

2021 ANNUAL (ZOOM) COMMUNITY MEETING

February 1, 2021

Board Members Attending: Mike Maricich, Nita Kaufman, Brendan Powers, Phil Croal, Mike Neal

Motion to open meeting: Mike M., Seconded: Nita

Ground Rules: During Q&A please give your name and address. This meeting is being recorded.

Introduce Senator Poore, State Rep Morrison and NCC Rep Carter.

Senator Poore, Rep. Morrison, NCC Rep. Carter

1. COVID 19: difficulty getting enough meds. & food.
2. French town Woods: down-zoning for less development.
3. I-95 will be one-way in and out next week at the 95/495 split.
4. Talks will begin about a "flyover" on 896 at the Rt. 40 intersection.
5. Lawsuit with Dept. of Education.
6. Glasgow Ave. traffic: speed lowered to 30mph
7. 2 other traffic studies: Old Country Rd. and DeLaws Rd. (to put in 4-way stop).

2020 Accomplishments

1. Pond Hawk test system installed at Dynasty vs NCC pond.
2. New small sign installed at second entrance.
3. Attempted to close playgrounds per State Covid-19 orders but "CAUTION" tape was removed by homeowners.
4. Goose control was attempted by installing monofilament across and around ponds (suggestion from County). Lasted 1-2 weeks and was removed by homeowners.
5. Solar speed sign batteries were replaced - currently in need of replacement again.
6. Bought and installed solar-powered LED flood light at new entrance sign.
7. Had rusted community mailbox bases repainted throughout townhomes.
8. "Visitor Parking Only" signs were put up at all parking pads.
9. A second Pond Hawk system was installed at the Megan I (Tara Ct.) pond.
10. Sand barrels were received at left at 2 intersections on Mansion Farm Dr.

Treasurers Report — Brendan Powers, Mike Neal (in transition)

1. Treasurer Report: Mike Neal will transition to Treasurer position to begin March 1st with a back-up assist from Brendan.
2. Non-paying residents (of annual dues) will be taken to JP Court. Judgements will be sent to the Recorder of Deeds and a lien will be put on that property.
3. Although snow removal is not guaranteed by dues collected, \$5k is budgeted for that purpose.
4. \$15k must be left in reserve in our bank as per a county requirement.
5. We currently have \$14,900 left in our budget.
6. Q&A with current Treasurer, Brendan Powers.

Deed Restrictions — Phil Croal

1. There have been 35+ actions this year.
2. Types of issues handled include: mailing out letters and dealing with non-compliance issues.
3. New Castle County has a hot-line for reporting many issues online.
4. All efforts are performed in order to protect peoples single largest investment - their homes.

Projects planned for 2021

1. Current website is Neighborhood Link - has limited usefulness. We have been looking into an alternate site called HOA-Express, that would allow us to accept dues payments online.
2. Weed and mulch playgrounds.
3. Replace dead trees that were removed.

4. Add a third Pond Hawk system at the Brittany pond.

Suggestions from the residents.

Q&A

1. Request for a four-way stop at Duke (Patty Busby). This was requested but denied by DeIDOT. They said it was "too close to the new development" and they thought it was not needed. Senator Poore said a safety study would need to be done before it would be approved. Rep. Morrison and Senator Poore have already made this request. If it "fails" the study, they suggest another electronic speed sign could be erected. The county can help with the replacement of batteries.
2. To try and control geese population: suggestion was made by Amy Benton to purchase spinning wolf deterrents - seemed to work at pond near YMCA.
3. Patty Busby requested tree trimming on the main road.
4. Re-look at issue of homeowners using split rail fences made from composite materials instead of just wood, which has been a deed restriction issue. Homeowner asked that we revisit this issue. Much interest in avoiding wood due to invasion of carpenter bees and durability issues.
5. Patty Busby requested that we put a "Little Free Library" somewhere in our development. She had suggested installation at the corner of Megan and Mansion Farm at the large lot where food trucks gather. This area has had accidents with vehicles knocking down signs. An alternate area was suggested: the Summerthur playground. She would like to buy a bench to put next to the structure to contain books and suggested that the \$500 raised in a recent vendor fair could be used for that purpose.
6. One suggestion was received to "repave all roads" throughout the development. Mike M. pointed out that that is a service handled by DeIDOT due to all roads throughout belonging to the county.
7. Weed or clean up the path running through the Summerthur playground.
8. Enforce deed restrictions:
 - We cannot fine offenders.
 - Abandoned car issues are turned over to the county.
 - Renting townhouses: huge problem to identify and prove. Very costly to go after offenders.
 - Deed restriction disputes going through JP court can be very expensive. \$3k to \$4k just to start a case.

Mike Neal made a request for volunteers. No one did.

Motion to close the meeting at 9pm by Mike M., 2nd by Nita.