

OAKWOOD MAINTENANCE CORPORATION
June 2008 NEWSLETTER

2008 Officers

President	Neal Sobocinski	834-5213
Vice President	John Samis	832-1898
Treasurer	Carol Bailey	834-9063
Secretary	Beth Monsell	834-6906

Newsletter Editor	Renée Kozlowski	392-3120	Oakwood_Newsletter@comcast.net
Architecture Approver			

County Contact Numbers

State Senator: Dorri Connor	Dorinda.Connor@state.de.us	577-8714
Congress Representative		
Council Representative: William Powers		395-8346
Street sign problems		326-4592 or 894-6300
Animals in Residential Areas Critter Control		981-5603
Police, Fire & EMS		911
Code Enforcement		395-5555
Land Use (includes permit/licensing, zoning & assessments)		395-5400
Policy General Information		395-8171
Policy Non-emergency		573-2800
Special Services (includes parks and sewer)		395-5700
Treasury (includes tax/sewer bills)		323-2600
Street light outage		454-0300
Basketball Nets in Street DelDOT		326-4679
Dead animals in Roadway DelDOT		323-4477
Mosquito Control		836-2555
National DO NOT CALL registry (only good for 5 years... call every 5 years)		1-888-382-1222

Helpful Websites

New Castle County	http://www.nccde.org/default/home/webpage1.asp
New Castle County Finances and Budget	http://www.co.new-castle.de.us/countyfinances/home/fileuploads/images/fy2008cabs/fy2008%20comprehensive%20annual%20budget%20summary%20smaller.pdf
National DO NOT CALL registry	Http://www.donotcall.gov
New Castle County Code	http://www.co.new-castle.de.us/landuse/home/webpage2.asp

**Oakwood Maintenance Corporation
Statement for the Fiscal Year End March 31, 2008**

Cash on Hand **\$13,243.4**

Expenditures

Delmarva	\$429.05
Snow Removal	\$425.00
L&F Nursery (Landscaping Maintenance)	\$1,750.00
True Green (Lawn Treatment)	\$1,177.00
Curb Appeal (Grass Cutting)	\$6,420.00
Nationwide Insurance	\$1,148.00
P.O. Box Fee	\$52.00
State & Franchise Fee's	\$120.00
Misc - Stamps & Supplies	\$201.98
Misc Monthly Bank Fee's	\$201.55

Total Expenditures **\$11,924.5**

Collections

Expected Early Payment Due's this fiscal year.
\$125.00 x 108 = \$13,500.00

Total Amount Collected For This Fiscal Year 4/1/2007 thru 3/31/2008 **\$9,180.00**

Delinquent Balances

16 homeowners 1year past due \$150.00 plus \$15.00 late fee (\$165.00)	\$2,640.00
7 of the 16 homeowners are more that 1 yr past due	\$2,047.40
	\$4,687.40

The Oakwood Maintenance Corporation would like to take this opportunity to thank the following homeowners who have paid their 2008 annual assessment in full as of payments received May 31, 2008. Your prompt payment and keeping your account up to date saves the community unnecessary expenses.

Lot Number	Address	Lot Number	Address
1	5 Danstone Drive	59	103 Hannum Drive
2	3 Danstone Drive	60	105 Hannum Drive
4	112 Hannum Drive	63	111 Hannum Drive
5	114 Hannum Drive	65	115 Hannum Drive
6	116 Hannum Drive	66	117 Hannum Drive
9	122 Hannum Drive	70	125 Hannum Drive
12	45 E Moyer Drive	71	36 E Moyer Drive
14	41 E Moyer Drive	72	34 E Moyer Drive
20	29 E Moyer Drive	77	12 Oakwood Blvd
21	27 E Moyer Drive	78	10 Oakwood Blvd
23	23 E Moyer Drive	79	8 Oakwood Blvd
24	21 E Moyer Drive	80	6 Oakwood Blvd
25	19 E Moyer Drive	81	4 Oakwood Blvd
27	101 Lewis Court	83	5 Oakwood Blvd
28	103 Lewis Court	84	7 Oakwood Blvd
29	105 Lewis Court	85	9 Oakwood Blvd
30	107 Lewis Court	86	11 Oakwood Blvd
31	109 Lewis Court	87	13 Oakwood Blvd
32	108 Lewis Court	88	15 Oakwood Blvd
33	106 Lewis Court	89	17 Oakwood Blvd
35	102 Lewis Court	90	30 E Moyer Drive
36	13 E Moyer Drive	92	212 Mangum Drive
37	11 E Moyer Drive	93	210 Mangum Drive
38	9 E Moyer Drive	94	208 Mangum Drive
39	7 E Moyer Drive	95	206 Mangum Drive
41	203 W Moyer Drive	96	204 Mangum Drive
42	205 W Moyer Drive	98	6 E Moyer Drive
43	207 W Moyer Drive	100	10 E Moyer Drive
44	209 W Moyer Drive	102	205 Mangum Drive
46	218 W Moyer Drive	103	207 Mangum Drive
47	216 W Moyer Drive	104	209 Mangum Drive
48	214 W Moyer Drive	105	211 Mangum Drive
50	210 W Moyer Drive	106	18 E Moyer Drive
51	208 W Moyer Drive	107	16 E Moyer Drive
52	102 Hannum Drive	108	14 E Moyer Drive
53	104 Hannum Drive		
55	4 Danstone Drive		
56	200 W Moyer Drive		
57	202 W Moyer Drive		
58	204 W Moyer Drive		

