

# Colton Meadow News

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July 2008

## SUMMER SAFETY REMINDERS

- To avoid accidents, motorized scooters should follow the same rules of the road as vehicles. Please ride on the right side of the street and stop at all stop signs. Do not ride in the middle of the street.
- The playground equipment is meant for children ages 5-12 years old. There shall be no loitering on the playground or black-top area.
- Please keep your children out of the storm drains and remind them not to throw the rip-rap stones into the pond.

## ASSESSMENTS

Annual assessments were due Friday, May 30th. There are several residents that have not mailed in their payments.

If you have not already done so, please send your assessment payment including a \$100 late fee penalty to the above address.

Please make your check payable to Colton Meadow Homeowners Association.

**Addresses of homeowners with outstanding assessments will be disclosed in the fall newsletter.**

## PLAYGROUND AREA VANDILIZED

On the evening of June 20th, the playground and blacktop were spray painted with racial obscenities. There have also been reports of homeowners' yards being spray painted with these same obscenities. The New Castle County police have been contacted, pictures were taken, and a report has been filed. This incident was reported to the media and shown on the news later that weekend.

Please report any suspicious behavior to the New Castle County police and email Colton Meadow Homeowners Association at [contact@coltonmeadow.org](mailto:contact@coltonmeadow.org) immediately.

## BOARD OF DIRECTORS OPENING

### **\*\*TREASURER\*\***

Responsible for maintaining the financial records of the Association and shall have custody of all monies and securities of the Association. S/He shall make such disbursements of the funds of the Association as are authorized in a timely manner and shall render from time to time accounts of all such transactions and of the financial condition of the Association. The Treasurer shall also perform such duties as the Executive Board may from time to time prescribe.

Proficiency with Microsoft QuickBooks suggested.

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## Off Highway Vehicle Policy

**There have been several complaints that the current policy shown below is not being followed. Please comply with the guidelines of this policy to avoid future violations, revoked riding privileges and possible fines.**

### 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.
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## Minutes from April 2, 2008 Meeting

### New Business

Board Members present: Jennifer Nace - President, Dawn Stone - Secretary, Dave Carpenter - Treasurer

### Stormwater Management Study

We had some gentlemen from the company Ten Bears come speak with us in regards to our Storm Water Management. They gave a presentation that consisted of a study that they did for the Colton Meadow Stormwater pond. They gave some suggestions on how to fix the issues that we have been having with the pond. The residents' complaints consisted of nuisance algal blooms, increased sediment, and decreased fish population. During the study they found that the pond receives steady flow of groundwater. The groundwater is causing the pond to replenish itself every ten days. They also stated that the lawn is primarily maintained around the pond and there is minimal to no vegetated buffer zone. Due to the trimming and no vegetated buffer around the pond, this is allowing the sediment go directly into the pond. The study shows the nutrient loads are temporarily relieved by the frequent flushing of the groundwater, which is low in Phosphorus. The frequent flushing would limit the effectiveness of chemical algacide applications and have inadvertent downstream impacts. They gave us some recommendations that ranged from a minimal approach to an intense approach. The recommendations consisted of the following:

#### Minimal Approach -

- Utilize non-phosphorus (lake friendly) fertilizer
- Remove aerators
- No mow zone around pond and swale - filter out sediment and nutrients
- Insert vascular plants (water lily, arrow arum, etc.)
- Add rock check dams to swale
- Barley Straw Treatment
- Pond Monitoring/Maintenance Program

#### Moderate Approach -

- Includes the Minimal Approach
- Construct a landscaped riparian buffer around grassy sides of pond to control nutrient loading
- Hand harvest algae - remove algae without recycling nutrients to the pond

#### Intensive Approach

- Includes items within Moderate Approach
- Excavation / dredging of the pond - Increase pond volume
- Reconstruct piped surface water discharges to pond with improved surface water Bumps - relocate pipe outlets as far as from pond as possible, add intervening bios wale and construct wetland buffers and/or bioswales.

A motion was requested for vote of what to do in regards to the recommendations. The motion was seconded for a no mow zone and to do the rock check dam in addition to getting some prices for the water plants that were recommended.

A handout was given for some earth friendly fertilizers to use to avoid a lot of the sediment.

Vince from Calpro Pest spoke about what he has been doing in regards to the chemical treatment of the pond.

Bernadette Casalla from the county in regards to complaints about St. Georges community construction. There have been several complaints and it was stated that the builder has been fined.

### Budget

Budget was discussed for the year. Budget cost per household for the year 2008/2009 is \$243.00. This does not include community events (i.e. Easter Bunny Egg Hunt, Halloween Parade, etc.)

### Community Events

A special thanks to Tammie Hotchkiss for the Easter Bunny Egg Hunt! Another great success with the community coming together! Clean-up day is coming in June or July! More details to come!

Community Yard Sale is scheduled for May 3<sup>rd</sup>....time to clean out your garages and attics!

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**Two Guys Pressure Washing**

302-250-3721

Specializing in:

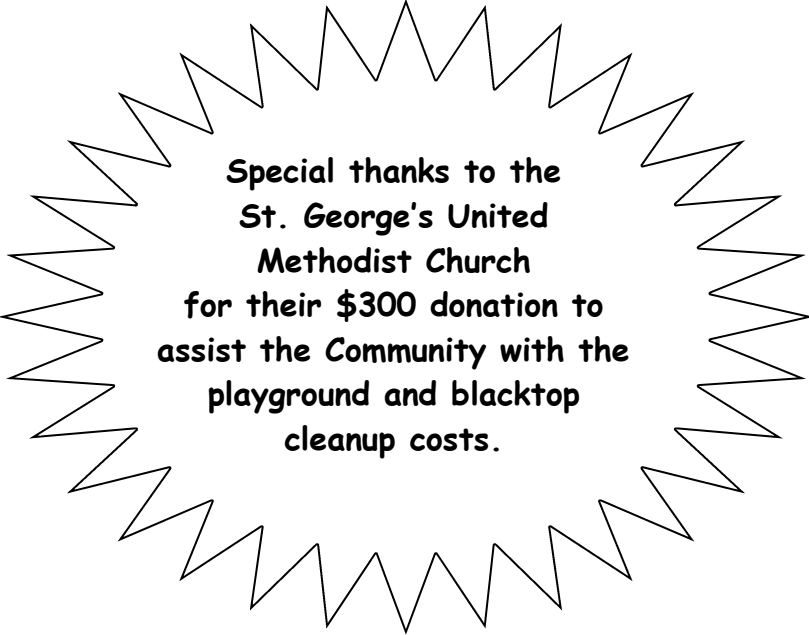
Pressure Washing, Deck Re-finishing,  
Gutter Cleaning & Window Cleaning

***Colton Meadow Discount***

*10% Deck Re-finishing*

*10% Window Cleaning*

*Free gutter cleaning with  
entire home pressure washing*



**Special thanks to the  
St. George's United  
Methodist Church  
for their \$300 donation to  
assist the Community with the  
playground and blacktop  
cleanup costs.**

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