



Newsletter

Overview of Annual Homeowner Meeting held February 27, 2017



Key highlights

- ◆ Sean Matthews (Delaware House Representative) and Bob Weiner (District 2 Councilman) gave respective updates as to their current agendas in office and specific issues affecting Ballymeade and surrounding communities
- ◆ Community maintenance and landscaping continues to be top notch
- ◆ No major ARC issues; streamlined process instituted this year contributed to better and quicker communication between homeowners and Board / Management Company
- ◆ 2016 Budget successfully achieved; forecasting surplus to be deposited in Community reserve fund
 - Total reserve transfer forecasted to be \$17K - \$8K capital contributions collected / \$4K surplus from operating budget
 - \$5K budgeted for transfer from operating budget (2016 homeowner assessments)
- ◆ 2017 Proposed Budget approved – Overall budget level for FY 2017 will basically remain unchanged from the prior year; no increase in annual assessment needed
- ◆ Last year for all major vendor contracts servicing the community; renegotiation and potential rebid will begin towards the end of the calendar year
- ◆ Updated reserve study reviewed; potential annual assessment increase of \$25 flagged for 2019 fiscal year in order to keep reserve funded at acceptable levels through 2030

Projects completed in 2016

- * Tennis court cleaning and relining
- * Community parking pad resurfacing
- * Security vendor comparative analysis complete

Board Elections

- * 3 seats up for election; 1 remained vacant going into annual meeting
- * 2 incumbents will remain on board
- * 2 new members elected
- * ***All Board seats now filled!***



Board
of
Directors



New Board Member Spotlight

We'd like to welcome **Rob Brogan** and **Bob Gleber** to the Board of the Ballymeade Maintenance Corporation and appreciate their willingness to serve their community. As way of introduction ...

■ **Rob Brogan** is our proud neighbor on Shrewsbury Drive. He and his wife Elise and their 3 children (Nadia, Finn and Betsy) have lived in our community since 2005. Rob is a partner in a private technical research firm and enjoys spending his downtime with family and friends. Welcome Rob!

■ **Bob Gleber** and his wife are our long time neighbors on E. Oakmeade Drive and have resided in Ballymeade since 2002. Bob was self-employed for over 30 years and is now enjoying retirement, taking the time to indulge in his many hobbies and interests. Bob has previously served on the Board and will be able to hit the ground running!



From the New Castle County (Delaware)
website:

Property Maintenance Violations

Inspecting for Code Violations

New Castle County's code inspectors respond to complaints regarding potential code violations by inspecting the property. Violations that constitute a significant safety hazard - such as an old refrigerator without the doors removed that is sitting out of doors - are followed by a directive to correct immediately.

A Violation Could Mean a Ticket

Property maintenance violations could mean a \$50 ticket for each violation. Upon receiving a complaint, Code Enforcement will perform an inspection. Code Enforcement will send a letter to the property owner listing violations found and give them several days (generally 12) to correct the violations. If the violation still exists when the property is again inspected, a ticket will be issued. If the violation is still not corrected, additional tickets may be issued until it is fixed.

Most Common Violations in Residential Areas

Overgrown grass and weeds: Grass must be maintained at a height of eight inches or less.

Structures in disrepair: Doors, windows, roofing, as well as accessory structures such as sheds and fences, must be maintained in good repair.

Vehicles: Motor vehicles and trailers on your property must be operable and have up-to-date registration. Vehicles, including boats and boat trailers, must be on a hardened surface.

Debris and junk: The yard should be free of debris, miscellaneous junk, branches, etc. Appliances and bulk items such as stoves, refrigerators, furniture and tires, are considered debris and must not be left out on the property.

Trash: Trash and garbage awaiting pick up should be stored in lidded containers at all times.

Animal feces: Should not be allowed to accumulate. Droppings should be cleaned up daily. Enforced through the police, pet owners are responsible for cleaning up feces deposited by their pets on others' properties within one hour.

