

**CHADDWYCK MAINTENANCE CORPORATION**  
**P. O. Box 11704    Wilmington, DE 19850-1704**

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General Meeting Minutes  
5/15/2005  
Bear Library

Officers in Attendance: Ed Burnley, Charles Harris, David Kochenberger, Maritza Harris and Karen Lombardo.

16 homes were represented from our community.

President Ed Burnley called the meeting to order at 6:35 P.M.

Ed Burnley introduced himself and the elected Board for 2005 to those present.

Reading of the minutes dated 2/20/2005 was read by Secretary, Karen Lombardo. These minutes were approved.

Charles Harris – VP Architectural Committee.

- Mr. Harris introduced himself to those present and asks that we stop and talk to him/neighbors if we are out in the community we should stop by and talk.
- Mr. Harris presented a small memo to all in attendance it states:
- “ Please remember that our deed restrictions are in place to support your efforts. The property values of our community are at risk when we do not adhere to these restrictions. A few things where your help will be appreciated:
  - When you see new construction by a neighbor, check with them to see if they are aware of County permit and architectural committee approval requirements.
  - Remind folks that basketball courts should be 48 hours on the driveway and then 48 hours Inside or off the driveway.
  - Tell those riding mini-motorcycles that the police can ticket them.
- We are all in this together. No one is out to get anyone else. This is our community.
- If you would like to help with any architectural issues, please let us know. If you have any concerns we will try to respond as soon as possible.”
- Mrs. Ruth Hall asked that if one is not comfortable addressing a neighbor re building/deed restriction violations, etc. One could let Charles know and he will be in touch with the property owner.
- Mr. Harris noted that he would be sending notices of violations to homeowners.

Ed Burnley then explained the new E-mail addresses and web site. All questions/complaints must be in writing with a signature. Any mail sent anonymously will not be addressed.

Valerie Longhust – new State Rep since 11/2/2004.

- Thanked community for support in her election.
- Lives in Emerald Ridge.
- Moved to Delaware 12 years ago; 2 children and married.
- Got involved in politics for personal reasons.
- Has been very active since took office. She has been visiting schools; touring districts and has been riding with NCCo police. Works with Del Dot.
- States that she is here for our community.

David Kochenberger – VP Grounds

- Bids on pond cleaning are being obtained. Also, finishing snow removal reimbursement.
- Dogs – Please use common courtesy. Leashes and cleaning up after your dog.

- Motorized Scooters – noticed in the evening hours; please be aware of these. They are difficult to see due to being so low to the ground.
- Outside parties – please be respectful of the noise after dark. Many people in our community work other shifts than the normal 9 A.M. – 5 P.M.
- Calvin Wilson from Fresh Cutt’s Landscaping was introduced to the community. Mr. Wilson is our grass cutter for this season. He is also a resident of our community. Mr. Wilson remarked that a “baseball diamond” has been cut into our open space. This could be a concern in the future if we go through a dry summer.
- Mr. Simmons; 11 E. Sussex asked re: weeds are getting out of control in our open space, has this area been fertilized? Ed Burnley answered we are addressing this issue at the current time.
  - Mr. Wilson stated that he recommended fertilization should have been done in Jan/Feb 2005.
  - Maritza Harris asked Mr. Wilson to please submit a proposal for fertilizing for this season.
  - Ed Burnley stated it was his fault & we are going to correct this.
  - Calvin Wilson asks for “free will” within the budget to do fertilizing.

Maritza Harris – Treasurer

Mrs. Harris presented her report for January, February, March and April 2005. Report has a breakdown of all checks that were written and voided.

- Checking account balance as of 3/31/05 \$38,452.61
- Statement balance as of 4/30/05 \$43,142.74.

Ed Burnley and Maritza Harris are meeting with the attorney re: 2003 delinquent dues.

- Clarification of “judgment” and what that exactly means.

Maritza keeps an eye on what homes in the community are for sale. If dues are outstanding or not she contacts the Realtor directly.

Carolyn Haag; New Castle County Representative.

