

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

P.O. Box 475, Milford, DE 19963

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

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

June 11, 2021

**Re: Meadows at Shawnee HOA Annual Meeting by Mail**

Dear Homeowners:

The HOA is conducting its 2021 Annual Meeting by mail this year due to ongoing COVID-19 restrictions regarding large indoor gatherings and minimum social distancing requirements.

Enclosed are this year's officers' and committee reports plus the Budget and Board of Directors ballots for your vote as follows:

- Acting President's Report with Neighborhood Watch Report
- Treasurer's Report with Budget Proposal
- Committee Reports – Architectural and Grounds
- Ballot to approve the **Fiscal Year 2022** Budget Proposal (**blue sheet**)
- Ballot to elect the **Fiscal Year 2022** Board of Directors (**cream sheet**)

Please note that the annual assessment fee for **FY2022** will remain at **\$130.00** per lot upon approval of the budget and the dues will be payable by **July 31, 2021**.

Also enclosed for your vote are "Proposed Amendments" sheets (**yellow sheets**) detailing ten (10) proposed changes to our current restrictions and one (1) proposed new restriction as listed below:

**Section 2. Trailer, Mobile Homes, Etc.**

**Section 5. Television and Radio Antenna, & Exterior Devices, Etc.**

**Section 6. Trash Receptacles**

**Section 7. Prohibited Vehicles**

**Section 8. Signs**

**Section 9. Fences**

**Section 10. Swimming Pools**

**Section 11. Trees, Shrubs and Landscaping**

**Section 13. Yards & Yard Fixtures**

**Section 17. Outbuildings**

**Section 22. (New) Exterior of Home, Outbuildings and Fences**

The Meadows at Shawnee consists of 183 Lots. Changes to the restrictions require **two-thirds or 122 Lots** to approve any change. Please read all proposed amendments for each Section, check the box if you “Approve” or “Disapprove” and sign where indicated. **Note: Each lot has one (1) vote, but both homeowners must sign if the property is jointly owned.**

Kindly return the Budget Ballot (blue sheet), Board of Directors Ballot (cream sheet), and the “Proposed Amendments” (yellow sheets) in the self-addressed, stamped envelope enclosed herein no later than **June 25, 2021**. The ballots and amendments can also be hand delivered to Dave Markowitz’s home at 8 East Thrush Drive by **June 25, 2021**. Envelopes can be deposited in the “Ballot Box” on the front porch.

Should you have any questions or concerns, please email Acting President, Dave Markowitz, at: [HOA@meadowsatshawnee.com](mailto:HOA@meadowsatshawnee.com).

Thank you for your attention to these matters.

Very truly yours,

Board of Directors  
Meadows at Shawnee Homeowners Association, Inc.

Enclosures (7)

**MEADOWS AT SHAWNEE HOMEOWNERS ASSOCIATION, INC.**  
**ACTING PRESIDENT'S REPORT by DAVE MARKOWITZ – JUNE 2021**

Due to personal reasons, Bob Shinholt, our president for the past two plus years, felt it necessary to resign as President of the Board a few months ago, and as Vice President, I assumed the President's role on an acting basis through the end of our fiscal year. As of July 1, the new board that you elect will appoint officers for the coming year.

My interactions with residents for a variety of reasons since assuming my current role has reminded me of how lucky we are to live in a community where civil discourse is the norm instead of the exception. Even when residents were not happy with actions the board has had to take, the response has been mainly respectful and understanding. Maintaining the rules is not our favorite pastime, but thankfully most residents understand it is to our mutual benefit to do so. There is a simple reason why this is so. All owners have one thing in common. All of us are going to sell our house at some point. It may be as soon as this year or 20 years from now, but when that time comes, we are going to want our neighborhood to be looking as attractive as any in Milford. Living within our HOA restrictions goes a long way in meeting that goal.

There are a number of changes to the restrictions recommended in your packet. Since we need at least two-thirds of lot owners to approve any change, we ask you to carefully consider the suggestions submitted by the owners and the board, as we feel the proposals will further enhance our living experience in Meadows at Shawnee.

