

Mansion Farm Maintenance Corporation

NEWSLETTER - January 2019



PRESIDENT'S MESSAGE

The MFMC Board of Directors hopes that you have enjoyed a wonderful Holiday Season!

As we begin 2019 we continue our management commitment to our Mansion Farm Community by overseeing the maintenance of ponds, open spaces, playgrounds, islands and parking pads in addition to enforcing our Deed Restrictions.

The Deed Restrictions are in place to maintain the aesthetics and continuity of the Community, *e.g. fencing design, shingle color, etc.* Please familiarize yourself with this document. It is much easier for you and the Board if you comply rather than have to change something incorrectly done. Be aware that when there is a clear violation of the Deed Restrictions, the judgment against the property owner includes all attorney and court costs incurred in the case including those of MFMC.

Before you complain, have you volunteered?

The MFMC Board of Directors consist of unpaid volunteers. Board members serve a two year term. We currently have only three Directors: President, Secretary, and Treasurer, and 2 Directors of Special Projects. We can have up to 11 Board members but limiting the number of incoming new members is necessary to avoid several being up for re-election in the same year. The attached Ballot reflects any positions for re-election and an area for New Nominations. Nominations are encouraged!! Nominations require a 2nd! Please remember this when you submit your Ballot.

Due to the fact that we have not had Community members willing to volunteer for Board positions the Board investigated the possibility of hiring a Professional Management Corporation and/or an Accounting Firm.

The following table shows cost estimates for outside professional help:

Cost of hiring outside professional services:	
Prof. Mgmt. Corp.	\$4,956/month
Accounting Firm	\$830/month

As you can see, either of these options would be totally unaffordable with our current annual dues rate of \$150/year. The functions of these professional services are what you are receiving FOR FREE!

2018 Projects Completed:

- Replaced the white boards used for Community announcements and relocated them for better visibility
- Obtained 2 Caesar Rodney signs (small blue) to indicate our development. Locations: Howell School Rd and RC Peoples Blvd.
- Wind storm damaged trees removed
- Kenny Gearheart, a gracious community member trimmed the pear trees on RC Peoples Blvd. between Honora Dr. and Mansion Farm Dr.
- Began search for ownership of Pear trees on RC Peoples Blvd. They may be the responsibility of Caravel Woods. Senator Nicole Poore's office is looking into this.

2019 Projects:

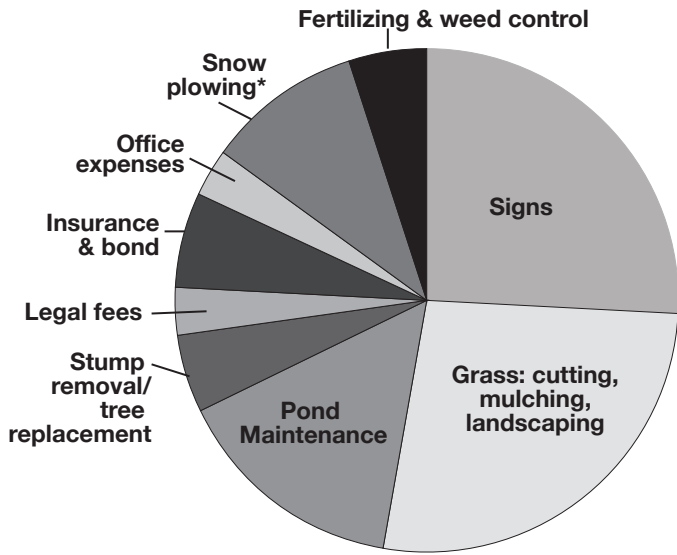
We are beginning the process of replacing our main Community sign on Mansion Farm Dr. with the assistance of a New Castle County program. The new sign will be located near the intersection of Viscaya Dr. and Mansion Farm Dr. and will be made of safety compliant materials. Funding may not be available until July 2019 but will save the MFMC \$15,000. We are also looking into replacing the 2nd sign on Honora Dr. but that is expected to be done at

a later date at an approximate cost of \$15,000 (we will try and cut corners wherever possible.) Mansion Farm is nearly 22 years old! Our infrastructure is aging and will continue to experience repair and replacement needs. We must also consider the cost increases which will occur with our maintenance, legal and insurance services. Please consider these issues as you vote on the Annual Dues increase on the Ballot.

