



COLTON MEADOW NEWS

ColtonMeadowHA@msn.com

Volume 16

January 2004

PO BOX 103,
ST. GEORGES, DE
19733-0103

*Happy Holidays and Best Wishes
for the New Year!*

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GENERAL MEMBERSHIP MEETING TO BE HELD AT DELAWARE CITY FIRE HALL ON WEDNESDAY, JANUARY 21ST

The Colton Meadow Homeowner's
Association Meeting is scheduled:
DATE: WED. JAN. 21, 2004
TIME: 7:30 PM
PLACE: DELAWARE CITY FIRE CO. HALL
150 CLINTON ST. DEL. CITY

Make a right onto Cox Neck Road, and follow Cox Neck Road into Del. City. At the traffic light, proceed straight for 3 blocks, the Firehouse is on your left. Parking is available in the lot or on the side streets.

All residents of Colton Meadow are cordially invited and urged to attend this meeting.

The Agenda for this meeting will include:

1. Approval of the minutes from the September 17, 2003 meeting.
2. Old Business:
 - Committee Reports
 - Open Space Reforestation Approval
 - Storm Water Management Facility Improvement Grant
 - Front Entrance Sign Final Proposal and Approval
3. New Business:
 - Snow Plowing Contract
 - Deed Restriction Enforcement
 - Budget Ideas for 2004-2005 Budget

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**** REMINDER ****

Please remember to remove your vehicles from the street during snowfall and other winter weather events. This will assist the contractor in plowing/salting and keep your vehicle from being blocked with snow.

DEED RESTRICTION REMINDERS

Paragraph 6: No mobile home, bus, house car, motor home, camper, trailer, commercial vehicle, airplane, boat, unlicensed motor vehicle, snowmobile or other specialized recreational vehicle, or any inoperative vehicle shall be placed, used, operated maintained or stored on any Lot or any other part of the Community, nor parked on any street within the Community, except for such time as is necessary to load or unload same, or pickup or discharge passengers therefrom.

DEED RESTRICTIONS ARE ENFORCED UNDER THE DECLARATION OF COVENANTS AND THE POLICY ESTABLISHED AND APPROVED BY THE GENERAL MEMBERSHIP IN JUNE OF 2000. THE DEED RESTRICTION ENFORCEMENT COMMITTEE WILL BE MEETING TO ESTABLISH PENALTY CRITERIA AND INTERPRETATIONS. IF YOU ARE INTERESTED, PLEASE CONTACT JEANINE DAVIDSON-WALKER AT 832-2353.

Minutes from Sept. 17th, 2003 Meeting

Meeting was called to order at 7:40 p.m.

David Carter, Director of Coastal Programs, State of Delaware, gave a presentation explaining the benefits of reforesting portions of open space in the community. Following his presentation, a vote was taken and the residents present voted to proceed with reforesting the open space. The state offers a 75/25 cost share for this program and the community is credited for inkind service from our residents. Most communities that have undertaken this project cover the 25% with their volunteerism. Please contact the Board if you know of any groups that would like to volunteer their services on planting day, i.e. Boy Scouts or Girl Scouts. We will notify the community as soon as a planting day is determined.

Dave Carpenter updated the group on the progress of the new entrance sign. The designer has not been able to get a mason to look at the front sign. Dave Carpenter has contacted someone to come out and give us a quote.

Need volunteers to participate in the Storm Water Management Committee. Please contact Janis Beldowicz or Dave Carpenter if interested.

The Cousin Family was welcomed to the development.

It was brought to our attention that the Pool Clarification was not printed correctly in the September newsletter. The article will be reprinted in the March newsletter.

Ed Henry and Greg Yazidjian were reelected to the Board of Directors. There is still one seat open. If interested, please contact Dave Carpenter.

2003-2004 Assessment Update

Four homeowners have not paid their Assessment, and we have filed in JP Court. Next year, the association will file in July. Filing will be accomplished after two statements have been sent. Also, the fine will be increased this year and those who don't pay will be listed in the newsletter.

Snow Removal Update

Maximum Painting and General Services has been awarded the snow removal contract. It is a three year contract at the same price. They have placed "orange sticks" around the development to assist in preventing damage to the lawn when plowing and to assist with identifying the drains.

Storm Water Management Update

New Castle Conservation District Cost-Share Program has offered Colton Meadow a 75/25% cost share grant for improvements to our storm water management facility. The estimated total for improvements for 2004 is \$15,800. The Conservation District would cover \$11,850 and the State of Delaware has offered \$2,000 towards the communities' \$3,950 balance. \$1,950 would be the communities' responsibility along with a monthly charge for electric. Services for the facility would be through Envirotech Consulting Inc. located in Rehoboth Beach. Their services for 2004 would include twice monthly maintenance for the entire year, cleanup of much of the existing algae and debris, algaecide treatments to control algae growth and installation of an air diffuser with four heads situated throughout the pond to add oxygen to the water. Additionally, they will treat and remove invasive species of plant growth surrounding the pond.

The Grant would cover much of the expenses for the year 2004. The terms of the Grant mandate that Colton Meadow commit to maintaining the condition of the pond beginning in 2005 for a period of ten years. We would be free to get competitive bids for maintenance from other companies in order to keep our costs as low as possible.

There will be a vote at the January 21 meeting regarding the acceptance or rejection of this Grant. If any resident has a specific question regarding this issue, please contact Janis Belowicz at JIMJAN4748@aol.com.

Colton Meadow Board of Directors:

President: Dave Carpenter, Jr. (term ends 2004)
Vice President/Treasurer: Ed Henry (term ends 2005)
Director: Greg Yazidjian (term ends 2005)
Director: Jeanine Davidson-Walker (term ends 2004)

Remember, if you have any suggestions please feel free to contact us through e-mail, or the PO Box and we will place you in contact with the chairperson of the committee or the director that is overseeing that particular area of association business.

Colton Meadow Committees:

Snow Removal/Lawn Care: Dave Carpenter, Jr., Ed Henry, Greg Yazidjian, Jeanine Davidson-Walker

Deed Restriction: Jeanine Davidson-Walker, Malcolm Walker, Greg Yazidjian, Kimm Jensen, Jim Campbell

Budget: Ed Henry

Storm Water Management Facility: Janis Beldowicz

Open Space/Park Preservation: Greg Yazidjian, Ed Henry, Kimm Jensen

Newsletter: Kimm Jensen

Yard Sale: Kimm Jensen, Stephanie Seiverd

Open Space Clean-Up: Chris Rue

Welcome: Jeanine Davidson-Walker, Kimm Jensen

We'd love to have additional homeowners volunteer to help out on a committee. If you wish to participate, please contact a member of the Board of Directors. Thanks!!!

Colton Meadow Homeowners Association
PO Box 103
St. Georges, DE 19733-0103