Finally, I hope you will agree with me that the board has done an exceptional job in managing the finances of the HOA. Once again, the board sees no reason to raise the annual dues amount, which we are asking you to approve at \$130 per year. The board is ever mindful of looking for ways to control expenses, and you can be assured we will continue to do so going forward.

I would normally report separately on our Neighborhood Watch, but I can merge into that topic now. As I stated last year, many of the neighborhood watch volunteers have been at it since we started over 10 years ago, and we're not getting any younger. We could use some new members. If interested please contact me via our website. If you don't have the Milford Police Department phone number on speed dial, please add it. It is 422-8081. The Milford police are very responsive to calls. If you see something suspicious, they will be happy to hear from you. In that respect we are all members of the Neighborhood Watch.

###

**MEADOWS AT SHAWNEE HOMEOWNERS ASSOCIATION, INC.**  
**ANNUAL HOMEOWNERS' MEETING BY MAIL – JUNE 2021**  
**Projected Actual Income & Expenses FYE 6/30/21**  
**and Proposed Budget FYE 6/30/22**

<u><b>INCOME</b></u>	<b>PROJECTED ACTUAL FYE 6/30/21</b>	<b>PROPOSED BUDGET FYE 6/30/22</b>
Homeowner assessment fees, budget for FY22 - 183 x \$130/yr.	\$23,790	\$23,790
Retention pond reserve interest income	1,637	1,440
Delinquency fees	69	120
<b>TOTAL INCOME</b>	<u><b>\$25,496</b></u>	<u><b>\$25,350</b></u>
<u><b>EXPENSES</b></u>		
Grounds maintenance	7,446	7,000
Note 2 Front entrance landscaping	-	3,600
“ Front entrance lighting	-	2,200
“ Front entrance irrigation	-	8,000
Retention ponds maintenance	1,858	2,000
Insurance (General Liability, Directors & Officers Bond)	2,877	3,000
Office, postage	695	700
Annual meeting expense	812	800
Miscellaneous general administration	314	300
Newsletter	-	250
Neighborhood Watch Expense	200	200
Professional fees	1,080	3,000
Contingency	1,000	1,000
Federal 1120H Tax & Delaware Franchise Tax	655	500
Reserve (future pond maintenance expenses) Goal = \$120,000 by 2025 (annual allocation \$6,650 plus earned interest income of \$1,637 Year 2021 and \$1,440 Year 2022)	8,287	8,090
<b>TOTAL EXPENSES</b>	<u><b>\$25,224</b></u>	<u><b>\$40,640</b></u>
Income over <under> expenses	\$ 272	\$ <15,290>
Overage <underage> allocated to/<from> Unrestricted Net Assets	<272>	15,290
	----- <b>-0-</b> =====	----- <b>-0-</b> =====

**Note:** The total cash, including checking account and CD's, projected as of June 30, 2021 is \$105,500. All funds are secured by a Dishonesty Bond for \$100,000. As done in prior years, an internal review of financial reports for the year ending June 30, 2021 will be done by Acting President, David Markowitz.

**Note 2:** When completed, these three (3) projects will increase the safety and beauty of our development's main entrance. Through proper financial planning, we now have the funds to complete these projects.

The funds to be used for these three (3) projects are separate from the long-term retention pond reserves.

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

**COMMITTEE REPORTS – JUNE 2021**

**ARCHITECTURAL COMMITTEE REPORT:**

Below is a summary of **approvals** by the Meadows at Shawnee Architectural Committee for the 2020-2021 fiscal year:

Fences: 4  
Sheds: 2  
Decks: 2  
Patio: 1  
Pools: 2  
Porch Windows: 1  
Sunroom: 1  
Outside step enclosure: 1

Respectfully submitted by: Tom Chilton

**GROUNDS COMMITTEE REPORT by Kate Leith:**

Hello everyone,

It was another busy year for the Grounds Committee. The ponds have been cleaned up and are looking good, we have engaged a new company for mowing of the common areas and a group from the neighborhood participated in the citywide cleanup in the Spring.

How can you help keep our community beautiful?

- Please do not put grass clippings into the ponds. This increases the treatment needed for the ponds and increases our costs.
- Participate in our Fall and Spring cleanups.