Swimming pools: All pools capable of holding more than two feet of water (including above-ground pools) require a building permit. All pools must meet strict requirements including fencing, self-latching gate and, if applicable, electrical standards.

Encroachment on sidewalk: Bushes, hedges, fences, or tree limbs must not encroach on the sidewalk. No branch should be lower than seven feet over the sidewalk.

Vacant homes: Any home that is vacant must be maintained as if it were occupied. The grass and shrubs must be trimmed, the exterior in good repair, and doors and windows secured.

Home based businesses: There are many restrictions on home-based businesses to protect the residential nature of the community. Before beginning a home-based business, check with Land Use regarding the regulations and restrictions. Also, be certain to check your community's deed restrictions.



Update:

Roadwork project to repair drainage issue @ corner of E. Boxborough and Shrewsbury Drives

State Representative Sean Matthews and State Senator Cathy Cloutier have earmarked a portion of their annual allotment of DelDOT maintenance funding to repair the roadway at the corner of Shrewsbury and E. Boxborough Drives. The problem, which has existed for many years, is that rain does not flow into the storm water drains nearby due to the roadway at the corner being lower than the drains. Due to this structural issue we've repeatedly experienced standing water in the roadway and common wooded area for days after a rainstorm which has contributed to eroding blacktop. Thankfully the entire corner will be re-graded and re-paved to allow rain water to flow down to the storm water drains and off the roadway. The project has been calendared for completion for the current DelDOT road project season with a preliminary target for summer/fall. This is a very costly project and, as such, we wish to extend our heartfelt thanks to Sean and Cathy for getting this done on behalf of the residents of Ballymeade!

ARCHITECTURAL REVIEW COMMITTEE (ARC): Responsibility and Homeowner Guidelines



Committee Responsibility – To manage and oversee compliance of community deed restrictions and regulations all homeowners have agreed to abide by in efforts to maintain neighborhood architectural integrity and maximize property values

Remember ... it's all about the overall aesthetic appearance of our development ... which has a direct impact on desirability to live in Ballymeade; restrictions and regulations are not meant to impede directly on individual homeowners but ensure the overall common good of the entire community

Deed restrictions are readily available on our web site, provided at home sale / settlement to buyers, included in welcome letters, and distributed via periodic mailings to all homeowners; PENCO Management is there to help with questions. If you are not sure of what is permissible, call or e-mail PENCO Management **before any work is done**; telephone number and email address on website

Members of the ARC Committee spent a good amount of time last year to streamline request documentation in efforts to make the process much clearer, more efficient and timelier for all parties (homeowner / ARC Committee / PENCO / contractors); we believe process has improved 100% with the enacted streamlining efforts and turn around and project completion are occurring in a much more timely fashion!

New ARC Request Form is available @: <http://www.ballymeade.org>
go to Pages and Links tab and scroll down to ARC section.



BALLYMEADE

COMMUNITY

YARD SALE



Saturday, May 6, 2017
8:00 a.m. to 3:00 p.m.

More items are sold and more money is earned when a whole community does a sale together.

***To participate, all you need to do is set out your items in your driveway
- nothing more!!!***

An advertisement will be placed in the local paper (the News Journal) three days prior to the sale date. A Craig's list posting will be made as well. A "garage sale" sign will be placed at the Naamans Road entrance several days before the sale date (an exception is being made this once re: signage at the entrance).

**If you don't have items to sell, it is still a lot of fun to walk around the community and see what's for sale and to meet your neighbors, and maybe buy something too. You never know what you might see out there!
And be sure to tell your friends and relatives to come!**

LOCAL EVENTS



HOLY TRINITY GREEK FESTIVAL



808 N Broom St, Wilmington, DE 19806

June 6, 2017 - June 10, 2017

From: 11:00 AM to 11:00 PM



The Wilmington Grand Prix, one of the premier criterium-style bike races in the U.S., will celebrate its 11th anniversary

May 19-21, 2017.

