

SUMMER  
2017

# Ballymeade

## Newsletter



### Summer Community Homeowner To Do's!

In efforts to keep our community looking great ... which will help optimize our property values ... please take some time and look around and throw in a helping hand! Some really easy ideas and suggestions to keep our community in the best light it can be:

- ♦ **If you see trash, pick it up!** Nothing more unpleasant than seeing waste just laying around the streets and common areas. This includes the entrance and Naamans Road fence ...
- ♦ **Please walk your dogs in common areas ONLY and clean up accordingly.** Our neighbors take great pride in their lawns, yards, flower beds and foliage. Let's not have animals disturb what so many people work hard to keep aesthetically pleasing to the eye.
- ♦ **Coverage of water meters in the front and side of homes with foliage.** A growing number of residents are clearing foliage and bushes exposing the water meters ... a complete eye sore and, according to a local real estate agent, not a good first impression as potential buyers come to view our community for investment. Please consider your neighbors who have to look at this. Cover it up with inexpensive plants and foliage to spruce up the appearance of your home!
- ♦ **Please keep lawns mowed and manicured per NCC Code.** We have been receiving many complaints of unkempt front and back lawns / yards. Please take pride in your home and our community in our efforts to keep it looking the best it can be. Please remember ... this is an NCC deed restriction. Offenders will be reported to the county for ticketing up to \$50 per occurrence.
- ♦ **Water and spray trees that line the streets of our community in cases of extreme heat.** As we had a relatively wet spring, a lot of watering should not be necessary. Keep an eye though our trees when heat waves hit. It's very expensive to remove and replace ... and this could potentially hit your wallet if we need to increase our annual homeowner's assessment to cover unexpected costs.
- ♦ **Please keep your trash receptacles out of sight!** This is county code and will be enforced. After warning notification from PENCO Management; offenders will be turned over to NCC for ticketing per the county code.
- ♦ **If you see something, say something!** The only way we know if something is in need of repair, maintenance or should be addressed by the community Management Company and board, please contact Ron White ASAP with the specifics.

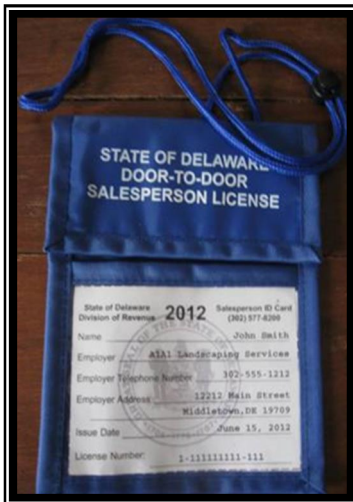


## Other “For Your Information” discussion items at the Block Watch Meeting:

The New Castle County Police has an iPhone / Android App that is available for free download at the iStore and Google Play. This is a direct line to the NCCP but **should not be used for reporting of emergencies or reporting of criminal activity requiring immediate police support / assistance.** Continue to use 911 for all emergency situations ....

Cpl. Hester has recommended residents look into signing up for **Nextdoor** app available for iPhone and Android phones. NCCP has found this a very beneficial tool for communication and regularly posts any and all pertinent information within their respective neighborhoods of responsibility nested within this site/app.

**We’ve had a recent increase in solicitation activity in the development.** NCCP will respond to complaints by residents if reported. Number to call is: 302-573-2800. **Please be aware though** ... our “No Solicitation” sign at the entrance to the development has **no legal standing** and is just advisory in nature. But ... **current Delaware state law states (House Bill 49)...** “Any seller or seller’s representative who solicits a door-to-door sale at a home **shall prominently display a door-to-door salesperson identification card obtained from the Department of Finance** while soliciting a door-to-door sale. The door-to-door salesperson *identification card shall be displayed on the person of the seller or the seller’s representative in such a manner so that a potential buyer shall be able to view the door-to-door salesperson identification card during any transaction with the seller or the seller’s representative soliciting a door-to-door sale.*



Whoever violates this requirement shall for the first offense be fined not less than \$75 nor more than \$150.