It takes all of us to keep our neighborhood beautiful.

###

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

**ANNUAL HOMEOWNERS' MEETING BY MAIL  
JUNE 2021**

**BUDGET PROPOSAL BALLOT**

**For approval of proposed Budget for Fiscal Year 2022  
and annual assessment of \$130.00 per Lot.**

**NOTE: If a property is jointly owned, both homeowners must sign.**

**Address of Homeowner(s):**

\_\_\_\_\_

Homeowner #1 \_\_\_\_\_

Approve  Disapprove

Homeowner #2 \_\_\_\_\_

Approve  Disapprove

**MEADOWS AT SHAWNEE HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS BALLOT - JUNE 2021**

**DIRECTORS SERVE FOR ONE (1) YEAR ---- VOTE FOR MAXIMUM OF EIGHT (8)**

**Michael Boyle**

I am asking for your vote to be elected to the Meadows at Shawnee's HOA Board of Directors. If elected, I will work with all of our Meadows at Shawnee residents and the other members of the HOA Board of Directors for the benefit of our neighborhood to continue to make it the best place to live in Milford, and for the HOA's financial and managerial stability. I have previously served on our HOA's Board of Directors and I am currently one of your representatives on Milford's City Council.

**Thomas Chilton**

My wife and I have been a resident of the Meadows at Shawnee since June 2007. For the first year or so, there was no Board of Directors for the Homeowners Association. In 2009, a Board of Directors was established and I was selected to be on the Board. I served on the Board from 2009 to 2011. I was Treasurer and Chairman of the newly established Architectural Committee. During that period most of the Homeowner Association Restrictions were evaluated and established. It was a very trying period for the community. Prior to moving to Milford, I had a home inspection business in NJ. I am a member of a number of volunteer organizations in the community. I am presently a member of the Board and Chairman of the Architectural Committee. I would like to continue to be on the Board so that I can give support in keeping our community a nice place to live and home values from declining.

**Dan Marabello**

It has been my privilege to serve as the HOA's treasurer for the past ten (10) years where my experience as an accounting professional is valued by the Board. I had the honor of serving a two-year term as Milford Mayor and I am now serving my second term as Councilperson in the First Ward. I am the treasurer of the Milford Second Street Players community theater and am also serving as its Building Committee chairperson and a grant writer. I was a past board member and treasurer of Downtown Milford, Inc. (DMI) and still am serving on many of its committees including the Farmers Market and Milford in Bloom Committees. If re-elected, it would be a privilege to continue representing you on the Board.

**Ellen Miller**

Since coming to DE, I have become a member of DE Medical Reserve Corps (DMRC), as well as a peer leader--Diabetes Self-Management Program. A member of the Board for the past eight (8) years, I worked for change and believe in common sense enforcement. Collection of dues is important and I believe 'friendly discussion' should be used before 'legal action' is taken. If elected, I will work hard to keep this a proud and desirable place to live.

**Bob Sheats**

My wife, Bonnie, and I purchased our Meadows at Shawnee home in May 2019. After some remodeling, we moved here with our son, Timmy, in October. I have 15 years of experience as an Engineer working for over 50 years at the Atlantic City Electric Generating Station in Pennsville, New Jersey, retiring in 2018. The Meadows at Shawnee has become our families' new home. So, in October 2020 I joined the Architectural Committee and in January 2021, I was voted in as a member of the Board of Directors. I also have participated in our MAS community clean-up events.



 **Bob Shinholt**

It has been my privilege to have represented all the homeowners (members) of the Meadows at Shawnee HOA as Board President. My wife, Hazel, and I have been residents of the MAS since 2006. I strongly believe all residents must support our HOA Board whose primary purposes are to ensure the safety of the homeowners, protect the value of our homes (typically one's biggest investment) and to support and defend the freedom of expression and quality of life of all residents under the By-laws and restrictions, which are intended to do the same. I remain committed to working for the benefit of all homeowners in the Meadows at Shawnee and making our wonderful community the best place to live in Milford, where fond memories are made and where our neighbors become life-long friends. On a personal note, I ask you to take very seriously and approve all recommended changes to the current restrictions which affect the neighborhood to retain a "neutral" and friendly atmosphere, void of any flags, banners, signs, balloons, etc. of a political nature. Let's leave politics at the polls.

