

Colton Meadow News

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

Volume 19

ColtonMeadowHA@msn.com

September 2004

GENERAL MEMBERSHIP MEETING TO BE HELD AT DELAWARE CITY FIRE HALL ON WEDNESDAY, SEPTEMBER 22nd

The Colton Meadow Homeowner's Association Meeting is scheduled:

DATE: WED. SEPT. 22nd, 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 June 16, 2004 meeting.
2. Old Business:
 - Committee Reports
3. New Business:
 - Lawn Care
 - Deed Restriction Enforcement
4. Good of the Association

NOTE: The September meeting will be held on the
second floor of the fire hall.

Back to School...

Please remember that school is back in session. Please obey the posted speed limit in the development. Watch for kids crossing streets.



Minutes from June 16th, 2004 Meeting

No quorum for official business. Minutes from March 17, 2004 meeting were approved as written in the newsletter.

Dave Carter from reforestation was not able to make the meeting.

Old Business

Open Space:

- Delay with the front sign. Contractor will not make sign out of our dimensions (too small). Will most-likely get with cement overlay and metal letters. Electric will be postponed until new sign is installed.
- Greg thanked all who helped with the new green signs. Installed new park sign and cleaned up playground area. In the future we will look for a sign set. Trashcan will be installed soon.
- Need surveyor to come out for installation of fence between Colton Meadow and St. Georges Heights. Asked for survey recommendations from residents.
- Planting Day a success. Kimm Jensen thanked the Scout groups for their participation.
- Additional plantings should be done in the fall of 2004 per DENREC recommendation. Planting all season grasses by swales to hold land together and catch nutrient run-off. Two places to get funding—conservation society 75/25 share and David Carter 50/50 cost share (what we used for planting day).
- Colton Meadow Board was contacted for reforestation film and looking for information regarding how our planting was done. Looking forward to premier!!!
- Storm Management looks great. You can see bottom and fish is plentiful (although eating is not recommended). Diffusers are running 24/7. Will cut off around January when pond freezes.

Other:

- Second bills with assessment were recently mailed.
- Yard sale was a big success. Would like to have one in October, if someone volunteers to coordinate. If interested, please contact the Board.

New Business

- Park clean-up already completed by Greg. Will have another one in the fall.
- Looking for land use representation from community. See Dave if interested.
- Reforestation—Dave Carter to come and make presentation on Phase II.
- Requests for lawn care bid committee. Dave has already received a few bids. Want a contractor who can take care of open space, maintaining higher grass in swales. Also include front area upkeep in proposal requests. Anyone interested in being on committee contact Dave or Greg.
- Countryside Nursery has expressed interest in submitting a bid for the storm water management maintenance. Janis will contact Ms. Hardisty regarding suggested maintenance of the facility.
- Open burning—only burn trees and shrubs in yard from 8-4, Monday—Sunday, except June 1—September 1—not burning allowed. Should have a 50ft safe area around burnings and should be continually monitored. Maximum fine for unregulated fire is \$75.
- PremCur will follow Motiva's environmental regulations regarding clean-air. They already have 3 emission issues. Willard will continue to keep the community updated
- Welcome new residents, Tony and Darlene Ferrera—18 Crestpoint.



DEED RESTRICTION REMINDER

In June of 2000, the Board of Directors issued an Off-Highway Vehicle policy for the Open Space areas. That policy was further improved April 27, 2001 to address complaints and to continue to allow for the safe and courteous utilization of the open space for the entire community. The current policy follows:

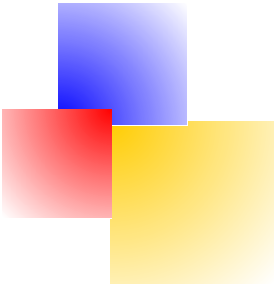
OFF HIGHWAY VEHICLE POLICY

SECTION 1.

- A. The Board of Directors resolves that the Open Space is for the recreation of the **residents** of Colton Meadow. According to the State of Delaware Laws, Title 21, covering Motor Vehicles, the Residents have our permission to utilize the Open Space for Off Highway Vehicle (OHV) use **ONLY** in accordance with the Title 21 Laws that apply to OHV's, and as long as no one causes any disturbance to the peace of the community and/or disturbance of damages the property, and to only operate in a safe manner wearing proper protective equipment.
- B. If the Homeowner's Association receives any complaints from the community, or witnesses any actions in violation of the Delaware Code or this policy, the privilege and permission of this use will be enforced under Section 2 of the OHV POLICY.
- C. **Authorized Hours of Operation:** 8:30 AM to Dusk, except during the hours of 4:30 PM to 6:30 PM.
- D. **Authorized Area for Riding:** Riding is at your own risk. No closer than 100 feet to any homeowner property, and no riding through drainage swales. Per State Law, no riding on paved roads.
- E. **Exclusion to Riding:** No Riding after Heavy Rains or Extended Periods of Rain, or other precipitation that causes the ground to be saturated and soft.

SECTION 2.

- A. **First Violation of Section 1:** Verbal warning by a Board of Director of Deed Restriction Committee Member. Documentation will be forwarded to the Board through the Deed Restriction Violation form.
- B. **Second Violation of Section 1:** A certified letter sent to the homeowner, or the homeowner responsible for the rider, restricting the privilege of riding for a period of:
 - 1. 60 days from the date of infraction for the first complaint by a homeowner or violation of Section 1, paragraphs A, C, or D.
 - 2. 120 days from the date of infraction for the second complaint by a homeowner or violation of Section 1, paragraph E or any Delaware State Law pertaining to Off Highway Vehicles.
- C. **Third Violation of Section 1:** A certified letter sent to the homeowner, or the homeowner responsible for the rider, issuing a seventy-five dollar (\$75.00) special assessment to the homeowner, made payable to the Colton Meadow Homeowner's Association.



REMI NDER...

Per the deed restrictions, inflatable pools were to be deflated and placed out of view by Labor Day. Thank you for complying with this restriction.

Spring Yard Sale Coordination

Lawn Care Proposal Committee

If interested, please contact the Board of Directors.

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