

Ballymeade

MAINTENANCE CORPORATION

c/o PENCO Management, Inc.
5 Christy Drive
Suite 302
Chadds Ford, PA 19317

April 10, 2015

Dear Ballymeade Neighbor:

The annual community meeting was held on February 18th. Many homeowners attended and a full report on Ballymeade was presented. The proposed 2015 annual budget was approved by the community. The annual assessment will remain the same as it has been for many years - \$240. Presentations were also made at the meeting by DelDOT and by two of our local elected officials who care very much about Ballymeade. At the meeting two new Board members were elected – a warm welcome to both Ram Jayanthi and Mike Petrucci. Complete minutes of this very important annual meeting are published on our website: www.ballymeade.org

The Ballymeade community is indebted to the two long serving Board members who stepped down at the meeting – Dick Wolf and Mary Henderer. Our heartfelt thanks to them both for all the time and effort they spent on behalf of all the homeowners and residents of Ballymeade. They each worked hard on complex issues and devoted MANY hours to our community.

The annual assessment of \$240 is due on April 30th so please pay it as soon as you can. The one month deferral this year is a onetime event, to accommodate the smooth transition to PENCO Management from our former property management service provider. After May 1st, a late fee of \$25 will be added to your assessment due, bringing your total to \$265. Continued delinquency will result in interest accrual and any additional legal fees incurred by the Maintenance Corporation related to collection activities. Please avoid payment delay as this will result in additional cost to you with the potential of an adverse effect to your credit rating.

We would like to remind everyone living in Ballymeade of their obligations of living in this great community (this includes homeowners and folks renting as well). All residents need to follow our long standing deed restrictions, the New Castle County Code, and our Architectural Review Committee (ARC) process. Each spring we remind all residents, new and old, owners and renters, of the following:

- ❖ If you want to make a change to the *exterior of your home*, you must submit a request to the *Architectural Review Committee (ARC)*. The ARC process take place in all deed restricted communities, not just Ballymeade. It is designed to protect your property value by making sure changes to the houses around you conform to the basic design of the community as a whole. Therefore changes to the exterior of your home – paint/vinyl colors, fence or deck installations or changes, new windows, “hardscaping” (stone patios, paths, etc.) - all need ARC review. Legal action will be taken as deemed necessary for those who do not follow the County Code and the Ballymeade ARC process. Note also: If you have contractors at your home, they should not drive trucks on grassy areas behind your home or between homes. This can cause damage to lawns and drainage pipes. Please inform your contractors accordingly.
- ❖ *Dumping* of trash and lawn clippings or tree branches in our wetlands or on common grounds is strictly prohibited. If you see others doing this, notify PENCO or the police immediately. Also, some residents have been known to cut down plants in *wetlands* adjacent to their properties. The wetlands are federally protected. “Federal law requires persons or a business that spoils a wetland or other protected habitat to restore the land to its original condition.”

- ❖ It's going to be time for *lawn maintenance* shortly. Weeds must be controlled. Grass should be trimmed regularly all summer into the fall. This is county code/regulation. If you can't cut the grass yourself, please hire someone to do it.
- ❖ *Trash cans* must be stored out of sight – that is, in garages or out of sight behind your house. No one likes to look out their window and see trash cans!! (Note: You can purchase small trash bins at Home Depot or Lowes if the 95 gal bins are too big. Just return the larger cans to your service provider. The same is true for the recycling can. Periodic tours of the development will be undertaken to ensure compliance on this issue.
- ❖ *Clutter* in yards and on decks is not permitted. *Trailers* of any type are not permitted in front of you home or in driveways. All vehicles not in the garage should be registered and must be operable. *Commercial vehicles* with signage are prohibited but can be parked in your garage if need be. The above issues are all violations of New Castle County codes and our Deed Restrictions. Commonly violated codes are noted on our website. These restrictions are county requirements and are enforceable by law.
- ❖ Proper *parking* of vehicles remains essential for safety and to prevent damage to the vehicles themselves and community property. *Parking on sidewalks* is not permitted because the weight can crack or break the concrete. Do not park vehicles close to the street corners making it hard for others to see oncoming traffic. The maximum speed limit in the development is 25 mph. We have had past complaints about speeding. Be especially mindful going past the playground on Shrewsbury Drive and the community entrance at the start and conclusion of the school day!!!
- ❖ If you see any signs of *vandalism*, *playground misuse*, if noise is an issue including barking dogs, please notify the county police immediately and advise PENCO Management. The police cannot usually do much hours or days afterward. Please remember that if you see any unusual activity or experience any disturbance, immediately contact the New Castle County Police at the non-emergency number which is 302-573-2800. If it is a true emergency then, of course, call 911.