 **Taylor Shunk**

I am a stay-at-home Mom of an adorable and sassy 7-year-old girl. I've been married to my husband, Craig, for 8 years. We've lived in the Meadows for 4 years and we love it here. I enjoy blogging, crafting, yoga and being outdoors. I also run an online Etsy store where I sell crafts which keeps me happy and busy. I'm very passionate about keeping our neighborhood looking great. As a parent, I would love to use my experience for the greater good of the Meadows. I majored in journalism in college and some of my strengths include writing, organization, planning and creativity.

 **Linda Steiner**

My husband and I have lived in the Meadows at Shawnee since September 2006. I have 18 years of experience working as a legal assistant in both New York and Delaware and retired in 2014. I am proud of our development and enjoy working with the Board to represent the best interests of the community. The role of the Board is to protect property values, maintain the common property and enforce the governing documents. I have served as Secretary on the Board of Directors for the past six (6) years and if re-elected, I look forward to volunteering my services for another year. Thank you for your support and consideration.

###

**MEADOWS AT SHAWNEE HOMEOWNERS ASSOCIATION, INC.**  
**DECLARATION OF RESTRICTIONS**  
**PROPOSED AMENDMENTS FOR HOMEOWNERS' VOTE**  
**JUNE 2021**

As per Article II, Changes in the Declaration, "These covenants and restrictions may be changed, altered, modified or extinguished in whole or in part, at any time, by the instrument in writing signed by the record owners of two-thirds (2/3) of the Lots, which shall be recorded in the Office of the Recorder of Deeds in and for Sussex County, State of Delaware..." **NOTE: If a property is jointly owned, both homeowners must sign.**

**Article VI - General Use Restrictions**

**Current restriction:**

**Section 2. Trailer, Mobile Homes.** No temporary structure, including trailers and mobile homes, shall be permitted or maintained upon any lot.

**Proposed change to restriction in bold and italics:**

~~**Section 2. Trailer, Mobile Homes.**~~ No temporary structure, including trailers and mobile homes, shall be permitted or maintained upon any lot. *Section 2 removed in its entirety. Trailers and Mobile Homes are addressed in Section 7.*

**Why you should approve this change: It is redundant and is already addressed in Section 7.**

Homeowner #1 \_\_\_\_\_

**ADDRESS OF HOMEOWNER:**

Approve  Disapprove

\_\_\_\_\_

Homeowner #2 \_\_\_\_\_

Approve  Disapprove

---

**Current restriction:**

**Section 5. Television and Radio Antenna, & Exterior Devices, Etc.** No television antennas, radio antennas, television or radio receiving or transmitting devices, satellite antenna, dish or other device used to receive direct broadcast satellite (DBS) services to be greater than one meter in diameter shall be erected or placed on any lot or be attached to the exterior of any structure. Satellite antennae, dishes or other devices used to receive DBS services which are smaller than one meter in diameter, and antennae or other devices used to receive television broadcast services (TBS) and multi-point distribution services (MMDS) are specifically permitted, but, must be erected, placed or attached so that the satellite antenna, dish or device is not visible from the front of the lot;

however, if such placement impairs clear reception, Owner will be granted an exemption upon submitting a statement of such impairment from the service provider and a plan for placement of the device. No other device, apparatus or decoration shall be permanently or temporarily attached to the exterior of the structure without prior approval of Declarant. Exterior holiday lights and/or ornaments shall be permitted, provided that such lights and/or ornaments are removed no later than 30 days following the holiday.