TREASURERS REPORT

There are currently 395 members in good standing (95.6%). Of the 18 members who are delinquent (4.4%), we have 3 with judgments against them, 1 in bankruptcy, and 14 with cases pending.

The budget for 2018 was \$60,150. It is estimated that we will not exceed our budget again this year. 2018 saw some major effort on trees that were forced down in storms that required removal/replacement. The board continues to work on replacing the signs at the front of the neighborhood. The chart below shows the spending for 2018:



The budget for 2019 is estimated to be \$61,260 based on collections from 2018. There are some projects in the works that include continuing work the neighborhood signs as well as repairs on the drainage in the retention ponds.

As always, the board solicits suggestions on improvements that can be considered for next years budget. You can provide those suggestions to any board member, or bring those suggestions to the annual board meeting in February.

♥ BE A GOOD NEIGHBOR ♥
DOGS <ul style="list-style-type: none"> We all love our dogs but your neighbors do not appreciate your dog’s poop on their property or in the common areas! Please pick up after your dog! Do not allow your dog to bark incessantly. Dogs are required to be on a leash at all times when not on your property.
TRASH <ul style="list-style-type: none"> Please secure your trash - especially boxes. We live in a windy area and unsecured trash can blow several blocks from where you set it out. KUDOS to DOROTHY PORTER and the other wonderful neighbors who regularly pick up trash strewn throughout our neighborhood. Dorothy said that on one of her walks she picked up so much trash she had to call her husband to bring their truck to haul it away!! Please, please, do not litter!
FIREWORKS <ul style="list-style-type: none"> Any form of firework that explodes or leaves the ground is a code violation of New Castle County Law. The noise they generate can be frightening to pets and are actually harmful to humans with conditions like dementia or PTSD. Locations for viewing firework displays by licensed professionals can be found on the Neighborhood Link Website.

Mansion Farm Maintenance Corporation

2019 BALLOT

Official Nomination Form for the Election of Board Members

***The MFMC Board is seeking nominations for the following positions:**

- 1- President
- 2- Treasurer
- 3- Deed Restrictions Officer

***Board members serve a 2 year term. NOTE: Nominations require a 2nd to be Elected!!!**

NOMINATIONS:

Name:	Phone:
Address:	Email:
How do you feel you could assist the Board:	
Position of Interest:	2nd on nomination by:

Name:	Phone:
Address:	Email:
How do you feel you could assist the Board:	
Position of Interest:	2nd on nomination by:

Name:	Phone:
Address:	Email:
How do you feel you could assist the Board:	
Position of Interest:	2nd on nomination by:

Current Board Members Requesting Re-Election:	VOTE:
Roger McClurg: Current Board Member	<input type="checkbox"/> YES <input type="checkbox"/> NO

Mansion Farm Maintenance Corporation

Official Voting Form for Deed Restriction and Maintenance Declaration Amendments

There are 2 Deed Restriction Amendments and 1 Maintenance Declaration Amendment Requiring Your Vote.

DEED RESTRICTIONS:

EXPLANATION: The purpose of this amendment is to change the current wording regarding townhouse rentals. The wording used in the original deed restrictions document is confusing enough that it has allowed a variety of interpretations. This re-wording makes it clear that no townhouse rentals will be allowed unless they are set up as a lease/purchase and for a period of no more than 6 months. Item "B" states that all lease/purchase contracts MUST be presented to the board for approval as proof of intent to sell.

PHASE III SUPPLEMENT: (this pertains to the townhomes only but everyone can vote on this)

Section 12, (a) Rental Residences

(Please refer to your Deed Restrictions Document or consult our Neighborhood Link site (www.neighborhoodlink.com/Mansion_Farm) where this document is available.

