



Spring 2022 Newsletter

Annual Homeowner Meeting was held February 28, 2022 via ZOOM

Ballot for Deed Restriction Changes

As discussed in the Ballymeade community annual meeting, the board has approved several amendments that has paved the way for a ballot to go out this Spring that will update our community deed restrictions.

To summarize :

The main ballot item will be a rental amendment that will require current homeowners or buyers to live in the their property for 2 years before they are allowed to rent out the property. Also, short term rentals for less than a year (including AirBNB) are not permitted. Homeowners who are rent their home are required to submit to PENCO a copy of the rental agreement. Fines for failure to comply to this and all other deed restrictions are also better defined in the new amendment. Too many rental properties in the neighborhood can negatively affect the property values and have other adverse affects on the neighborhood.

An additional ballot item will be for other updates to the deed restrictions regarding commercial vehicles, gardens, requiring homeowners Email, etc.. to make them easier to understand and maintain the property values in the neighborhood., and keep the maintenance cost down.

We will need 2/3 of the homeowners to approve the changes to the deed restrictions.

Also, Delaware has passed a bill that supersedes our deed restrictions regarding solar panels. Solar panel on the roof are now permitted and must go through the current ARC approval process with reasonable restrictions for appearance and location.

Board
of
Directors



Michael Petrucci, President, Architecture Review Committee
Peter Haggerty, Vice President, Landscape
Jim Bagnell, Treasurer
Phil LaScala, Secretary, Newsletter Editor
Vacancy, Member at Large



YOUR EMAIL IS NEEDED....

Please send Ron White your Email address so that you will receive important notices. Be assured your Email address will remain with PENCO, who will not share it even with Board Members. Currently we only have about half the households in the database. Renters are asked to submit their Email address to Ron also.



rwhite@pencomanagement.com

**PAYMENT
DUE**

**BALLYMEADE ANNUAL
MAINTENANCE FEE \$275.00**

Statements have been mailed for the 2022/2023 Annual Maintenance fee, please pay promptly to avoid a late fee to be applied on May 15th.

If you did not receive your statement or misplaced it please contact PENCO Management.

Thank you



Be "In The Know" by Visiting Our Website

[WWW.BALLYMEADE.ORG](http://www.ballymeade.org)

Have an overwhelming curiosity for Ballymeade's Deed Restrictions and By-laws? Go to the Pages and Links section of the website.

- Are you thinking about making changes to your home's exterior?.....See the ARC Request Form, available at -

<http://www.ballymeade.org/files/document/529202321>

- Have questions keeping you awake at night and you don't know who to ask?.....ask PENCO Management 610.358.5580
- Otherwise please consider sharing your thoughts, ideas or experiences within Ballymeade's Discussion Forum at www.ballymeade.org/topics. This online forum that can be extremely helpful for both you and your neighbors when you share things such as:

- ◆ Ideas for neighborhood activities
- ◆ Experiences at new eateries or stores
- ◆ Contractor endorsements
- ◆ Neighborhood safety information
- ◆ Invitations for tennis or running partners

It only takes a minute to register on the website and to be "In The Know!"

SAFETY & SECURITY

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
- ◆ 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



Respect Ballymeade's Deed Restrictions....

- ⇒ Keep your lawns and shrubs trimmed
- ⇒ Clean-up any debris near your house
- ⇒ Return trash bins to garage after pickup
- ⇒ Trim overgrown trees
- ⇒ Clean-up after your dogs
- ⇒ Respect the neighborhood common areas
- ⇒ NO Commercial Vehicles Parked in Driveways (must be garaged)



REMINDER....

Please do not park on both sides of the townhome streets. This blocks exiting from the driveways, and more importantly emergency vehicles can not make safe passing.



ARCHITECTURAL REVIEW COMMITTEE

Please submit all required documentation and disclosures for Board review of all homeowner external changes per our community by-laws and maintenance declarations. Outline of the process and all documents required for the review are available on our website @ <http://www.ballymeade.org/pages>

The ARC Committee is providing this information to all homeowners to remind them that regular maintenance of the exterior of their home helps keep property values up in the neighborhood and makes for a safe and positive atmosphere in Ballymeade.

ARC Home Maintenance Spring Checklist

- Power wash siding
- Repair / replace damaged decks & fences
- Power wash / clean and stain decks and fences
- Get asphalt driveway sealed / repaired
- Re-paint front door and trim when needed
- Maintain Wrought Iron railing and steps
- Keep front flower beds weeded and mulched
- Edge grass – sidewalks
- Weed sidewalks and driveways



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!



COMMUNITY YARD SALE



Saturday, May 14, 2022

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!**



Please consider sharing your thoughts, ideas or experiences within Ballymeade's Discussion Forum at www.ballymeade.org This forum that can be extremely helpful for both you and your neighbors when you share things such as:

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Please check the community's website frequently:

www.ballymeade.org

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, Vice President, DE Operations

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