**Proposed change to restriction in bold and italics:**

**Section 5. Television and Radio Antenna, & Exterior Devices, Etc.** No television antennas, radio antennas, television or radio receiving or transmitting devices, satellite antenna, dish or other device used to receive direct broadcast satellite (DBS) services to be greater than one meter in diameter shall be erected or placed on any lot or be attached to the exterior of any structure. Satellite antennas, dishes or other devices used to receive DBS services which are smaller than one meter in diameter, and antennas or other devices used to receive television broadcast service (TBS) and multi-point distribution services (MMDS) are specifically permitted, but, must be erected, placed or attached so that the satellite antenna, dish or device is not visible from the front of the lot; however, if such placement impairs clear reception, Owner will be granted an exemption upon submitting a statement of such impairment from the service provider and a plan for placement of the device. No other device, apparatus or decoration shall be permanently or temporarily attached to the exterior of the structure without prior approval of Declarant. *If traditional in color, style, form and all other aspects*, exterior holiday lights, *decorations*, and/or ornaments shall be permitted, provided that such lights, *decorations*, and/or ornaments are removed no later than 30 days following the *corresponding* holiday.

**Why you should approve this change:** To prevent prolonged display of outside decorations and lights. To ensure the neighborhood maintains an aesthetically pleasing and desirable appearance at all times.

Homeowner #1 \_\_\_\_\_

Approve  Disapprove

Homeowner #2 \_\_\_\_\_

Approve  Disapprove

---

**Current restriction:**

**Section 6. Trash Receptacles.** 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.

**Proposed change to restriction in bold and italics:**

**Section 6. Trash Receptacles.** Trash receptacles *must be enclosed or hidden and not visible from the main street in front of the house*, excepting that they may be placed temporarily at street side on the regular day of collection.

**Why you should approve this change:** To promote a standard aesthetic, uncluttered appearance throughout the neighborhood. To ensure the neighborhood maintains an aesthetically pleasing and desirable appearance at all times.

Homeowner #1 \_\_\_\_\_

Approve  Disapprove

Homeowner #2 \_\_\_\_\_

Approve  Disapprove

---

**Current restriction:**

**Section 7. Prohibited Vehicles.** No unusual vehicle including trucks (except non-commercial pick-up trucks), buses, travel trailers, boat trailers, boats, utility trailers, commercial vans, tractors, campers, aircraft, mobile homes or vehicles immobilized for any reason, shall be kept or maintained on any Lot, driveway, street or Open Space. All motor vehicles owned and operated by residents of the subdivision must be parked overnight in their respective garage or driveway. No such vehicle may be parked elsewhere on any Lot or street except for temporary parking. For purposes of this paragraph, “temporary parking” shall mean the parking of such motor vehicle on an intermittent and non-recurring basis during the period between dawn and the following midnight.

**Proposed change to restriction in bold and italics:**

**Section 7. Prohibited Vehicles and Temporary Structures.** No *unusual* vehicle including trucks *and vans* (except non-commercial pick-up trucks *and those of one (1) ton payload capacity or less*), buses, travel trailers, boat trailers, boats, utility trailers, commercial vans, tractors, campers, aircraft, mobile homes or vehicles immobilized for any reason, shall be kept or maintained on any lot, driveway, street or open space. All motor vehicles owned and operated by residents of the subdivision must be parked overnight in their respective garage or driveway. No such vehicle may be parked elsewhere on any lot or street except for temporary parking. For purposes of this paragraph, “temporary parking” shall mean the parking of such motor vehicle on an intermittent and non-recurring basis during the period between dawn and the following midnight. *Moving containers (“PODS”) and dumpsters must be removed within 30 days or upon project completion. Recreational vehicles, camping trailers, boats and boat trailers may be parked in a driveway only for maintenance or cleaning purposes and for no more than three (3) consecutive days and no more than a total number of seven (7) days during any continuous 30-day period.*

**Why you should approve this change:** To ensure the vehicles addressed are not stored or parked on any lot for more than 7 days in a continuous 30-day period, which will enhance the overall appearance of the neighborhood.

