



Colton Meadow News

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contact@coltonmeadow.org
www.coltonmeadow.org

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September 2007

Front Entrance Sign Update

The sign was taken down for repairs on Friday, August 10th. There were several delays with the removal of the sign due to scheduling conflicts with the sign company. We were given a 6-8 week time frame for the creation of the new sign.

Letter from the President

Dear Neighbors:

I am pleased and excited to introduce myself as your new Home Owners Association President. I have lived in the neighborhood for 9 years, and now am fortunate enough to be able to volunteer some of my time to our community. I hope to bring a sense of community to our neighborhood through communication and volunteerism.

Dave Carpenter has volunteered to stay on as a valuable member of the Board by continuing with his responsibility as Treasurer. Greg Yazidjian will continue his service as Vice President. I would also like to welcome some new members to the Board:

- Dawn Yannuzzi - Secretary, and Deed Restriction and Yard Sale Committees
- Debbie Atkinson - Director, and Newsletter and Website Committees

There are still many open committee positions. Please contact any Board member to get more information if you are interested.

Additionally, please visit our web page at www.coltonmeadow.org. Make it your home page and register to receive community news updates.

Finally, I invite your input on behalf of the neighborhood, but especially ask your patience as we settle in with a new group of volunteers.

With best regards,

Jennifer Nace
President, CMHOA

*** * * COMMUNITY YARD SALE * * ***



It's that time again...
 The Community Yard Sale will be held on
 Saturday, October 13th
 from 8:00 a.m. to 2:00 p.m.
 Rain Date: Sunday, October 14th
 Time to start cleaning out those
 closets, basements and attics!!

Yard Sale Tips

- If you still have the original boxes and instruction manuals for an item, you can probably charge a little bit more for it.
- Although you may have the friendliest dog in the world, it's best to keep them away from your yard sale. Some people are afraid of dogs or are allergic. It's also for the dog's safety as well, since cars will be coming and going from your driveway.
- Prices should be on everything. The price should be on top of an item, not on the bottom.
- Look through everything you sell for old credit card receipts or personal information.
- When selling clothes (and coats) take a minute and go through the pockets.
- When selling books and CDs - arrange in a box so the titles can be easily read by the customers.
- Yard sales are more relaxing if there is some background music on.
- Display some of your more interesting items at the end of your driveway to act as a magnet to lure people in.
- Attract men by setting up a table with nothing but "man-things" (jars full of screws and nails, electronic parts, tools and parts of tools, etc.).
- You may get a customer who wants to "help" you by totaling up their purchases ahead of time and giving you the total. It may be a ploy to sneak some high-dollar items into the pile or not paying the true full amount. If this happens just say that you need to go through it because some of the things are your sister's (or just lie and make up someone) and you need to check what they are buying so you can divide the money fairly with them.
- If you are trying to sell something that is fairly high dollar and it's a popular item that appears in catalogs or sale ads, cut out the ad with the item in it (with the price showing of course) and tape it to your item.
- During your sale, keep your sale tables attractive by filling in the empty spots on your tables as things get sold.
- **GUARD YOUR MONEY!** Have lots of coins and small bills available to make change. Do not leave your money lying around in a box. Instead wear a fanny pack or carpenter's apron because you'll always have your money with you. However, when making change, keep the wad of bills in your fanny pack (rather than pulling a big wad of bills out).
- Have a cell phone or cordless phone with you so you don't have to leave your items unattended.
- Having a calculator handy is helpful in totaling up purchases.
- Making change: if someone hands you a large bill, leave the bill out in view until after you have given them their change. Otherwise, a dishonest person could say afterwards "I gave you a \$20, not a \$10". And it would be your word against theirs.
- Have plastic grocery bags available to put sold items in. If selling breakables, have newspaper available to wrap fragile items.
- If you are selling electrical appliances, have an electrical outlet handy or a long extension cord.
- To avoid any hassles later on, post a sign that says "All Sales Final".
- If you have a ton of kids clothes or small toys you are dying to get rid of, consider having a "fill a bag for a set price" kind of deal.
- Expect that some buyers will expect you to bargain with them. If it's early in the morning and you don't want to bargain, just say "I think it's worth that price. I may lower the price later in the day if it doesn't sell."

Bake Sale

Help us raise funds for a playground swing set!

Saturday, October 13, 2007
Same day as the Community Yard Sale

Contact Jennifer Nace or Dawn Yannuzzi at
contact@coltonmeadow.org to sign up.



Minutes from May 23, 2007 Meeting

Old Business

- Front entrance sign. Our sign was vandalized by fire. The Fire Marshall and police were called, and a report was made. Insurance was not adjusted at time of installation. Premium was adjusted to cover the sign replacement. Waiting for insurance adjuster. Scheduling acid wash on stone and sign removal.
- Storm Water Management Pond. The dry pond at St. Georges crossing was drained into our pond. The developer was cited. Treatments for the algae have begun by Calpro. Contacting DELDOT to clean out the drainage pipe. An inspection in early January of the pond found a build up of sediment and the inlet area needs to be cleared out. Children have been found throwing rip wrap boulders in the pond. The police will be called with any further incidents. Children have also been found playing in the drainage pipes. Snakes and rodents are also in these areas, so please warn children to stay away.
- Open Space. The tree seedlings have failed. The area has been bush whacked and sprayed. We are in negotiations with DNREC to reforest the area or use larger trees in other locations throughout the community. New mulch is going to be laid at the playground. A resident requested swings and other equipment for the playground. Pricing is being researched. The front entrance needs to be bush whacked to be regularly mowed with the open space. A resident motioned for a post and rail fence with evergreens to be placed between St. Georges Heights and Colton Meadow at the front entrance. Cost is being researched, the area is to be surveyed and a proposal will be presented to the HOA board.
- Clean up day. A resident proposed a clean up day. Local scouts can help with the request. A day is being researched.
- Deed Restrictions. Please complete the form at www.coltonmeadow.org with any deed restriction violations. Additionally, report any suspicious activity around the neighbourhood to the police.

