

MERITAGE

A newsletter of Meritage Maintenance Corporation



MMC Foresees Reduction of 2012–2013 Assessment

The board of Meritage Maintenance Corporation (MMC) in its recent meeting determined that there is a high possibility of reducing the annual assessment for fiscal year 2012–2013. We hope that this news will be received well by all the members of the community and incentivize those who are delinquent to become current with their dues.

The possibility of reducing the annual assessment for next year is predicated by the fact that we have at the present time a healthy reserve of approximately \$51,000. The MMC is a maintenance corporation, not a “for profit” business. Hence the board feels that as long as we have sufficient funds (approximately \$35,000–\$40,000) in savings to meet emergency expenses, any excess we have should be returned to the community members by reducing the annual assessment. Please keep in mind that we are able to do this primarily because of the termination of BC consulting and saving what we would have normally paid to BC.

That being said, the board hastens to add that our delinquency rate still remains high. If this delinquency is not eliminated, we may have to revert to our current assessment of \$300 per homeowner in 2013–2014. We can avoid this situation if all homeowners are current with their dues. Moreover, if all homeowners pay their dues on time and our costs do not rise significantly, there is a high probability that we can permanently reduce our annual assessment in the future.

Board Members

- Abraham Philip
- Edith White
- Joseph Johnson
- Syl Legutko
- Thomas Kim

As we reminded you in our last issue of this newsletter, paying the annual assessment is important but is not sufficient. Community members need to get involved and be willing to serve to ensure smooth operation and maintenance of the MMC.

We encourage each homeowner to participate in the affairs of the community. Please get involved by:

- attending the annual meeting and volunteering to serve on the board or various committees
- paying your annual assessment on time
- sharing your suggestions with the board for the benefit of the community
- Complying with deed restrictions

We earnestly look forward to your participation and involvement in the days ahead. Thank you.

– The Meritage Maintenance Corporation
Board of Directors

Violation of Parking Restrictions Abounds

Please note that there are vehicle parking restrictions specified in the deed of restrictions. It is important for the safety and overall aesthetic appearance of the community that we adhere to them. They are as follows:

No unusual vehicles, including trucks (except "pickup trucks"), boats, aircraft, trailers of any kind including boat, hauling or travel trailers, mobile homes, commercial vans, mowers, rototillers, tractors, buses, or vehicles immobilized for any reason, shall be permitted by any person to remain on the Property, including Lot lawns, Open Spaces, the public streets or rights of way. All motor vehicles owned and operated by residents of the subdivision must be parked over-night in their garage or driveways. No such vehicle may be parked elsewhere on the Lot, or on the streets, except for temporary parking. For purposes of this paragraph, "temporary parking" shall mean the parking of such vehicles on an intermittent and nonrecurring basis during the period between dawn and the following midnight.

Thank you for following these restrictions.

Transworld Collection Process Yields Results

The Meritage Maintenance Corporation (MMC) was formed in 2006, and since that time the board has taken legal action against homeowners who have failed to pay their annual assessment in the form of liens. This debt collection method has not been very successful. This year, the board decided to contract with Transworld Systems to aggressively pursue chronically delinquent homeowners. In August 2011, we submitted the names of 17 delinquent homeowners with the highest unpaid balances to Transworld Systems. This is the first year that we have used a collections agency, and we have already received a return on our investment.

The cost of our two year contract with Transworld Systems was \$699.50, and to date we have recovered \$2,987.43 from delinquent homeowners. The overall collection status is as follows: 23.5% of the debtors have paid, 11.8% have filed for bankruptcy, and 64% still owe Meritage Maintenance Corporation a total of \$18,207.46.

Our collections efforts will continue and we are optimistic that additional homeowners will pay their debts. If you have any questions regarding the debt collection process, please email the MMC board of directors at meritagemc@gmail.com.

Address your correspondence to:

**Meritage Maintenance Corporation
P.O. Box 9243
Newark, DE 19714-9243
meritagemc@gmail.com**

Treasurer's Report

In the current budget calendar year, a total of \$29,515 was collected from the community and 44 homes remain in delinquency. Total expenditures YTD has been \$29,384 with \$5,000 moved to the community savings account for reserves. The ending balance in total reserves at this time is \$50,863

2011-2012 Budget \$38,400.00

Annual Dues Collected \$29,515.24

Snow Reimbursements \$1,559.84

Total YTD Deposits \$31,075.08

Forever Green (\$23,572.28)

Miscellaneous (\$372.01)

Reserves to Savings (\$5,000.00)

Mailing and Newsletter (\$440.62)

Total YTD Expenditures (\$29,384.91)

Checking Account Balance \$20,810.52

Savings Account Balance \$30,053.18

Total Reserves \$50,863.70

Forever Green Landscaping Expenditures

Fertilizer (\$507.00)

Insecticide (\$1,375.00)

Landscaping (\$6,831.14)

Mowing (\$5,134.14)

Mulching (\$1,287.00)

Tree Replacement (\$8,438.00)

Ten Ways to Winterize Your Home

1. Clean those gutters so that winter's rain and melting snow can drain.
2. Block the leaks. Insulate or caulk to seal problem areas.
3. Insulate the attic of your house.
4. Check your furnace. Have it cleaned and tuned.
5. Get your ducks in a row so ensure that they are well-connected.
6. Take down the window screens and put up storm windows. Insulate as needed.
7. Clear the chimney. Have a professional do a level 1 inspection.

8. Reverse the direction of the fans in your house from the summer operation.
9. Wrap those pipes with molded foam rubber sleeves or fiberglass insulation.
10. Replace the batteries of your smoke alarms.

Forevergreen Landscaping website is an excellent resource for learning more about your home and lawn care. For more information, visit their website at www.forevergreenlandscapinginc.com.

Architectural Review Committee Guidelines

Changes in the exterior of the home including, but not limited to, color, structural, (e.g. decks), property enhancements (e.g. pools, fences) shall be submitted to the Maintenance Corporation's Architectural Review Committee for approval prior to the changes being made. Reminder: No additional structures are to be erected on the property (e.g. storage buildings, gazebos, etc.). Please review the deed restrictions and Architectural Review Request form on our neighborhood website for more details at: <http://www.neighborhoodlink.com/Meritage>

The role of the Architectural Review Committee (ARC) is to evaluate proposals from homeowners regarding external modifications of their property and to ensure that the proposed changes or modifications are in compliance with Meritage deed restrictions. The ARC seeks to review and approve expeditiously requests for approval so that homeowners can carry out their modifications without delay. The process for submitting a request for ARC approval is as follows:

1. Submit proposed modifications and relevant drawings to Meritage Maintenance Corporation. The ARC will review and approve homeowner's request as long as it is in compliance with deed restrictions.
2. Proposals for modifications not in compliance with the deed restrictions will be disapproved with reason, and the homeowner will be requested to resubmit with appropriate changes.
3. As far as possible, ARC will attempt to approve requests for modifications within two weeks of submission.

The Board of Meritage Maintenance Corporation wishes you
and your family a happy New Year