For each subsequent like offense the person shall be fined not less than \$100 nor more than \$250. As a side note, non-profit organizations promoting home sales, public utility and cable television system operators and as well as persons soliciting sales via telephone, mail, email, internet or through door drop are exempt from this requirement.

The Board has completed required diligence on installation of a community surveillance system and received a proposal for an initial erection of a camera at the entrance / exit of the community. Equipment included in the proposal is the pole to support required cameras, cameras required to record vehicles coming and going, cameras that will record license plate information and the DVR and required hardware to en-



case the recorder. Ongoing communication will be made with the residents at the conclusion of all further diligence activities. ***We’re asking for your input on this proposal; please see following page.***

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.**



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www.pencomanagement.com

## BALLYMEADE WEBSITE

Please check the community’s *website* frequently:

[www.ballymeade.org](http://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.

## Community Surveillance Proposal

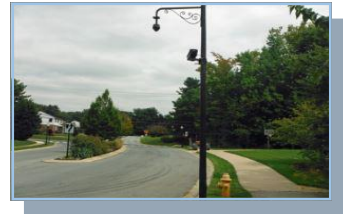
In response to resident suggestions related to recent reported incidents of crime within the community, the Board has pursued requests for service proposals from security vendors for community surveillance cameras. 3 bids were requested. One vendor has been selected to suit our potential needs. But ... we would like to hear your voice on this proposal before we move forward. Overview of the proposal and how the surveillance would serve the community:

- ➔ Cost of installation / training: pole, 3 camera system and DVR - \$8,145; cost would be fully funded out of the community reserves with no additional assessment required; reserves would still be fully funded for all current community assets for major maintenance or replacement for the next 5 years per the current reserve study (reviewed at annual meeting); no useful life has been established for replacement of this equipment; currently technology replacement standard (cameras / DVR only) is usually 3 years for forecasting purposes given speed of technology advancement
- ➔ Cost of annual maintenance of equipment is estimated to be \$640; no additional assessment required
- ➔ The camera will be installed at the entrance of the community recording vehicles and vehicle license plates both entering and exiting the community; current retention of recorded footage will be 90 days (cost included in annual maintenance fee). Height of the pole is approximately 20 feet from ground level. (See picture of Weldin Ridge camera/pole)
- ➔ Signs alerting individuals of 24/7 community surveillance will be posted throughout the community
- ➔ No person will be monitoring the footage; footage will only be released to NCC Police or other law enforcement agencies in response to an active investigation of criminal activity in our community
- ➔ Residents should understand that this measure is being considered in efforts of deterrence ONLY, to reduce the potential for criminal activity and property damage and does not guarantee criminal activity will be prevented;

the Board does not assume any liability for incidents that may occur post installation but will actively work with local law enforcement in its investigation of any incident

- ➔ We encourage all residents to research this issue online as there are many articles and studies related to issues to consider and effects of surveillance camera installation in order to make an informed decision
- ➔ The vendor under consideration has installed a surveillance system in the Weldin Ridge community in North Wilmington; if you're curious about the aesthetics of the camera, you'd be able to actually see how it looks visiting this community

**We'd like to hear from you. After your review of all information regarding this proposal, we're asking you to email your thoughts on this proposal, including your YES/NO vote as soon as possible, but *no later than Friday, July 28<sup>th</sup>* to Ron White of PENCO Management @ [RWhite@pencomanagement.com](mailto:RWhite@pencomanagement.com)** Please include your name and address in your response. **We're counting on you to assist with our final decision.**



**Make your voice heard!**



### Completed Spring Projects – Your assessment dollars at work!

Since the annual meeting in February, the Board is proud to announce the completion of the following projects on behalf of the residents of Ballymeade. Thanks to those who made all of this possible!