TO BE AMENDED AS FOLLOWS:

(A) "No residence situated on any lot within the Premises shall be rented, in whole or in part at any time or from time to time."

(B) "The Maintenance Corporation shall approve the Lease/Purchase Contract of a residence. The terms of such Lease/Purchase agreement shall be documented by means of a Lease/Purchase Contract and such Contract..." - all further sections remain unchanged.

VOTE: ☐ YES ☐ NO

MAINTENANCE DECLARATION:

EXPLANATION: As mentioned in the Newsletter, Mansion Farm has been in existence 22 years WITHOUT ANY DUES INCREASES! This is unheard of! All of the costs of doing business with our contractors and vendors (not to mention lawyers, filing fees, and court costs) have continued to rise, yet our dues have not. Please consider this when making your vote. This is simply NOT sustainable. A \$50/yr increase will cost you only around \$4.17/month.

Section 4, Assessments: Increase the Annual Assessment (Dues) from \$150 to \$200.

VOTE: ☐ YES ☐ NO

All ballots must be signed and received before Friday, February 8th or at the Mansion Farm Annual Meeting on February 11, 2019.

The Annual Meeting will take place at 7pm at Troop 2, Pulaski Hwy in the Community Room.

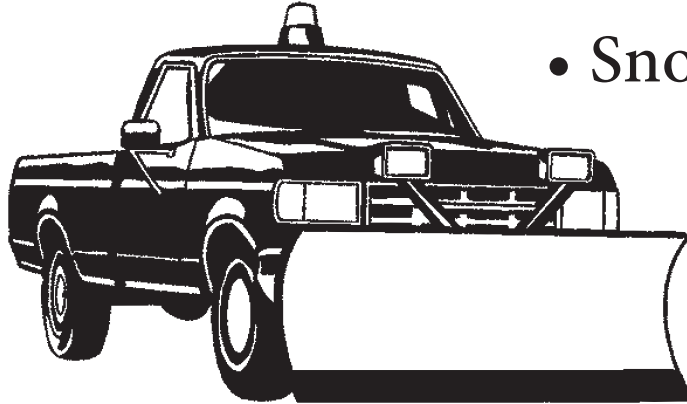
Voter's Name:	Signature:
Email:	Address:
Mail Completed Ballot/Nominations to: MFMC, P.O. Box 1432, Bear, DE 19701	

A partial list of Phone Numbers provided by
State Senator Nicole Poore at the last Community Meeting

Useful Phone Numbers	
Police, Fire, Ambulance	911
Susbtance Abuse Hotline	800-662-4357
Suicide Prevention & Crisis	800-652-2929
Christiana Care Hospital	302-733-1000
Glasgow Medical Center	302-836-8350
Rape Crisis Center	302-761-9100
Domestic Violence Hotline	302-762-6110
Child Abuse Reporting Hot-line	800-292-9582
DE-211 State & Health Info	211
DE Crime Stoppers	800-TIP-3333
Delmarva Gas Leaks	302-454-0317
Delmarva Power Outages	800-898-8042
AMTRAK Schedules & Info	800-872-7245
Better Business Bureau	302-221-5255
Environmental Complaints	800-662-8802
Office of Animal Welfare	302-255-4646
N. Castle Co. Complaints & Assistance	302-395-5555
DART Bus & Rail Schedule	800-652-DART
DelDot District Maintenance	302-323-1111
Call Before you Dig	811
Noise Ordnance Enforce.	302-573-2800
N. Castle Co. Sheriff Non-Emergency	302-573-2800
Physician's Referral Service	302-428-4100
Poison Information Center	800-222-1222
Public Service Commission	800-282-8574

SPLIT ROCK Materials Inc.

- Demolition Contractor
- Snow Removal



302.378.9000

Steven Augusiewicz

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Blue Grass Services, LLC



Free Estimates
Mowing & Edging

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