New Business

- Community Watch. No volunteers for a community watch.
- Yard Sale Committee. Two residents volunteered to coordinate the semi-annual yard sale. The fall date will be announced in the upcoming newsletter.

Other

- Review of safety and security measures including locking all doors and windows. Do not leave your garage open.
 - Newsletter and website coordinator introduced.
 - Volunteers are always needed.
 - Community street lights are maintained by Delmarva Power. Contact Delmarva for outages or repairs.
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Storm Water Management Update

We were notified early in the season by our algae contractor that there was water seeping into the pond from a spring on the shoreline. The water seepage causes much of the chemical used to treat the algae to be washed away. Therefore we have a less than satisfactory result. The county was contacted multiple times about this condition. Finally a meeting was set up with the county and New Castle County Conservation District on July 13th. The following was discussed to correct the situation:

- The pond needs to be dredged (desilted) and made deeper.
- The pond could be made deeper by raising the outflow structure to allow the pond to hold more water. Deeper, colder water would inhibit the growth of algae.
- The outflow structure could be lowered to let more water out of the pond and turn the pond into a wetland, rather than a pond. In other words, let it go "natural".
- Divert the water coming from the spring and prevent it from coming into the pond.

All of these ideas are costly and all have their own drawbacks. We are awaiting word from the county as to which of the suggestions they would endorse and also how much county money is available to us. Meanwhile it was suggested that we continue treating the pond for algae and do the chemical treatments mostly at the far end of the pond so that the chemical remains in the water as long as possible.

Welcome to our new neighbors

The Harrison's	41 Crestpoint Dr.
The McNeill's	6 Carrington Ct.
The Rooney's	6 Alden Ct.
The Hutson's	15 Dalton Ct.
The Taylor's	55 Crestpoint Dr.
The Fitzgerald's	40 Crestpoint Dr.



Remember that school is
back in session.
Please obey the posted speed
limit in the development and
watch for kids crossing streets.

OPEN SPACE MANAGEMENT

Reforestation Update:

The reforestation area of open space has failed. The area was cleared once and is scheduled to be cleared again in mid-September and sprayed at the end of September.

REMINDER OFF ROAD VEHICLES

- May be driven on Open Space Areas only
- Must be no closer than 100 feet from homeowner's property
- No riding through drainage swales
- Can be driven from 8:30AM to dusk, except during the hours of 4:30PM-6:30PM
- No riding after heavy rains or on deeply saturated ground

VOLUNTEERS NEEDED

Playground mulch is scheduled to be delivered on Saturday, September 29th.

We are in need of volunteers to help spread the mulch.

Please email
contact@coltonmeadow.org
 if you are interesting in helping out.

**There have been several reports of graffiti in the Community.
 Please contact the New Castle County police at
 302-573-2800 if you see any suspicious behavior.**

COLTON MEADOW HOMEOWNERS' MEETING

Wednesday, November 7th at 7pm

DELAWARE CITY LIBRARY,
COMMUNITY ROOM

250 FIFTH STREET, DELAWARE CITY

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

Snowplow Policy

Winter is still several months away, but please be aware that when a snowfall approaches us the following policy will apply:

Snow plowing will take place only if snow is 2 inches and above.

Salting and sanding will be as necessary, and will be decided on a case by case basis by the Board.

ASSESSMENT REMINDER

The following homeowners haven't paid this years assessments and/or prior year assessments and/or late fees.

9 Alden Court
4 Carrington Court
20 Cobblestone Drive
47 Crestpoint Drive
50 Crestpoint Drive
3 Dalton Court
22 Summerfield Lane

Please pay your assessments immediately to avoid legal action.

IMPORTANT CONTACT NUMBERS

Air Quality Control

302-323-4542 (Local)
302-739-4791 (Dover)

Colonial School District

(302) 323-2700

Comcast

1-800-COMCAST

Delmarva Power

1-800-898-8042

Delaware City Public Library

(302) 834-4148

**Delaware Department of National Resources
& Environmental Control (DNREC)**

1-800-662-8802

Delaware Emergency Management Agency

(877) 729-3362

Delaware Online / News Journal

(302) 324-2500

Delaware Solid Waste Authority - Recycling

1-800-404-7080

New Castle County Customer Information & Assistance

(302) 395-5555

New Castle County Sewer & Property Taxes

(302) 323-2600

United Water Delaware

(302) 633-5900

Valero Energy Corporation

1-800-531-7911

Verizon

1-800-942-5000

LINKS TO THESE WEBSITES CAN BE FOUND ON THE
RESOURCES PAGE AT WWW.COLTONMEADOW.ORG

Board of Directors

President:	Jennifer Nace
Vice President:	Greg Yazidjian
Treasurer:	Dave Carpenter, Jr.
Secretary:	Dawn Yannuzzi
Director:	Debbie Atkinson

Committee Members

Budget:	Dave Carpenter, Jr.
County Planning:	Open
Deed Restriction Enforcement:	Dawn Yannuzzi
Newsletter:	Debbie Atkinson, Jennifer Nace
Open Space Management:	Jennifer Nace, Greg Yazidjian
Storm Water Management:	Open
Valero Community Advisory:	Open
Website:	Debbie Atkinson
Welcome Committee:	Bob Rodriguez
Yard Sale:	Jennifer Nace, Dawn Yannuzzi

**We are in desperate need for Volunteers.
Please contact the Homeowners Association at
contact@coltonmeadow.org
if you're interested in volunteering your time.**

Colton Meadow Homeowners Association
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