



Friday, April 29th, 2022

CURRENT BOARD MEMBERS

President - Jerry A. Alfano Jr.

Email: alfanojr@verizon.net

130 Bakerfield Dr

Cell: (302) 983-4014

Vice President - Michelle Taylor

Email: mtaylor@uwde.org

106 Bakerfield Dr

Treasurer – Ryan Dodd

Email: ryan_dodd@outlook.com

164 Bakerfield Dr

Secretary - Brenda Harkins

Email: harkinsb1@yahoo.com

102 Bakerfield Dr

Board Member – Ed Ruck

126 Bakerfield Dr.

Board Member – Alexandra

Parkowski

4 Landview Court

Board Member – Rebecca Queral

3 Landview Court

Spring is upon us, and our landscape is showing off its beautiful colors again. This is a great time to start looking around our properties and determining what needs to be cleaned, painted, or fixed. Everyone in this neighborhood recognizes the pride in which every homeowner takes in maintaining their property, which in turn, makes us a highly sought-after community. We have a few new neighbors and lease feel free to reach out to any of the board members with questions or communication.

Thank you to those neighbors who attended annual community meeting that was conducted virtual on September 28th, 2021. Meeting Minutes are available upon request.

The board has received inquiries about loud music and smokey fire pits that intrude into other neighbor's households. A kind request to please consider your neighbor and nothing better than some communication between us neighbors to resolve most problems.

Schools will be ending shortly, and we expect more children, and residents, to be outside enjoying the warm weather. While we are lucky to have an open, and secluded neighborhood, we do need to remember safe driving speeds, which ensures the safety for those walking, and children playing in our neighborhood.

Maintenance or By-Law Observations



From time to time, with our increasingly busy schedules, home / property maintenance takes a back seat. Some recently noted violations are damaged mailboxes, shingles missing on roofs, front doors that need attention, power washing, window shutters missing, and driveway potholes that need attention. Please take a moment to inspect your property and make appropriate corrections. A notification by the board will be provided to the neighbor to make them aware.

Please note that New Castle County property code inspectors can also come out when violations are noted. Please take a moment to review the county wide maintenance violations noted on their website.

New Castle County Property Maintenance: <http://nccde.org/253/Property-Maintenance-Violations>

Friendly Reminders

1. **Leisure Vehicles.** Boats, boat trailers, travel trailers, travel buses, pick-up campers shall not be permitted to park in any front yard or side yard or any front driveway, street, or road in this development except that same may be parked in any rear yard of any lot in this subdivision provided, however, that same shall be parked at least fifty (50) feet from any boundary line of said lot.
2. **Prohibited Vehicles.** Except for pick-up trucks, no commercial or industrial vehicle of any character shall be permitted to park on any driveway, street, road, or any part of any lot on these premises. Exception is specifically made for deliveries and construction. No disabled vehicles of any description shall be kept or maintained on any street, lot, or driveway, except that any of the same may be kept within enclosed garages. No unlicensed motor vehicle except garden, lawn, and farm machinery shall be used on any area located within the property except when used for ingress and egress to or from dwellings, and there shall be no “joy riding” on any part of the property. All vehicles shall contain properly functioning mufflers.
3. **PRIOR Plan Approval Required.** No building, fence, wall, or other structure shall be started, erected, or maintained, nor shall any addition to, or exterior change or alteration be made, until a detailed plan has been submitted to The Estates of Commodore II Board, for review and approval, and the outcome is permanently logged within The Estates of Commodore II records. All plans and specifications should include the nature, kind, shape, height, materials, floor plan, color schemes, location and approximate cost of such structure, the location of driveways and the grading of the parcel of land to be built upon. The Architectural Form can be retrieved from the following link or upon request to any board member.
http://www.neighborhoodlink.com/Commodore_II/pages
4. **Speed:** We kindly ask you to watch your speed. 25MPH is the Delaware State Law in residential neighborhoods.
5. **Dogs:** Please be considerate and pick up after your pet. This is a county ordinance and a health issue. Your dog must be leashed at all times, unless in a fenced-in area (invisible or not) per County Code.
6. **Grass:** Please be considerate and clear your grass clippings after you cut your lawn.
7. **Declaration of Restrictions for The Estates at Commodore II:** A copy can be provided by email upon request.

Volunteers Welcome



We are looking for neighbors to join the Estates at Commodore II Board. The Board consists of homeowners that live in the neighborhood who would like to help maintain and preserve our highly coveted hidden treasure!

Please consider joining, so we can continue to enjoy our low annual dues of only \$175. The alternative is to hire a management company, which will increase our dues.

Annual Dues

We are missing just one neighbor's annual dues, but the board knows the circumstance, and are assure will be collected. Thank you to all our neighbors that provided on time their annual 2021/2022 dues!

Annual Meeting (HOLD THE DATE / Wednesday /Sept 21st)

We will hold our **annual meeting on Wednesday, September 21st, 2022, at 6:30pm**. The meeting will be held virtual. We will invite our local representatives, to join us to provide an update on things going on within our local area, and answer questions you may have. If we should need to change the venue or time, we will send out an email to all that have provided one and will also post on Nextdoor.

Please feel free to reach out to any board member if you have questions. The board appreciates everyone's cooperation and hope everyone stays well!