OUR MISSION

The purpose of this newsletter is to improve the quality of our community by improving its appearance and bringing the community closer together by sharing information and keeping everyone informed. Everyone wants to take pride in their community and it's time that we get together to achieve that goal. Remember, this is the Oakwood Newsletter and YOU are part of the community of Oakwood. We hope that this newsletter will be beneficial and informative to everyone.

EMAIL CHAIN

This is something else that we have tried to get started. With technology, email may be the best way to communicate. If you would like to submit your email to me, please do and I won't share it with anyone else. The way the chain would work, is that neighbors could report issues to me and I would email the community. The types of issues could be stuff like theft, vandalism, break in houses, deaths in the neighborhood, mail theft, I have an ant problem, my house is being treated for termites, etc. If I have your email, I can also email you this newsletter and save us on postage and printing costs.

Just a note to everyone, we had mail theft last December. The post office recommends not putting outgoing mail in your mailbox. Take it to the post office. The steal your mail, get your credit card numbers, and counterfeit your checks. Raccoons have been seen in the neighborhood. Watch your dogs when they are in the yard unattended.



DID YOU KNOW?

Many of us have watched the geese in the front pond over the past few years. If you ever wonder if the eggs ever hatched and what happened to the chicks, this story from Birds & Blooms Extra will help explain. As an FYI, the geese out front had 6 chicks, and the family only stayed around for about 2 days and then they took off!

Excerpt from the May 2008 issue of Birds & Blooms Extra

Most baby birds remain in their nest for a couple weeks or even a couple of months after they hatch. But a few bird babies leave their nest as soon as they dry off after hatching. Most of the fowl chicks, like turkeys, pheasants and quail, leave the nest within hours after hatching. The same is true among ducks, geese, swans, and cranes. After a long incubation period of nearly a month, the eggs all hatch on the same day. That's because the mother waits until all her eggs are laid before she starts to incubate them. If they hatch late in the day, the mother may keep them in the nest until early the next morning. Chicks that leave their nests shortly after hatching generally do not need to be fed by their parents. They are so advanced in development that they know to eat insects and vegetable matter on their own. Yet, they stay very close to Mom or Dad for protection, warmth, and training. Most chicks that leave the nest right away can run and hide immediately. Ducklings can even swim upon hatching. But one thing that all these advanced chicks can't do is fly until about 90 days after hatching. (I've also read previously that the same geese return to the same spot every year for nesting.)

MAKE SURE THAT YOUR MAILBOX MEETS STATE STANDARDS

Most of the subdivision streets have public Right-of-Way 5-feet to 10-feet behind the paved roadway. Even though all property owners maintain this right-of-way as part of their yard as required by the county regulation and also for aesthetics, all of the mailboxes are within this right-of-way, behind the curb or at the edge of the roadway.

Yes, there are mailboxes springing up throughout the state that are not in compliance with state law. According to Delaware's mailbox regulations contained in the "Standards and Regulations for Access to State Highways" manual, there are some mailboxes that are illegal. Following is an excerpt from the manual explaining what is and is not legal:

