



STONE MILL

MAINTENANCE CORPORATION

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Chandra J. Rudloff, President
Debra Rowland, Vice President
Tony Pennella, Treasurer
Robert Curtin, Architectural Review
Tony Williams, Architectural Review
Secretary - Open

Minutes of Community Meeting

Held on

September 26, 2007 at 6:30 p.m.
Bear Library

Attendees:

Chandra J. Rudloff, President
Anne Marie DeAngelis, Vice President
Debra Rowland, Secretary
Tony Williams, Architectural Review
Tony Pennella, Treasurer (nominated for 2008)
George Smiley, Councilman Seventh District
19 Stone Mill Community Homeowners

I. Opening Remarks/Board Introduction:

Chandra introduced the SMMC Board members present. Handouts distributed to the community included our meeting agenda, 2008 voting ballot, 2007 budget actual, and 2008 proposed budget.

II. 2008 Board Member Candidates:

Community members handed in 19 voting ballots with agreement to all board nominees for 2008. The 2007 board members will continue for 2008. Tony Pennella was voted in as Treasurer for 2008 and has accepted the nomination. Tony was welcomed to the board.

III. 2008 Budget:

The 2007 actual budget was reviewed in detail with the community. The 2007 budget actual was compared in discussion to the 2008 budget increases. Explanations were provided to the community by the board on each increase proposed.

Annual assessments collected for 2007 of 78.54% was discussed in comparison to the 2008 proposal to collect 90% assessments. The board explained how the legal actions currently in place to collect on delinquent assessments are being enforced.

Other reasons explained for the 2008 increase was pricing increases for snow removal, landscaping, waste removal, attorney fees, fencing, community mailings, and park upgrades.

The board introduced and reviewed New Castle County's new assessment billing program. The program will move all maintenance corporations to a March annual billing schedule by prorating 2008 assessment fees because Stone Mill assessment bills are mailed in December and the new billing system will not begin until January 2008, Stone Mill billing will not change until next year when each resident will receive prorated bill for 3 months and then the remaining bill for an entire year beginning in March. All bills and late notices will be mailed directly to each homeowner from New Castle County. All check payments will need to be made payable to New Castle County and are no longer made payable to the Stone Mill Maintenance Corporation.

The voting ballots included the question on *yes or no* for community agreement of the proposed 2008 budget. 17 ballots reflect a *yes* to the community's agreement with the 2008 proposed budget.

IV. Block Watch, Community Concerns & Solutions:

A block watch committee has been formed in the community and more volunteers are needed. The board plans to set up another training session to add more volunteers in October.

The board informed the community that portable basketball hoops are restricted on streets, sidewalks, or driveways within the stone mill community. Actions have been taken to enforce the community rules. Basketball activity is no longer available in the park area and there are plans in the future to have the basketball poles removed. The board explained the issues on safety, prior complaints, and problems the activity of basketball has caused the community as a whole.

The split-rail fence located at the stone mill entrance is being removed on one side for replacement of more attractive shrubs and/or flowers. The installation of new trash receptacles at light posts on Carvel was mentioned. The community was asked to be more aware of litter throughout the community (perhaps by children waiting for school bus pickups); and that help is welcome for picking up litter from nearby open spaces on or around trash pick up schedules.

A parking issue is a concern of the community. The board has asked the community homeowners be considerate of their neighbors and park in garages, driveways, and open spaces to alleviate blocking others from being able to move out of their driveways. Continued issues will need to be addressed as a police matter since the board can only address maintenance issues.

V. Open Discussion:

There was open discussion of the above items throughout the meeting.

Councilman Smiley responded to issues involving signs knocked over and stated he would follow up with DelDot; as well as request them to come out & survey SM development.

Excellent feedback from community residents was provided to the board. Some of the items discussed /suggested:

- consider installation of alarm systems
- more volunteers for block watch needed
- Children / parent meetings
- Organize a civic committee
- Other/new vendors for trash pick up & snow removal
- Offer the optional payment plans for assessments – automatic deduction, and/or establish alternate payment plans
- Residents not paying assessment fees – turn them over to a collections agency
- New signs in the community “please do not litter” and “Children at Play”

The meeting ended at 8:45 pm. The board extends their thanks to all participants and the community residents for their continued efforts and hard work in the Stone Mill Community!

The next community meeting is scheduled for Thursday, December 6, 2007 at 6:30 PM (Location to be determined). Please plan to attend!

Minutes Prepared by Secretary on 10/12/2007