- \* Community Clean Up Day
- \* Wetlands Spring Clean up
- \* Vine Clean up - W. Boxborough Drive
- \* Spring Newsletter
- \* Playground maintenance
- \* Entrance lighting replacement
- \* Community Yard Sale
- \* Startup of Block Watch Program
- \* Cement pavement shaving / replacement
- \* Parking pad line painting

## Overview of Block Watch Program with NCCP:



On Monday evening, June 12<sup>th</sup>, Corporal Kristen Hester of the New Castle County Police Department spoke to a number of residents gathered at the Claymont Library about the process of starting up and logistics supporting a Block Watch Program in Ballymeade. Highlights of the meeting for all residents to consider:

- ☞ The program does not require a lot of incremental time and effort by residents as the Block Watch only requires you to **report** unusual circumstances and potentially criminal actions in the ordinary course of your daily activities; its main driver ... **you as residents** ... and main focus .... to **heighten awareness in our surrounding community** and immediately initiate communication related to unusual activities in our neighborhood; be aware of who belongs and who doesn't belong; let's ensure any potential for problems or criminal activity is averted through vigilant awareness and immediate communication, working in cooperation with the New Castle County police.
- ☞ This is not a Community Watch Program ... a program whereby residents volunteer for foot or mobile patrol; again ... this is grounded in heightened awareness and reporting of unusual circumstances.
- ☞ In short hand ... "See Something, Say Something!"
- ☞ In order for the program to be successful, we need a wide disbursement of volunteers; not all clustered on one block or one quadrant of our development
- ☞ Program is supported by: Lead Coordinator for Community, Block Captains and all residents as Block Watchers
- ☞ Communication should be made to the police as well as delegated captains; captains to disperse information among residents via phone, email or text chain; in order to be successful, captains will need your preference for immediate communication; please remember ... this is for your and your family's personal security interest
- ☞ When police are contacted, information about all reported incidents will be communicated to the development coordinator / captains to be further communicated downstream to ensure all incident reports received by residents are reported back to Block Watch Lead Coordinator and Captain if resident prefers to remain anonymous within the neighborhood. All information received will also be routinely posted to our community website .... [www.Ballymeade.org](http://www.Ballymeade.org)
- ☞ As a joint community task force with the New Castle County Police, there are certain requirements residents must meet to become "qualified" Program Coordinator and Block Captains:
  - ◆ Background check related to criminal activity in the State of Delaware; given highly sensitive information will potentially be communicated to Program administrators, the NCCP wants to ensure this information will not be handed over to individuals with any prior criminal history given their policy for this program rollout; results of the background check will only be shared with the individual volunteering for any post in the program; a final list of qualified residents will be turned over to the Program Coordinator for actual program kick off
  - ◆ Program Coordinator and Block Captains will be required to attend a 45 minute Powerpoint training session run by NCCP; time and place to be determined by the Program Coordinator and agreed with NCCP

## That's it!

Further communication on this program start up and kick off will be shared in a separate communication.





## LOCAL EVENTS



**July 20 - 29, 2017**

**18500 S Dupont Hwy, Harrington, DE 19952**

**(302) 398-3269**

**[www.delawarestatefair.com](http://www.delawarestatefair.com)**



**MARK YOUR CALENDARS  
FOR THE 2017 SEA  
WITCH FESTIVAL...**

**OCTOBER 27 - 29, 2017  
REHOBOTH BEACH, DE**

**[www.beach-fun.com/sea-witch-halloween-fiddlers-festival.html](http://www.beach-fun.com/sea-witch-halloween-fiddlers-festival.html)**



**2017 Hours and Locations**  
Saturdays, May 6 – September 30, 2017  
8am – 12pm  
George H.P. Smith Park  
Johnson & Dupont Aves., Lewes, DE  
Wednesday June 7 - August 30, 2017  
8am - 11am  
Crooked Hammock Way and Kings Highway,  
Lewes, DE  
(Across from Crooked Hammock Brewery)  
Saturday October 7 – November 18, 2017  
9am – 12pm  
Shields Elementary School Parking Lot,  
Savannah Rd. & Sussex Dr., Lewes, DE