- 83% of homeowners are paid for the year 2005.
- Certified letters to delinquent homeowners were sent out.
- Ms. Haag gave the lines and grades reports; there are no open complaints.
- Tree issue – Ms. Haag is trying to get the developer back to the community to replace trees. She has now turned everything over to the Assistant Manager of Land Use. 1 bond is still being held against the developer.
- 1 year ago Ms. Haag and forestry went out to our community in reference to the tree issue. Ms. Haag states that forestry hasn’t given her an acceptable letter to go to the developer with.
- Drainage issue
  - Area around ponds is not sloped correctly for drainage.
- It was noted that there are now “sink holes” developing in the open space along Chaddwyck Blvd towards Federal Lane.
- Playground – Ms. Haag has sent a certified letter to the developer re warranty on the equipment.
- Ms. Haag also stated that the community is responsible for keeping the ponds clean.

Matt Denn – Insurance Commissioner

- Newly elected official.
- Wants to keep rates under control & consumer oriented.
- Going after no insurance car owners. Being aggressive on auto insurance fraud.
- Health insurance concerns.
- \*Wants to get costs down; as of November 2005 medical insurance carriers will only be allowed to ask for medical information once.
- \*Medical malpractice – trying to get rates down by bringing more carriers to the state.
- \*Has hired a manager of the consumer affairs department – never had one before.
- \*2 bills that are being introduced
  - #1 Homeowners insurance – in the state of Delaware if you put in 1 claim your insurance carrier can drop you at re-newal time because of that claim. Also, in the state of Delaware the insurance

carrier can report the homeowner to a National Insurance Reporter. He is trying to get a bill passed saying that an insurance carrier cannot drop a customer after 1 claim.

- #2 – Credit Scoring Bill - in the state of Delaware insurance companies can use your credit score to determine your rates. He would like to stop this.

Senator Dori Connor spoke re:

- Credit score bill affects only 30% of people.
- Basketball poles
- \* Homeowners can call Del Dot to come and remove them if they are in the street. There is a \$25.00 re-current fee for re-peat offenders of the basketball court regulations.
- Federal School Lane & Chaddwyck Blvd – street fix was done in November. We are still awaiting the fix of the sidewalk.
- DO NOT CALL registry #1-888-382-1222; good for 5 years. You must call from every line in your home. Can be used for cell phones also.
- Red light cameras are here. It is a \$75.00 fine with no points; & no report to your insurance company.
- 3-tired diploma is gone.
- Teenage drivers
- \*11 teenage driving deaths sine November 2004.
- \*The legislature is considering raising the age. If the age is raised there is concern with how the kids will get driver's Ed in high school.
- \*William Penn High driver ed. teacher has won a National award for his course this year.
- ATV's/motor scooters
- \*You must be a licensed driver to use these with proper equipment. Parent's can be fined for letting children ride without license.

Ed Burnley

- Thanks to all who came out to support the community at this meeting.
- Community clean up is scheduled for May 21, 2005. Gloves and bags will be provided.
- Community yard sale June 4, 2005 starting at 8:00 A.M.
- Web site is up and working thanks to Tasha Burnley.
- Ed also introduced Sid Hill of 9 Surrey Drive. He is taking over the community watch from Ed. If anyone is interested in becoming a member please contact any Board member or Mr. Hill directly.

Open Forum

- Mr. Simmons of 11 E. Sussex concerned with
- \*New trees that were planted in the fall of 2004 are already dying. These trees are under warranty and the Board has decided to hold off on re-planting these due to the dry conditions of this spring. The Board is hoping to be able to re-place them in the fall 2005.
- \*Ed also reminded the community that we are actively working with the county and forestry on the drainage problems off our community which in turn coincides with replacing the dead trees.
  
- Rich Matthews of 18 W. Lexton stated:
- Neighbors please pick up trash around our community and are mindful of when putting out trash for pick up animals can get into it and make a mess.
- Requested a water pump for the drainage "ponds."
- 3 young children were in our development riding dirt bikes and doing wheelies through the community. This could be a very dangerous situation. If anyone knows who this was please speak to an adult about it or contact New Castle County Police.
  
- Geraldine Williams Chaddwyck Blvd.  
Concern over the dead trees – Ed Burnley again stated that we are working on this.

Meeting adjourned at 8:35 P.M.

Respectfully submitted by Karen Lombardo; Secretary Chaddwyck Maintenance Corporation.