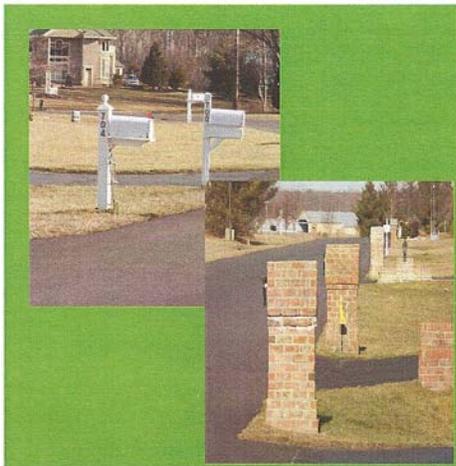
- No mailbox ... will be allowed to exist on the highway rights-of-way if it interferes with the safety of the traveling public or the function, maintenance or operation of the highway system. The phrase " ... interferes with the safety of the traveling public or the function, maintenance or operation of the highway system," refers to the idea that a mailbox and its supporting post, if struck by a vehicle, should break off, minimizing the potential for severe damage to the vehicle and its occupants. Mailboxes encased in bricks, or otherwise "toughened," may serve the desire of their owners, but could result in needlessly severe injuries or fatalities in accidents.
- Mailboxes shall be of light sheet metal or plastic construction.
- A single 4-inch x 4- inch (square) or 4 1/2-inch diameter (round) wooden post, or metal post with a strength no greater than a 2-inch diameter standard-strength steel pipe, and embedded no more than 24inches into the ground, will be acceptable as a mailbox support.
- Mailbox supports shall not be set in concrete.
- Any mailbox that is found to violate the intent of this regulation shall be removed by the postal patron upon written notification by DelDOT.

The majority of the developers and builders are aware of these requirements and the Department of Transportation has been relying on the developers to properly inform the property owners of them.

Also, any damages to Del DOT snow removal equipment or any other State-owned property will be assumed by the owner of the non-conforming mailbox. By contrast, if Del DOT accidentally damages a conforming mailbox, the owner will be compensated for damages.

Before accepting subdivision streets into the State's maintenance system, property owners with brick or other non-conforming mailboxes will be notified that these mailboxes are not legal and to remove them as soon as possible. In addition, developments seeking acceptance for State maintenance by DelDOT will not be accepted unless all mailboxes in the community are in compliance with State regulations.

The "Standards and Regulations for Access to State Highways" manual, also known as the "Entrance Manual," can be found in its entirety on DelDOT's Web site, www.deldot.gov. From the Home page click on *Publications and Forms*; the manual can be found under the heading *Manuals*.



The above left picture is in compliance.

The bottom right picture is non-compliance

UPCOMING TOPICS AND NEWS

- The community will hold officer elections in the February 2009. Look for more information regarding which positions will be up for election. Get ready to volunteer if your interested in a position.
- A Welcome Letter process for new neighbors including deed restrictions.
- Our next meeting will be in September. Further information will be distributed in late August.

New Turn of the Century Street Lights will be installed in the entrance roads. We would like to install these throughout the neighborhood. This will cause a small increase in your property tax line item for electric. The process will be done in two stages. Phase 1 would be the replacement of the lights on the entrance roads. Phase 2 would be the replacement of all the lights in the community. Any objections to this upgrade should be submitted in writing to the President by August 31, 2008. An in-depth description of the lights can be found in a presentation from 2006 at www.co.new-castle.de.us/countyfinances/home/fileuploads/images/street%20light%20presentation_2.pps

- PLEASE DO NOT PUT GRASS CLIPPINGS in the storm drains. This will cause a clotting of which the Corporation YOU will end up paying to be fixed. This means even higher yearly Maintenance Fees. This issue was brought up by the board at our May 29th meeting.
- **Check it out! OAKWOOD WEBSITE**
<http://www.neighborhoodlink.com/bear/omc/>

IN CLOSING.....

One final tip for this quarter. With the rising prices of gas and everything else, try entertaining yourself in your own backyard. Put up a bird feeder and watch the birds flock. If you really get into it, buy a pair of binoculars and a bird book of the North East. The kids will love watching and trying to identify the birds. We have several types of feeders. We have cardinals, titmouse, blue jays, black-capped chickadees, Sharp-shinned Hawks, Downy woodpeckers, Red-bellied Woodpeckers, hummingbirds, robins, sparrows, Eastern Towhees, finches, gold finches, morning doves and much more. These are just some of the birds that I've seen in my backyard. Of course, I'd like not to see a blue heron and so would my fish!

Let's try to work together to keep our neighborhood clean, beautiful, and friendly. Try not to litter in our home. Pick up the phone books and other advertisements on your curbs. Also, was your newsletter addressed to "Resident" or some other name that you've never heard of? Contact us and let us know your name.

Until next quarter, may you all be happy and healthy and enjoying every minute of life!