For the 10th straight year, the Grand Prix will be part of USA Cycling's National Race Calendar.



www.wilmgrandprix.com

Wilmington Flower Market

wilmingtonflowermarket.org



May 11, 2017 - May 13, 2017

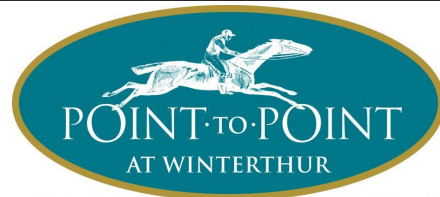
Recurring daily

Times: Thurs & Fri 10AM-8PM,

Sat 10AM-7PM



**Where: Rockford Park
Wilmington, DE 19806
Contact: 302-995-5699**



39th Annual Point-to-Point

Sunday, May 7, 2017

11:00 am to 4:00

Winterthur

5105 Kennett Pike (Route 52)



FESTIVAL

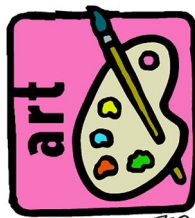
WE CELEBRATE LOCAL ART!

A day of Music, Art, Food, and Fun!!

Come Join us!

Saturday May 20th, 2017 9am-5pm

Rain Date Sunday May 21st



Saturday & Sunday

June 24-25, 2017

**4651 Washington St. Extension
Wilmington, Delaware 19809**

Top 10 Tips to Help

Prevent The[®] and Break-Ins

In light of the spike in thefts in North Wilmington, Greenville and Centerville as recently communicated by the New Castle County Police and discussed during the annual meeting, we'd like to share the following tips in efforts to assist you in keeping your home safe:



Home Security Tip 10: Don't Showboat! Leaving certain things lying around your yard or in plain sight from the road can unwittingly lure thieves onto your property like frantic bargain hunters to a flea market. First, if you have a bicycle or scooter that someone

could easily walk away with, roll it inside or into your garage. Also, after purchasing a new plasma screen television or other pricey electronics or appliance, don't leave the box out beside the trash can or recycling bin. That tells people you have something brand spanking new that could fetch decent dollars on the street. It may also leave them wondering what other goodies are inside your home. You may also be showing off too much to people walking by your house as well. Open up your curtains, blinds or shades and stroll around the house and see what's visible. If you have a number of expensive items within plain sight or near windows, think about doing a minor redesign to move them out of view.

Home Security Tip 9: Fake Them Out! If burglars can tell that someone is home, there's a greater chance that they won't attempt to break in. Remember, more break-ins occur during the day when many people are at work. For that reason, when you leave the house, create an illusion that someone's still there. You can leave a light on, along with music or your television for good measure. Of course, if you're going to be burning up that electricity by not turning off lights when you leave, make sure you've installed compact fluorescent bulbs that last longer and are better for the environment. You can also mentally fake them out by putting a home security system sign in your yard. This won't guarantee they won't test out whether it's valid, but it could deter them. According to the Office of Community Oriented Police Service, most residential thieves stay away from houses with such signs.

Home Security Tip 8: Secure Sliding Doors and Windows. You can easily break into some older sliding doors by simply popping them off of their frame, even when locked. It's harder to do that with newer ones, but you should still take extra precaution to secure them since they can be an inviting entry for burglars. Simply take a strong dowel, steel bar or two-by-four and slide it into the back groove. That way, even if people can pick the lock, the rod stops the door from sliding back and opening. Although you should always lock your windows before leaving the house, you can install a simple pin or nail into the frame to stop it from raising more than a few inches. This will add an additional layer of security in case someone pops off the screen and you have left the window unlocked. If you have a wooden window frame, you can drill a hole at your desired height above the sash, where the top and bottom window meet. Then, insert a thick metal pin or a sturdy nail into the hole. You can remove the stopper if you want to open the window completely and put it back in for security.

