

Spring 2016



Ballymeade

Newsletter



OVERVIEW OF ANNUAL HOMEOWNER MEETING HELD FEBRUARY 22, 2016

Key highlights:

- ♦ The transition to PENCO Management went very well; very positive statements from Board and residents alike
- ♦ No major issues this year per the Architectural Review Committee (ARC). The revised ARC form and new review process contributed to better and quicker communication between homeowners and the review committee via PENCO
- ♦ The landscaping and tree maintenance of the community continues to be top notch as performed by our two contractors
- ♦ 2015 Budget on target; there was a slight surplus, to be deposited into the Community reserve fund
- ♦ 2016 Proposed Budget was approved by the attendees of the meeting; it includes a \$10 increase in the annual homeowner assessment – the first increase in six years! A professional review of our reserve funds was performed and indicated the increase is needed to ensure enough funds in our accounts for future maintenance and replacement of our assets such as the playground, tennis court, the fence along Nammans, etc.

Projects completed in 2015:

- ♦ Transition of community management to PENCO Management
- ♦ Engineering Reserve Study for Capital Replacement and Maintenance of Community Assets
- ♦ Investment strategy review of our Reserve funds with WSFS was completed and adjustments made
- ♦ Replacement of benches / tables in playground area
- ♦ Trash company pricing analysis – the intent was to reduce the number of trucks coming into the community and reduce the wear and tear of our roads and the early morning noise levels. The analysis showed prices vary greatly. Be sure to see the analysis results here in this newsletter and it is posted on website as well. It doesn't seem feasible to have just one trash company.

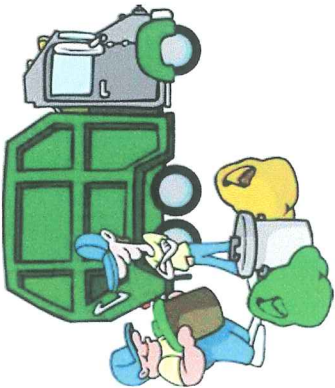
Projects to be undertaken in 2016:

- ♦ Tennis court will be cleaned and all lines will be repainted
- ♦ Community parking lots need blacktop resurfacing

Board of Directors Elections:

- ♦ Two board member positions were open for election
- ♦ Incumbent, James Bagnell, Treasurer, was nominated and approved by voting to serve a second two year term
- ♦ ***One Board Seat is vacant. We are looking for another homeowner to fill this current vacancy on the Board. If interested, please reach out to Ron White at PENCO Management***





Let's talk trash...

As an effort to help resident be sure they are getting the most cost effective, efficient trash service, the Board has done an analysis the local trash companies for competitive pricing.



Service Provider	Contact	Quarterly Pricing	One Day Pick-up	Recycling	Can Included	Fuel Surcharge	Prepayment for services	Community discount offered	Contract length	Other issues to consider	Proposal received
Waste Management	Customer Service SEE WEBSITE	\$103.	X	X	X	Yes	Yes	No	Qtr./ Qtr.	Pick up day Monday/Thursday	N/A
Evergreen Waste Services	Customer Service SEE WEBSITE	\$84.*	X	X	X	No	Yes	Yes =/> 50% of homes in comm.	Qtr./ Qtr.	Pick up day is Friday	Still O/ S
EconoHaul	Debbie Russell 302-366-7630	\$79.50*	X	X	X	No	Yes	Yes =/> 50% of homes in comm.	Qtr./ Qtr.	Pick up day is Monday; other services offered at lower rates!	Yes
Republic Services	Debra Foxwell 302-397-5630	\$58.50	X	X	X	No	Yes	No	3/yr.	Pick up day is Thursday 8% increase years 2 & 3	Yes
Burns & McBride	Office 302-656-5110	\$59.50	X	X	X	No	Yes	See Note * Discount w/ bundled HVAC contracts	Qtr./ Qtr.	* Trash/Recycling + 1 added service /20% Trash /Recycling + 2 added services/40% Trash/Recycling + 3 added services/60% Must Pay by Direct Debit	N/A
Waste Industries, USA	Allen Thienpont 302-378-5400	\$63.*	X	X	One time fee \$35.00	No	Yes	Yes =/> 60% of homes in comm.	Qtr./ Qtr.	Pick up day is Friday-will drop to \$18.50/month if gets 60% of community/building business	Yes

CALL FOR E-MAIL ADDRESSES



Save on Printing & Postage

We at PENCO Management, Inc. and your Board of Directors feel that timely communication with residents is extremely important. A wonderful tool to disseminate news in a more timely fashion than is available by using a newsletter is an e-mail system. The type of information e-mailed would be holiday trash and recycling pick-up schedules, how and when to dispose of Christmas trees, snow removal reminders etc.

We would request if you have access to e-mail that you provide us with your e-mail address. Correspondence would be "Blind Copied" to protect the privacy of all recipients. All correspondence using the e-mail system would be generated through the management office to further ensure the privacy of all recipients/residents.

Please consider sharing this information with us so that we better serve you, the resident. We encourage all residents to take advantage of this system. As more residents enroll, the more effective the system will become.

