor Shunk, Grounds Committee Chair

Neighborhood Watch Committee



Halloween is rapidly approaching bringing with it the usual challenges for our development. Normally there are over 300 kids going house to house as fast as they can in two hours. There is a lot of running in the streets making driving hazardous.

Please keep this in mind if you have to drive during Trick or Treat hours. And if you don't have to drive during that time, you are better off if you don't.

Once we get past Halloween it is pretty much the holiday season. That means lots of deliveries to our homes with packages left on porches. While the holiday season is festive, there are people willing to take advantage of those packages being left, so we have to be mindful that packages lead to "porch pirates."

If you can schedule deliveries when you are at home, that is the best thing to do. If you cannot always do that, hopefully there is a friend or neighbor close by that will watch for your packages for you.

As always, this time of year there may be “cruisers” during the night looking for unlocked vehicles to see what they can find. Try and remember to lock your vehicles in your driveway whenever they are not in use.

Other than all that, your Neighborhood Watch Volunteers wish you a happy, healthy and safe holiday season.

Dave Markowitz, Neighborhood Watch Committee Chair

CITY ACTIVITIES and EVENTS



Milford City Council Meetings

The Meadows at Shawnee is located in the City of Milford's Ward 1.

The Milford City Council meets on the 2nd and 4th Mondays of each month at 6:00 PM in the Council Chambers at the Milford City Hall, 201 South Walnut Street. All meetings are open to the public. Meeting agendas, with links to live meeting streaming, are posted on the city's website @ <http://cityofmilford.com/Archive.aspx>.

Important Zoning Meeting TBA

The land in question is a 325 acre parcel on Delaware Highway, RT-1 directly across from the Meadows at Shawnee. The developer is requesting the Sussex County Planning & Zoning to rezone this property as Highway Commercial to develop a large mixed use complex. Our community has opposed the last 3 attempts to annex this parcel into Milford with a zoning change from agricultural land to a Highway Commercial development east of Route 1 between Cedar Neck Rd and Cedar Beach Rd., directly across from the Meadows at Shawnee. Milford City Council has denied the developer's previous requests TWICE!

Milford School Board Meetings



The Board will hold a regular session meeting on the third Monday of every month. Whenever the regular meeting falls on a holiday or because of other conflicts, the Board will reschedule the meeting and post the change appropriately. School Board meeting locations vary.

To be sure of times, dates, and locations, please check the meeting schedules at:

<https://www.milfordschooldistrict.org/board-of-education/meeting-schedule>

The Milford School Board meetings scheduled for the remainder of the 2024 - 2025 school year are: October 21, 2024 - November 18, 2024 - December 16, 2024 - January 21 (Tuesday), 2025 - February 24, 2025 - March 17, 2025.

Meadows at Shawnee HOA Management and Operations

HOA Corporate Documents

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

<https://meadowsatshawnee.com/bylaws-and-restrictions.html>.

The Cost of Hiring an HOA Management Company

Currently some members of our HOA Board of Directors are 70+ years of age. Matters of health, or a sense that it's time to turn over the Board to younger HOA members, could result in some current members leaving the HOA Board during the next year. If that were to occur the impact on the HOA's functioning could be major.

HOA's do not run themselves, they require active homeowner involvement working for the benefit of the whole community. If some day there arises a situation where the lack of an elected and viable Board of Directors to provide management and oversight exists, the only feasible option would be to hire a Property Management Company to assume daily operational functions of our HOA. However, engaging a management company will significantly increase homeowners' costs at least \$10 to \$20 per month per house, resulting in a \$120 to \$240 increase per year above the current \$160 annual assessment just to cover basic services. Additional services like sending out letters, holding annual meetings, preparing legal documents, collecting dues, paying bills and filing property liens, will incur additional costs per each occurrence. These are conservative estimates from the Community Associations Institute (CAI) of which the HOA is a member.

As homeowners in the Meadows at Shawnee, we are all part of a self-governing HOA that manages its own daily operations. It's important that we, as homeowners, continue to maintain a close affiliation with the HOA for our future and our community's continued success. As your HOA president, I am asking you the homeowner to step up and become more engaged and participate in our community. Volunteer, join a HOA Committee, or consider running for a seat on our HOA Board of Directors at our Annual Meeting in June.

If you are thinking of someday running for a seat on the Board of Directors, as president of the HOA, I offer you an opportunity to "shadow" the Board by attending regular meetings. This will enable you to gain an understanding of how our HOA operates, our governing documents, and the state of Delaware statutes (Title 25, Chapter 81) that provide guidance and set the rules for governing common interest communities like HOAs. If interested or just curious about your HOA, contact any member of the Board of Directors, or me directly @ mjboyle0944@outlook.com.