Home Security Tip 7: Don't Leave a Spare Key Out! It may seem like a good idea to leave a spare key hidden under a flower pot or doormat in case you get locked out of your house. But that's an open invitation for a burglar to walk inside without any difficulty. Someone could also see you retrieve the key at some point, giving away your hiding place. Instead, give a spare to a neighbor you know well or friend who lives nearby for safekeeping. Since most people now own cell phones, if you lock yourself out you can call for help or walk over to the person's house. You could also put the spare into a combination lockbox and hide that somewhere outside. Remember to never put any identifying information on your house keys. If you lose them, and someone else finds them, it would be fairly easy to trace them back to your home and break in.

Home Security Tip 6: Secure Your Yard! Tall shrubs and overgrown trees are welcome hiding places for criminals to wait until the coast is clear to get into your house. That doesn't mean you need to cut down every plant in your yard. Just keep things manicured. Low shrubs in front of windows remove additional covering for thieves if they attempt to break in through one. Cut away any tall tree branches that reach upper story windows and protect against attacks from above. Regularly trimming larger bushes and tree branches also eliminates dark shadows that help hide intruders. This type of security measure is referred to as Crime Prevention Through Environmental Design (CPTED). CPTD strategies aim to prevent crime by creating an outdoor environment that makes it difficult to pull off. **Its 4 tenets are:**

1. *Natural surveillance* -- keep entryways to your home visible to prevent people from being able to sneak up.
2. *Territorial reinforcement* -- using landscaping and design to define your territorial space.
3. *Natural Access Control* -- adding hindrances to easily access your property. For instance, holly bushes or other thorny shrubs around your house.
4. *Target Hardening* -- structural security, such as deadbolts and double-paned windows.

Home Security Tip 5: Get Police Help! Police can help you stop crime before it happens, rather than just responding to it. For instance, if you're leaving town for a while, let the police know and request that they drive by your property to check on things. Many police stations also offer free security evaluations for your property. If your local jurisdiction has a crime prevention officer, find out if he or she can survey your property and help you identify any security steps you can implement. **Take advantage of a recent trend in police practices called community policing. Community policing involves officers being assigned to neighborhood beats where they make a greater effort to build relationships with the residences. This may include walking instead of driving through or setting up community safety workshops.** If the police in your area practice this, get to know the officers who patrol your neighborhood. Successful community policing has been linked to lowered crime and healthier neighborhoods and could lower the chances of break-ins.

BALLYMEADE WEBSITE

Please check the community's *website* frequently:

www.ballymeade.org

Corporate documents such as the Deed Restrictions and By-Laws are there, along with links to County websites and much more. Board meeting minutes are also posted on the website.

Home Security Tip 4: Prepare Before Vacation! Residential crime spikes during July and August as people set off on summer vacations. As mentioned earlier, if you are going out of town for an extended period of time, call your local police and let them know. Also, alert neighbors you trust about your trip and ask that they keep an eye on your property during that time. More importantly, when you leave town, don't leave signs of an empty house. That will only make your house look like a giant bulls-eye to a thief. First, if you have a home phone, don't change your message to alert callers that you have left town. Also avoid having piled up mail, overgrown lawns and newspapers strewn about your yard that send surefire signals you're miles away. Have a friend house sit or at least pick up your mail and newspapers. Ask them to move your car periodically to make it look like you're still around. During the winter if you live in a cold weather climate, consider having someone shovel snow from your driveway. In the summers, arrange for someone to cut your lawn.

Home Security Tip 3: Know Your Neighbors! Getting to know the people you live around is one of the most important safety steps you can take. Closer-knit neighborhoods generally report fewer break-ins because strangers will stick out, and people are more likely to keep a casual eye on other people's security. Neighborhood Watch Programs, started in the 1960s, can be very effective at lowering and preventing crime. According to the National Crime Prevention Council, more than 30 million people in the United States have joined these groups. Studies have consistently found that watch programs effectively reduce crime and violence in neighborhoods. If you rent a house or apartment, you have more incentive to get to know your community because renters are 85 percent more likely to experience a break-in. This may be because renters aren't as likely to watch out for one another or have any sort of community watch program.