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.

We thank you for your assistance with these 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,
Board of Directors
Ballymeade Maintenance Corporation

Property Manager: Ronald A. White, CMCA, AMS, Senior 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

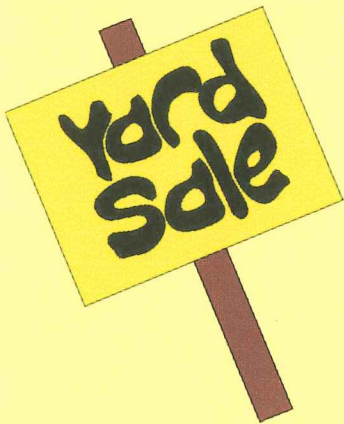


BALLYMEADE

Community-Wide Garage / Yard Sale

Saturday, May 16, 2015

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!





New Castle County Code Enforcement



Top 10 Least Wanted List Ten Most Common Code Violations

www.nccdclu.org

New Castle County is committed to working with communities to help preserve the quality of the hundreds of neighborhoods from Centreville to Smyrna. We have expanded our Code Enforcement Staff to work with civic associations and maintenance corporations. Our enhanced code enforcement staff has identified ten categories of code violations as being the most common.

If you are experiencing problems in your community, please call us at **395-5555**.

Miscellaneous Property Maintenance Violations. Includes a variety of code sections regarding the maintenance of the interior and exterior of structures (e.g. doors, windows, walls, ceilings, roofing, etc.) These violations are set forth in the BOCA Property Maintenance Code.

High Weeds & Grass. Grass and weeds are to be maintained at a height of 8 inches or less at all times.

Unregistered/Inoperable Motor Vehicles. Unless stored in a fully enclosed structure, all motor vehicles are to be properly registered and operable at all times. Placing a tarp or cover over the vehicle does not cure the



violation. Failure to remove a vehicle in violation may result in the vehicle being towed in addition to criminal charges being



filed.

Trash. All trash and garbage left outside one's residence awaiting pick-up must be stored in containers with lids at all times. Trash may not be left sitting in bags or boxes.

Debris. Junk, debris, furniture, tree branches, and other items are prohibited from being stored on the exterior of all residential properties.

Parking on grass. Vehicles may not be parked on the grass or lawn of a residential property. All vehicles are to be parked or stored on a hardened surface.

Signs. There are generally three categories of signs: (a) prohibited (i.e. banners, air-filled figures, signs that emit noise, etc.); (b) signs without limitation (e.g. directional signs, ideological, informational); and (c) restricted (e.g. billboards, on-site advertising, etc.)

Building without permits. Building permits are required for most types of construction and many types of home improvement projects (e.g. plumbing, heating, air conditioning, decks, new homes, some sheds, additions, swimming pools, hot tubs, etc.) It is always wise to contact the Department

of Land Use at 395-5400 if you have any questions regarding the necessity for a permit.

Home-based businesses. Certain types of businesses may be conducted in residential areas but generally carry many restrictions to ensure that the residential nature of the community is not adversely affected. You should consult the Department of Land Use prior to contemplating any sort of business or home occupation being conducted from your home.

Vacant, unsecured homes. Any vacant home must be maintained as if the home were being occupied (e.g. grass cut, shrubs trimmed, exterior of structure in good repair, and any doors and windows secured to prevent unauthorized entry into the dwelling.)



**New Castle County's Office of
Office of Code Enforcement
wants to help preserve and protect
your investment in your
neighborhood.**

**To report violations or to ask for more
information,
call New Castle County at 395-5555.**



OWNER INFORMATION

Address: _____

Owner Name _____

Owner Name _____

Address if you are an off-site Owner: _____

Owner Phone Numbers: (in the event of an emergency only)

Home _____ Work _____ Cell _____

Home _____ Work _____ Cell _____

Email Address _____

Email Address _____

TENANT INFORMATION (FOR INVESTER-OWNED UNITS)

Tenant Name _____

Tenant Name _____

Tenant Phone Numbers: (in the event of an emergency only)

Home _____ Work _____ Cell _____

Email Address _____

Email Address _____

You may either mail it to: Ballymeade Maintenance Corporation

c/o PENCO Management, Inc., Agent

PO Box 1119

Chadds Ford, PA 19317

or

Email to:

rwhite@pencomanagement.com

Fax to:

(610) 558-3399