- Mike Boyle

2024 Home Sales in the Meadows at Shawnee



Since January 2024, there were three (3) homes that sold in the Meadows at Shawnee during the months of February, March and July. There are currently four (4) homes "FOR SALE" now in the development that are located on East Thrush Drive, West Thrush Drive and Big Pond Drive.

As any realtor will tell you, curb appeal is an important factor when selling your home. On that note, the Board is urging homeowners to please maintain your home's overall appearance by adhering to a few restrictions and suggestions as follows:

- Keep all trash receptacles hidden from view from the street;
- Do not park cars on the lawn;
- Keep lawns neatly mowed and grass clippings should not be left in the street;
- Do not store bicycles, trash receptacles, garden supplies, toys or other clutter in the front or side of your home;
- And most importantly, remove the mold or 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.

Lastly, to all our new homeowners, welcome to the neighborhood!

Preventing Carbon Monoxide Poisoning

As you transition to spending more time indoors and less outdoors as fall and winter arrive, don't forget to be aware of the potential increased risk of carbon monoxide poisoning. Carbon monoxide, or CO, is a particularly dangerous poisonous gas because it is colorless and odorless. Its symptoms are headache, nausea, and dizziness that could lead to permanent brain damage or death.

Carbon Monoxide can quickly build to lethal levels in enclosed and even partially enclosed spaces with doors and windows open. The Community Associations Institute (CAI) (<https://www.caionline.org>) advises us to be aware of sources of CO poisoning and to prevent exposure to it in your home by taking the following precautions:

- DO NOT use portable generators indoors, including in garages, carports, storage sheds, even with doors and windows open
- DO NOT operate pressure washer engines indoors
- DO NOT use portable fuel-burning camping equipment or burn charcoal indoors
- DO NOT leave a car running in a garage, even with the garage door open
- ALWAYS hire qualified professionals to install new furnaces and appliances

Install Carbon Monoxide detectors throughout your home, especially in hallways near sleeping areas, and follow the manufacturers' instructions for testing and replacing. Keep detectors unobstructed by furniture or draperies.

Fall Neighborhood Cleanup

Saturday 11/2 9am (rain date 11/12)

Meet at either entrance. Bring gloves and bag!

See you all there!

Overnight Street Parking

Overnight street parking has become a major issue in the last year. The HOA is not trying to be picky about cars parking on the street. This restriction is in place for safety! If there is an emergency in the middle of the night, there is a chance that firetrucks or other first responders would not be able to safely maneuver and deploy their equipment down our streets. PLEASE do not park on the street at night and please inform your guests as well.

ANIMAL-RELATED BILLS PASSED IN 2024

This year the Delaware State Legislature passed several bills related to animals and domestic pets pertaining to financial and legal penalties for owners, to laws aiming to prevent dog fighting. Here are two of the animal bills, passed in 2024, that affect domestic pet owners:

House Bill 124 –referred to as the noisy dog bill, penalties include a first warning, \$50 for a second violation, \$100 for third violations and \$150 for all violations thereafter, and funds personnel operations with the Office of Animal Welfare:

- It exempts animal shelters, pet stores, dog grooming facilities, veterinarian offices and animal clinics.

-It expands the requirements for keeping or maintaining a dangerous or potentially dangerous dog to include provisions related to licensing, vaccination, microchipping and leashing.

Senate Bill 269 –simplifies and increases some of the civil penalties for violations of laws related to dogs that run at large, dogs that bite a human being or domestic animal while running at large and dogs that are designated as dangerous or potentially dangerous. Fines include \$50 for the first offense of a dog running at large and a \$200 fine if it happens a second time within a year of the first. For dogs that bite someone while running at large, the owner is fined \$500 and \$1,000 every other time it happens after.

Some Upcoming Fall and Winter Events

October 2024

October 13th, 20th & 27, 2024:

- 8am – 1pm, **State Flea Market @** Mispillion River Brewing

October 16:

- 6:30pm – 8:30pm, **Milford Community Parade @** Walnut Street, Milford

October 18:

- 9am – 2pm, **Car & Craft Show @** Milford Senior Center
- 9am – 12pm, **Friends of the Milford Library Yard Sale @** Milford Public Library

October 27:

- 3pm – 7pm, **Trunk or Treat @** Meding's Seafood, Hwy 1

October 29:

- 3:00pm - 6:00pm, **BYOP Pumpkin Painting @** Milford Library Children's Room
- 4pm – 7pm, **Trunk or Treat @** Milford Wellness Village

October 31:

- 6pm -8pm, **Trunk or Treat @** Carlisle Fire Company, Milford

November 2024:**November 3:**

- **Daylight Standard Time Begins**

November 5:

- **Election Day**

November 29:

- 7pm, **The Sound of Music @** Milford Riverfront Theater

November 30:

- All Day, **Small Business Saturday @** All Milford Small Business Locations
- 11am - 2pm, **Santa Arrives ~ Elf & Sugarplum Parade @** Milford Santa House -
- 5pm – 6pm, **Christmas Tree Lighting Ceremony @** City Hall -
- 7pm, **The Sound of Music @** Milford Riverfront Theater

December 2024:**December 1:**

- 9am – 2pm, **Annual Craft Show @** Carlisle Fire Company
- 11am – 2pm, **Visit with Santa @** Milford Santa House
- 2pm, **The Sound of Music @** Milford Riverfront Theater

December 6:

- 5pm – 8pm, **Visit with Santa @** Milford Santa House
- 7pm, **The Sound of Music @** Milford Riverfront Theater

December 7:

- 3pm – 8pm, **Holiday Stroll & Christmas Market @** Downtown Milford

- 5pm – 8pm, **Visit with Santa @ Milford Santa House**
- 7pm, **The Sound of Music @ Milford Riverfront Theater**

December 8:

- 11am – 2pm, **Visit with Santa @ Milford Santa House**
- 2pm, **The Sound of Music @ Milford Riverfront Theater**

December 13 & 14:

- 5pm – 8pm, **Visit with Santa @ Milford Santa House**

December 15:

- 11am – 2pm, **Visit with Santa @ Milford Santa House**
- 4pm, **Capital Ringers Christmas @ [Avenue United Methodist Church](#), Milford**

December 20 & 21:

- 5pm – 8pm, **Visit with Santa @ Milford Santa House**

December 22:

- 11am – 2pm, **Visit with Santa @ Milford Santa House**

February 2025:

February 8:

- 1pm – 2pm, **The Tuskegee Airmen @ Milford Public Library**

March 2025:

March 1:

- *Time TBD*, **Mardi Gras @ Milford Senior Center**

March 8:

- 1:30pm – 2:30pm, **The Secret Rosies @ Milford Public Library**

City, County and State Contact Information

Useful Milford Telephone Number and County & State Government Contact Info:

Milford Police Department (Emergency): 911
 (non-emergency): 302-422-8081
 Carlisle Fire Company: (Fire, EMS & Ambulance):
 302-422-8001
 Chesapeake Utilities: (Leaks, Odor & Emergencies):
 1-800-427-2883

City Hall: 302-422-1111
 - Mayor – ~~Archie Campbell~~ Todd Culotta
 - City Manager – Mark Whitfield
 - City Clerk – ~~Ferri Hudson~~ Katrina White (Acting)

Building Inspections/Permits: 302-424-8396
 Code Enforcement/Licensing: 302-424-8396
 Customer Service: 302-422-6616
 - Missed Trash, Recyclable or Yard Waste
 - Tax & Utility bills
 - Set up/disconnect service
 - Property Assessment

Economic Development: 302-725-2068
 Finance Department: 302-424-5140
 Human Resources: 302-422-1110
 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)

Kent County: <https://kent400.co.kent.de.us>
 Levy Court (County Council) Administration:
 General Number -302 744-2300
 County Parks and Recreation: 302-744-2495

Sussex County: <https://sussexcountyde.gov>
 Sussex County Council: 302-855-7743
 County Administrator: 302-855-7742
 Property Taxes (pay bills): 302-855-7871

Board of Adjustment: 302-855-7824
Recorder of Deeds: 302-855-7785
Register of Wills: 302-855-7875
Environmental Services: 302-855-7730
Sussex County Sheriff: 302-855-7830

Delaware State Government: <https://delaware.gov>

Office of the Governor: John Carney -302-744-4101
General Assembly: 302-744-4200
Dept of Education: 302-735-4000
Dept of Justice: The Attorney General:
-Civil Division: 302-577-8400
-Fraud & Consumer Protection – 302-683-8800
-Criminal Division 302-577-8500
Dept of Elections: 302-302-739-4277
Dept of Finances: Licenses & Taxes: 302-577-8987
Dept of Health & Social Services: 302-255-9040
Dept of Labor (Unemployment Insurance): 302-761-8446
Dept of Natural Resources (DNREC): 302-739-9000
Dept of Transportation: 302-760-2080

U.S. Representative:
Lisa Blunt Rochester - 302-858-4773

U.S. Senators:
Christopher Coons – 302-736-5601
Thomas Carper – 302-674-4773

State Representative – Bryan W. Shupe, Dist. 36, Leg Hall - 302-744-4171
State Senator – David L. Wilson, Dist. 18, Dover - 302-744-4134