Home Security Tip 2: Stay Vigilant! Although it's nice to know you have people watching out for you in your neighborhood, you also need to watch out for yourself. If you aren't paying attention to what you're doing, you could unknowingly be rolling out a red carpet for a burglar to waltz through your front door. While it may seem like a symptom of paranoia, keep your identity and any travel plans on the down low. For instance, only put your street address on your mailbox. Give away your last name, and someone could find your phone number, work place and a host of other stats with a few mouse clicks. Before you jet off to Bermuda, don't talk about it openly in public or post on social media because a sinister stranger could be taking note. Educate yourself as well about crime in the area. Check the crime section in your local newspaper to see if your neighborhood has been hit recently. Also, local police stations, particularly in larger cities, have online crime maps that will show you precisely where reported incidents occurred around you.

If you notice a lot of criminal activity, that's your signal to pay extra attention to security. And always keep an eye out for suspicious activity in neighborhood. A little added effort can go a long way to protect your home and your safety.

Home Security Tip 1: Lock it up! Locking windows and doors is the most important thing you can do to stop a break-in. As mentioned earlier, more than 40 percent of break-ins happen without the use of force. That means a lot of people are leaving their houses without locking the doors and windows. If you have a thumb latch lock and a deadbolt on your doors, always lock the dead bolt. Double-check weaker doors such as patio and sliding ones to make sure their locks are strong enough to withstand kicks. When you leave your home, don't forget to lock up the door leading from the garage to inside. Even if your garage door is down, someone can easily open it.

Consider the following for additional security options:

- ◆ Keep outside lights on ... including home entrance, garage and rear lighting! Install LED light bulbs to save on electric cost. A little light goes a long way with deterring break ins.
- ◆ Exterior Flood lights on motion detectors ... quick bursts of light startle potential intruders and alert homeowners and neighbors of potential mischief
- ◆ Shatter Shield Security for Sliding Glass Doors – 3M Film ... quotes can be requested on their website ... <http://shattershieldsecurity.com>
- ◆ Home security system installation – review local service vendor analysis included with newsletter
- ◆ DIY Alarm Systems and Buzzers available on Amazon.com and other online shopping destinations



We thank you all for your assistance with all important community endeavors. Please keep in mind that our intent is to make this a more beautiful community, to keep it safe and sound, and to keep your property value going UP, not down. We all have to do our part to make and keep Ballymeade a desirable and safe community. If you have a question, please feel free to contact PENCO Management at any time. Our dedicated property manager is Ron White; his contact info is below.

Regards,

Ballymeade Maintenance Corporation Board of Directors

Ronald A. White, Senior Property Manager

rwhite@pencomanagement.com

610-358-5580 Office, 610-558-3399 Fax

PENCO Management, Inc.

5 Christy Drive, Suite 302, Chadds Ford, PA 19317

www.pencomanagement.com





Tips for Exterior Maintenance and Overall Appearance Upgrades

Too many homeowners believe spring maintenance is all about the cleaning. Sure, spring cleaning comprises a big chunk of any spring home maintenance schedule, but maintenance aimed at various structures, appliances, and systems within the home is, arguably, just as important. Nearly all homeowners love to see spotless windows for that first sunny, 70-degree day, but you can't forget your roof and the possibility that ice dams formed over the winter. Indeed, just as much as that first spring day should provide an excuse to go for a hike or a picnic, it should also provide a reminder that your outdoor spring maintenance is waiting. Follow this spring maintenance checklist to ensure your home is in optimal condition for the rest of the year.