Homeowner #1 \_\_\_\_\_

Approve  Disapprove

Homeowner #2 \_\_\_\_\_

Approve  Disapprove

---

**Current restriction:**

**Section 8. Signs.** No signs of any nature whatsoever shall be erected, placed or maintained on any lot within the property described except for: (1) a single real estate sign “For Sale” sign, No Trespassing, Private Property, Beware of Dog, and Keep Off The Grass signs, each being no larger than 12” x 17” are also permitted. Two (2) of each of these signs shall be permitted on corner lots, one facing each street. The “For Sale” signs may be so placed and maintained, but must be removed within five (5) days after a non-contingency contract for sale and purchase for such lot has been signed by all parties thereto. A maximum of two (2) Political Signs, no larger than 18” X 24” are permitted to be placed on each lot 30 days prior to an election and must be removed within 48 hours after.

**Proposed change to restriction in bold and italics:**

**Section 8. Signs, Flags, Banners, Balloons, and Decorations.** ***SIGNS*** - No signs of any nature whatsoever shall be erected, placed or maintained on any lot within the property described except for: a single real estate sign “For Sale” sign, No Trespassing, Private Property, Beware of Dog, and Keep Off the Grass signs, each being no larger than 12” x 17” are also permitted. Two (2) of each of these signs shall be permitted on corner lots, one facing each street. The “For Sale” signs may be placed and maintained, but must be removed within five (5) days after a non-contingency contract for sale and purchase for such lot has been signed by all parties thereto. A maximum of two (2) political signs ***promoting any candidate for elected office, special election or referendum issue***, no larger than 18” X 24”, are permitted to be placed on each lot 30 days prior to an election and must be removed within 48 hours after ***the polls close***. ***FLAGS*** - ***Only the official U.S. American flag, the Delaware State flag, a U.S. Military Service flag, sports team flag or decorative flag may be flown, erected, placed or maintained on any lot within the property, with a limit of three (3) flags total. Flags may be no larger than 4' x 5' in size.*** ***BANNERS, BALLOONS, AND DECORATIONS*** – ***In addition to political signs, flags, banners, balloons, and decorations of a political nature, not to exceed 3 items, are permitted to be placed on each lot 30 days prior to the corresponding referendum or election and must be removed within 48 hours thereafter. Flags, balloons and banners of a political nature may not exceed 3' x 5' in size. Any sign, flag, banner, balloon, or decoration that is vulgar, obscene, indecent or profane in nature is strictly***

*prohibited from being erected, placed or maintained on any lot within the property up to the street edge, or on any vehicle parked on the property or lot.*

**Why you should approve this change:** To ensure the neighborhood displays a neutral, family-friendly, non-political appearance and atmosphere.

Homeowner #1 \_\_\_\_\_

Approve  Disapprove

Homeowner #2 \_\_\_\_\_

Approve  Disapprove

---

**Current restriction:**

**Section 9. Fences.** No enclosing or non-enclosing fence or barrier (hereinafter the “fence”) shall be erected on any lot closer to the front line than midway from the rear wall of the principal building. Types of fences and heights are as follows: Enclosed: Privacy vinyl or wood fences up to a maximum of 6 feet high may be installed along the rear property line of houses where the rear of the property borders either Route 1, Rehoboth Boulevard and/or Kirby Road. Split Rail and Picket Fences shall have a maximum height of five feet unless restricted by code requirements as defined by the City of Milford. Split rail fences shall be constructed of wood left in its natural color or white vinyl. Picket Fences shall be constructed of white vinyl only. Vinyl or galvanized coated wire mesh may be applied to the inside perimeter of split rail fences. No such fences shall be constructed or maintained upon the lots until the plans for the same have been approved by the HOA Architectural Committee and the Board of Directors.

**Proposed change to restriction in bold and italics:**

**Section 9. Fences.** No enclosing or non-enclosing fence or barrier (hereinafter the “fence”) shall be erected on any lot closer to the front line than midway from the rear wall of the principal building. Types of fences and heights are as follows: Enclosed: Privacy vinyl ~~or wood fences~~ up to a maximum of 6 feet high may be installed along the rear property line of houses where the rear of the property borders either Route 1, Rehoboth Boulevard and/or Kirby Road. Split Rail and Picket Fences shall have a maximum height of five (5) feet unless restricted by code requirements as defined by the City of Milford. Split rail fences shall be constructed of wood left in its natural color, ***white aluminum*** or white vinyl. Picket fences shall be constructed of ***white aluminum*** or white vinyl only. Vinyl or galvanized coated wire mesh may be applied to the inside perimeter of split rail fences ***or picket fences***. No such fences shall be constructed or maintained upon the lots until the plans for the same have been approved by the HOA Architectural Committee and the Board of Directors.