To enroll in the e-mail system please:

E-MAIL rwhite@pencomanagement.com

Subject: Ballymeade E-mail Distribution List

Information to be included in the body of the e-mail:

Name

Address

Preferred E-Mail Address (s)

E-Mail Privacy Policy: We strictly respect your privacy. Your e-mail address will not be published in any directory nor given out to anyone. Each e-mail will be Blind Carbon Copy (BCC). This allows a large group to receive e-mails without seeing other recipient's information. Each recipient will only see their own address and that of the sender.

Non-Owner Occupied Homes



We would like to extend Ballymeade communication to all residents, if you have or are a tenant of the Ballymeade community please forward their/your contact information to PENCO so that you/they too may be added to the distribution of Community News.

ARCHITECTURAL REMINDER



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.

A copy of the current Architectural Request form is enclosed.

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.

LOCAL EVENT

June 21st and close on June 25,



This five-day event is the largest FREE jazz festival on the east coast and brings some of the most exciting, internationally acclaimed jazz personalities to one stage.

Rodney Square
Wilmington, DE





We thank you 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



DeIDOT ALERT

**Safe Routes to School Program Will
Require Lane Closures on Naamans Road**



The Delaware Department of Transportation's (DeIDOT) contractor, GrassBusters Landscaping Company, will begin work on Friday, April 1st, at the intersection of Naamans Road and Bal-

lymeade Drive; plus the entrance to Lancashire Elementary School. This project consists of placing curb ramps on both sides of the intersection and a sidewalk on school property. Two additional locations at Hanby and Harlan Elementary Schools will follow with no traffic restrictions.

Daytime intermittent shoulder closures will occur from 7 a.m. until 5 p.m. Intermittent lane closures will be from 9 a.m. until 3 p.m., Monday through Friday, pending weather. The work is anticipated to be complete by mid-May.

The change is due to the "Safe Routes to School" program which makes it safe, convenient and fun for children to walk or bicycle to school. Elementary and middle schools can receive funding through Delaware Safe Routes to School Program. For further information, please contact Sarah Coakley, Program Manager at 302 760-2236.

**Message from SEAN MATTHEWS, State
Representative serving Ballymeade:**

Ballymeade, I wanted to update you on several issues that Peter your Ballymeade President and I are working on. 1) A meeting with Army Corp of Engineers was arranged; 2) follow-up from this meeting will be made with several State agencies; 3) NCCD is going to come out to assess any possible mosquito issues that arise from standing water and 4) I'll be doing a tour of your roads in the next month or so and reporting any issues. As always, you can email me at sean.matthews@state.de.us or call my cell at 302-331-1020 if you have any questions or issues that I can help with. Thanks for letting me serve you, Sean"

Sean Matthews

State Representative District 10

sean.matthews@state.de.us

Weekdays: 302-577-8480

Nights/Weekends: 302-331-1020



LOCAL EVENT



June 12 to 19, 2016

Sunday, 6/12: 2PM-10:30PM

Monday, 6/13-Friday, 6/17: 5:30PM-10:30PM

Saturday, 6/18: 2PM-10:30PM

Sunday, 6/19: 2PM-8:30PM

901 N DuPont St.

Wilmington, DE 19805

**Intersections: W. 9th St. or W. 10th St & N. DuPont
or N. Lincoln St**

Email: festival@stanthonynet.org





DEED RESTRICTION REMINDERS

- **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 your 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.



NEW CASTLE COUNTY *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.

BALLYMEADE



Saturday, April 30, 2016
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!

SMALL BUSINESS SPOTLIGHT



FOREVER GREEN LANDSCAPING INC.

LAWN MAINTENANCE • LANDSCAPING



www.forevergreenlandscapinginc.com

340 Churchmans Road
New Castle, Delaware 19720
Phone: (302) 322-9535



4374 Forge Road
Oxford, PA 19363

Telephone: 610-220-0128

email: wilsonvineyard@gmail.com

website: www.wilsonvineyard.com

LOCAL EVENTS

Wilmington Flower Market

wilmingtonflowermarket.org



May 5, 2016 - May 7, 2016

Recurring daily

Times: Thurs & Fri 10AM-8PM, Sat 10AM-7PM

Where: Rockford Park

Wilmington, DE 19806

Contact: 302-995-5699

Admission: free



38th Annual Point-to-Point

Sunday, May 8, 2016

11:00 am to 4:00

Winterthur

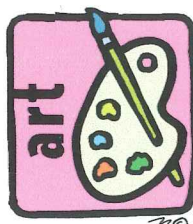
5105 Kennett Pike (Route 52)

Winterthur, DE 19735



FESTIVAL

Saturday May 21st, 2016
(always the 3rd Saturday in May)
9am - 5pm
Brandywine Boulevard
Bellefonte DE



Spring Blooms at Longwood Gardens

April 2, 2016 - June 3, 2016

Recurring daily

Times: From: 9:00 AM to 6:00 PM

1001 Longwood Rd.

Kennett Square, PA 19348

Contact: 610-388-1000





HOLY TRINITY GREEK FESTIVAL

June 7, 2016 - June 11, 2016

Daily from: 11:00 AM to 11:00 PM

808 N. Broom St.

Wilmington, DE 19806

Contact: 302-654-4446

www.facebook.com/htwilmgreekfest



Saturday & Sunday

June 25-26, 2016

4651 Washington St. Extension

Wilmington, Delaware 19809



Ballymeade

c/o PENCO Management, Inc.

5 Christy Drive

Suite 302

Chadds Ford, PA 19317