Spring Maintenance Checklist

- **Gutters and downspouts:** Pull leaves and debris from gutters and downspouts. Reattach gutters that have pulled away from the house. Run a hose on the roof and check for proper drainage. If leaks exist, dry the area and use caulking or epoxy to seal the leak.
- **Siding: Clean siding with a pressure washer to keep mold from growing.** Check all wood surfaces for weathering and paint failure. If wood is showing through, sand the immediate area and apply a primer coat before painting. If paint is peeling, scrape loose paint and sand smooth before painting.
- **Exterior caulking:** Inspect caulking and replace if deteriorating. Scrape out all of the eroding caulk and recaulk needed area.
- **Window sills, door sills, and thresholds:** Fill cracks, caulk edges, repaint or replace if necessary.
- **Window and door screens:** Clean screening and check for holes. If holes are bigger than a quarter, that is plenty of room for bugs to climb in. Patch holes or replace the screen. Save bad screen to patch holes next year. Tighten or repair any loose or damaged frames and repaint. Replace broken, worn, or missing hardware. Wind can ruin screens and frames if they are allowed flap and move so make sure they are securely fastened. Tighten and lubricate door hinges and closers.
- **Drain waste and vent system:** Flush out system.
- **Hot water heater:** Lubricate circulating pump and motor.
- **Evaporative air conditioner:** Have professional clean unit, check belt tension and adjust if needed. Replace cracked or worn belt.

Foundation: Check foundation walls, floors, concrete, and masonry for cracking, heaving, or deterioration. If a significant number of bricks are losing their mortar, [call a foundation professional](#). If you can slide a nickle into a crack in your concrete floor, slab or foundation call a professional immediately.

Roof: Inspect roof surface flashing, eaves, and soffits. Perform a [thorough cleaning](#). Check flashings around all surface projections and sidewalls.

Deck and porches: Check all decks, patios, porches, stairs, and railings for loose members and deterioration. Open decks and wood fences need to be treated every 4-6 years, depending on how much exposure they get to sun and rain. If the stain doesn't look like it should or water has turned some of the wood a dark grey, [hire a deck professional](#) to treat your deck and fence.

- **Landscape Maintenance:** This is a natural for spring home maintenance. Cut back and trim all vegetation and overgrown bushes from structures. Limbs and leaves can cut into your home's paint and force you to have that side of the house repainted. A little trimming can save a lot of money and time. Spring is the best time to feed your lawn to ensure a lush and



color rich yard later in the season. Ensure lawns are manicured and held to New Castle County codes related to height. Watering may be necessary in times of light rain in the Spring or excessive heat as we ease into the summer months.

Landscape Replacement: As communities age, landscape and foliage begin to dwindle away and die. Inspect the planting around your property and replace as needed. Plants and landscaping can also add value to your home. ***If utility meters or other service fixtures are now clearly visible in the front of your home, hiding them "from plain sight" is much more visually appealing for your home and will not appear to be an eye soar to the rest of the neighborhood. This was the original design of the community and should be maintained.***



In line with all the hard work your neighbors put into keeping their homes look great, we'd like to remind pet owners to ensure that you have your dogs do their business in common wide open spaces and not neighbors lawns at all costs.

Please pick up after your dog as well ... it's county code! We continue to receive complaints about this specific issue and will begin to alert homeowners about whom we received complaints. Letters will be sent advising you of the complaint. If multiple complaints are received, the name of the offender will be turned over to New Castle County for investigation and potential **\$50 fine**.





We, the Board and community of Ballymeade, would like to express our gratitude to Ram Jayanthi for his service on the Board for the past 2 years. Ram brought a fresh perspective and a lot of energy on issues affecting the community. It was with his efforts that we were able to achieve what we have these past 2 years ... keeping our community to its highest standards. Kudos!

Complete view of Annual Meeting Minutes available on community website

WWW.BALLYMEADE.ORG



St. Anthony's
ITALIAN
Festival

2017

901 North DuPont Street

Wilmington, DE 19805

Email: [fesival@stanthony.org](mailto:festival@stanthony.org)

Phone: 302.421.2790



Sunday, June 11th: 2-10:30 PM

Monday - Friday June 12th to 16th: 5:30-10:30 PM

Saturday, June 17th: 2-10:30PM

Sunday, June 18th: 2-8:30 PM



c/o PENCO Management, Inc.

5 Christy Drive

Suite 302

Chadds Ford, PA 19317