Homeowner #1 \_\_\_\_\_

Approve  Disapprove

Homeowner #2 \_\_\_\_\_

Approve  Disapprove

---

**Current Restriction:**

**Section 10. Swimming Pools.** Except as authorized by Declarant and/or Corporation, no above ground swimming pools shall be constructed or maintained on any lot, except that children’s wading pools not to exceeding one (1) foot in height shall be permitted.

**Proposed change to restriction in bold and italics:**

**Section 10. Swimming Pools.** *In-ground and above-ground swimming pools are permitted upon approval of the Architectural Committee. A Residential Pool Building Permit is required by the City of Milford. All Compliance Guidelines for Swimming Pools must be strictly followed and adhered to. All pools must be kept in a clean, safe and sanitary condition. The owner assumes all liability associated with their pool including but not limited to bodily injury or death.*

**Why you should approve this change:** Because the HOA Board has received numerous requests for above-ground pools by homeowners.

Homeowner #1 \_\_\_\_\_

Approve  Disapprove

Homeowner #2 \_\_\_\_\_

Approve  Disapprove

---

**Proposed change to restriction in bold and italics:**

**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.*

**Why you should approve this change:** To minimize the HOA's exposure to expensive maintenance or removal of trees and shrubs which pose or are creating a threat or hazard of any nature and were not approved by the HOA.

Homeowner #1 \_\_\_\_\_

Approve  Disapprove

Homeowner #2 \_\_\_\_\_

Approve  Disapprove

---

**Proposed change to restriction in bold and italics:**

**Section 13. Yards & Yard Fixtures.** No statues, sculptures, painted trees, ornaments, or replicas of animals or other like objects larger than 4' high x 30" wide or round may be affixed to or placed on any lot or building. ~~*Decorative Flags no larger than 3' 5' are permitted.*~~ *Areas around the exterior of the main house and outbuildings are to be maintained and free from litter, trash, debris, or accumulation of any material that presents an unsightly appearance. Yard fixtures, structures, and fences must be maintained in a reasonable condition to ensure they do not become unsightly.*

**Why you should approve this change:** To ensure the neighborhood maintains an aesthetically pleasing and desirable appearance at all times, and to preserve property values.

Homeowner #1 \_\_\_\_\_

Approve  Disapprove

Homeowner #2 \_\_\_\_\_

Approve  Disapprove

---

**Proposed change to restriction in bold and italics:**

**Section 17. Outbuildings.** No outbuildings, sheds, garages, enclosed outdoors storage facilities, or other similar structures shall be erected, placed or maintained on any lot within the property unless such structures are (i) constructed of a material other than metal; (ii) are located only in the rear yard of any lot; (iii) do not exceed the aggregate size of one hundred twenty (120) square feet on each lot; (iv) do not exceed a height of ten (10) feet; and (v) are built in accordance with plans, specifications, and illustrations approved by Declarant, or their successors or assigns pursuant to this Declaration and complies with the City of Milford Ordinance. (The Board wants to advise that placing sheds on the easement and/or right-of-way are at risk of having to be removed if the



city, county or *utility company* wants access.) ***Siding and trim on all outbuildings are to be painted and maintained to match the color of the main home.***

**Why you should approve this change:** To ensure colors are standardized for the primary home and all outbuildings, when possible. To ensure the neighborhood maintains an aesthetically pleasing and desirable appearance at all times.

Homeowner #1 \_\_\_\_\_

Approve  Disapprove

Homeowner #2 \_\_\_\_\_

Approve  Disapprove

---

**New Section added to the Declaration of Restrictions in bold and italics.**

***Section 22. Exterior of Home, Outbuildings and Fences. The exterior of any home, outbuilding or fence must be maintained in a condition similar to original construction. Mold, mildew or algae must be removed from any of the above once it becomes visible from the street. It shall be the responsibility of each homeowner to prevent the development of any unclean, unsightly, or unkempt conditions of the home, outbuildings or grounds that decreases the beauty of the neighborhood as a whole or the beauty of the specific area.***

**Why you should approve this change:** To ensure the neighborhood maintains an aesthetically pleasing and desirable appearance at all times, and to preserve property values.

