

Welcome to Our Newsletter

This is your newsletter!

We welcome your ideas and opinions.

If you have any newsworthy items let us know for the next newsletter and we will add them.

Board Meetings and Updates

Board Meetings:

The board will be meeting monthly to discuss community issues in an ongoing manner.

We have established a website where you will find the following information:

- Useful community numbers
- Bylaws
- Rules & Regulations
- Maintenance Declaration

The link is

www.neighborhoodlink.com

In addition, if you need to contact the board you may do this through the link to Stone Mill at the web site and we will respond to any questions or issues you may have.

Walkarounds:

The board will be conducting these every quarter at minimum and the first of these will be on April 10/07. We will inspect the entire community for any violations and will be informing those cited of the remedial actions required.

Community Meetings:

The board is planning on quarterly meetings so that there will be at minimum 4 per year. The next is planned for June 18/07. We will post this on the web as well as send community cards.

Community Update

- Stone Mill's mandatory annual assessments of \$239.00 were due by January 31, 2007. If you have not paid your assessments, please send this amount plus a \$25.00 late fee to: New Castle County. Assessments not paid in full by May 1, 2007 will result in further action being taken, including additional late penalties and placing a lien against your property. If you are not sure what amount is due, please contact a board member and we will be happy to assist you.
- Rt.7 Widening to continue starting within next 18 months with new entrance to church off of Riversend Dr.
- Vacant land next to church and up to Commerce bank will be utilized for high end retail, condominiums, town homes and park development
- 50 acres of park land will include walking area, community center, picnic and play areas
- Issues at Lexington Green are being addressed by local and federal police with a plan to curtail drug and criminal activity affecting the entire Bear community
- Delaware Emergency Response Plan is being revised to allow for rescue of our pets and for transportation for those without in times of emergencies
- Bear library will now host a police kiosk to increase response time to community issues
- Reminder that the non-emergency number is manned by civilians. If you are not getting "joy" from their response ask to speak to Alfonso Dow, our community officer for this area.
- Councilman Smiley provided us some tips:
 - Use the police tip line on the New Castle county web site to report issues anonymously
 - Continue to call the police with any issues of concern to this community

Community News Community News



A Word about Vandalism

The board has been hearing a great deal about vandalism and lack of respect toward other community members. This is not only unacceptable behavior but ultimately affects all of us as our property values are affected and our maintenance fees continue to increase. Some of the issues we have heard about:

- Continued vandalism of the stockade fence between our community and the plaza
- Graffiti on the parking spaces and on peoples personal property
- Broken windows
- Damage to landscaping
- Trash cans left in front of homes past collection day
- Trash accumulation in certain areas of our community

The board takes vandalism very seriously and to this end we are partnering with law enforcement and county representatives to help curtail this. However, this is also your community responsibility. **REPORT ANY ACTIVITY** you have issue with or are suspicious of to the police immediately.

Important Time Sensitive Information



- **Ryan Homes** has identified a deficiency with a common fire wall between the town homes and the roof assembly that results in a fire hazard. They have voluntarily opted to repair this critical deficiency at **NO COST TO THE HOMEOWNER!** However this has a limited time for action. Ryan homes have already sent out letters to affected homes.
- **ACTION:** Any homeowner who owns a Ryan Built home is urged to contact Ryan Homes Production Manager, Matt Egan, at 302-452-1610 regarding the possible needed repairs to the roof assembly. This is a fire hazard and needs to be addressed by these homeowners ASAP.
- If you do not repair this deficiency you will be obligated by Delaware law to disclose this at time of sale. Failing to do so will hold you liable should a fire occur in the home post your sale.

Stone Mill Board Members



Chandra Rudloff

President

crudloff@verizon.net

Ann Marie DeAngelis,

Vice President

Deb Rowland

Secretary

Bob Curtin

Architectural Review

Treasurer

Still at large and looking-
Anyone interested please
contact any of the board
members



Useful Numbers and Contacts

Dorinda Connor (District 12 State Senator): (302) 577-8714

Melanie George Marshall (District 5 State Rep): (302) 577-8474

George Smiley (District 7 County Councilman): (302) 395-8347

Corporal Alfonso Dow

(Community police officer for this district): Contact through non-emergency number (302) 573-2800

Non-emergency Police (for basketball court noise or dogs barking): (302) 573-2800

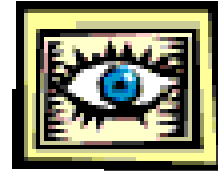
Code Enforcement (for community violations relating to trash high weeds and grass, property maintenance, debris): (302)-395-5555 or www.nccdeldu.org

Trash

We are striving to display a positive appearance throughout our community. Trash bins that remain in sight on the front of homes displays a community with no organized unity! Please remember to remove trash bins out of sight once trash has been emptied each week.



Neighborhood Watch



This has been reactivated. This is a great community organization but at minimum we need 10 volunteers for the training and set up. This is your community! Please come out and support us and yourselves by volunteering to participate. We need additional volunteers to make this a viable tool for protecting our community. Please contact the board with your interest!

Curb Appeal!!



We have all heard about it and we know what rewards any community reaps when we all pay attention to it!

- For a homeowner planning to sell it distinguishes you from other homes for sale in your area and can get you top \$\$\$!
- For the community, it makes a statement about the people who live there and the care they have for their surroundings!
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With the sudden arrival of spring our area has experienced some heavy rains and wind gusts. While this has done wonders for our flowers it has also caused rapid growth of our lawns and the winds have caused some destruction to the siding of some homes.

A gentle reminder: Curb appeal is everyone's responsibility! If your lawn has that shag rug look, please give it a once over with a mower. If your home has siding torn down, please repair this ASAP. If you fail to take ownership of these matters, the board will do it for you by having Code Enforcement come out and take care of the situation **AT YOUR COST.**