Homeowner #1 \_\_\_\_\_

Approve  Disapprove

Homeowner #2 \_\_\_\_\_

Approve  Disapprove

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

P.O. Box 475  
Milford, DE 19963

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

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

July 6, 2021

**RE: Annual Assessment of \$130.00 due August 9th**

Dear Homeowner(s):

As you are aware, our annual meeting was conducted by mail this year due to COVID-19 restrictions on large gatherings. Annual Meeting Packets were mailed to all 183 homeowners on June 11, 2021 and included in the packets were ballots for the Budget and the election of the Board of Directors plus voting on eleven (11) proposed amendments to the Declaration of Restrictions. The return date for the ballots was June 25, 2021 and that date was extended due to postal delays.

Following are the results of the voting:

- **Budget Ballot** – 102 in favor; 2 against
- **Board of Directors Ballot** – All eight (8) candidates on the Ballot were elected. Following are the names of the homeowner/members who will serve on the Board of Directors for Fiscal Year 2022:

Michael Boyle	Robert Sheats
Thomas Chilton	Robert Shinholt
Daniel Marabello	Taylor Shunk
Ellen Miller	Linda Steiner

- **Proposed Amendments** – The voting on the proposed amendments to eleven (11) restrictions are still being tallied and a second letter with the results will be mailed to all homeowners.

Upon approval of the FY2022 budget, the annual assessment fee was set at **\$130.00** per lot. Payment is due by **August 9, 2021** and checks should be made payable to **Meadows at Shawnee HOA, Inc.** and mailed to **P.O. Box 475, Milford, DE 19963.**

Page 2

For all payments received after August 9, 2021, there will be a **\$5.00** administrative fee plus one month of interest at 6% added on for a total due of \$135.65. Please make your payment on time to avoid these unnecessary charges and a potential lien filing.

Should you have any questions regarding the annual dues, please contact Treasurer Dan Marabello by phone at: **302-424-3722** or by email at: [dmarabello@verizon.net](mailto:dmarabello@verizon.net).

Thank you for your cooperation in this matter.

Sincerely,

Board of Directors  
Meadows at Shawnee Homeowners Association, Inc.

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

P.O. Box 475

Milford, DE 19963

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

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

July 29, 2021

**RE: Results of the Voting on the Restrictions**

Dear Homeowner(s):

Annual Meeting packets were mailed to all homeowners on June 11, 2021 and included in the packet were eleven (11) Proposed Amendments to the current Declaration of Restrictions to be voted on.

There are 183 lots in the Meadows at Shawnee and 130 homeowners returned their voting on the restrictions. As per Article II of the Declaration, restrictions may be changed with the approval of at least two-thirds or 122 of the lots.

The only amendment that passed with 122 approvals and 3 disapprovals was **Section 11. Trees, Shrubs and Landscaping.** Following is the wording of the original restriction and the newly amended restriction:

**Original Restriction:**

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.

**Amended Restriction:**

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.*

Following are the remaining ten (10) Sections to the Declaration of Restrictions that received less than 122 approvals of the proposed amendments and did not pass:

**Sections 2, 5, 6, 7, 8, 9, 10, 13, 17 and 22.**

Please be reminded that the annual dues of **\$130.00** are due by **August 9, 2021**. For all payments received after that date, a late fee of **\$5.65** will be charged. Kindly mail your payments on time to avoid this extra fee. If you cannot get your payment in the mail on time, it can be hand delivered to Treasurer, Dan Marabello, at 1 Windy Drive. Please do not put any payments in the mailbox.

Should you have any questions regarding the voting on the amendments to the restrictions, please contact Board President Mike Boyle by email at: [HOA@meadowsatshawnee.com](mailto:HOA@meadowsatshawnee.com).

Thank you.

Sincerely,

Board of Directors  
Meadows at Shawnee Homeowners Association, Inc.