**Where:** Delaware State Fairgrounds-Harrington, DE  
**Date:** Sat, October 14, 2017  
**Time:** 12:00 PM - 5:00 PM EDT

**BRANDYWINE  
FESTIVAL  
OF THE ARTS**

**Saturday, September 9th, 2017**  
10am - 6pm

**Sunday, September 10th, 2017**  
10am - 4pm

**Admission:** \$5 / Children under 12 are free

The festival is held at Brandywine Park located at  
1001 North Park Drive, Wilmington, DE 19802



**Media, PA is...**  
**Dining Under  
the Stars**  
Every Wednesday Night  
May thru Sept



## Other Community Issues:

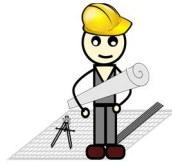
### Annual Homeowner Assessment up-

**date:** As of this publication date, we have an approximate 3% delinquency

rate for our homeowner annual assessment collection. Please know that this costs us time and money .... your money ... with required collection activities. All legal expenses incurred will be invoiced delinquent homeowners for recovery as is the right of the community. Per your signage of the Community Obligations, Rules & Regulations, each homeowner is legally obligated for this payment as well as all fees associated with our collection activities for any delinquency. Given delinquency timelines established in our community by-laws, fees will be attached as outlined in the document, which we will rigorously pursue until full settlement, up to and including a lien on your property. Please note that this could affect your credit rating, a consequence we prefer not to be triggered. If any homeowner is experiencing financial difficulties which have a bearing on your ability to send a lump sum payment, please contact us immediately to arrange other payment options agreeable due to your extraordinary circumstances. We thank all homeowners who have remitted to date in consideration of the Board's duties for keeping our community a preferred location to live!



The **Ballymeade Annual Yard Sale** was once again a success! Unfortunately gloomy weather might have driven down some deal seeker traffic into the community. We had approximately 15-20 homeowners participate this year throughout the day with a high amount of traffic during the published time of the sale. Thanks to Mike Petrucci and Ron White for all your efforts for this event!

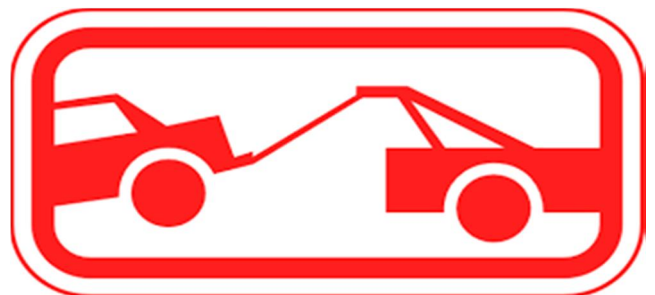


**ARC review:** Please submit all required documentation and disclosures for Board review of all homeowner external changes per our community by-laws and maintenance declarations. Outline of the process and all documents required for the review are available on our website @ <http://www.ballymeade.org/pages>

We've been made aware of residents using the available spaces in the 3 community parking pads as their own permanent spaces ... "dumping" cars there for weeks/months at a time. To be clear, cars should not be parked here for more than 48-72 hours. Residents should use their garages and drive ways for their parking needs.



**PLEASE REGISTER YOUR VEHICLES WITH PENCO MANAGEMENT. THIS IS FOR YOUR BENEFIT.** If cars are parked in the community parking pads for more than 48-72 hours and are reported to PENCO Management, we will assume abandoned and reserve the right to have the vehicle towed at the owner's expense. If the plates are registered with PENCO, we can reach out to the owner and address directly before taking any actions to have towed. Also, if unregistered vehicles are on the street for an extended period of time with either out of state or expired tags, the vehicle will be towed out of the community, again, at the owner's expense. Signage now has been posted alerting everyone to this potential action. If you have a one-time emergency that requires use of a space for more than 48-72 hours, please call PENCO Management immediately to register your temporary need.





## A little Delaware history!



On June 15, 1776, the Assembly of the Lower Counties of Pennsylvania declared itself independent of British and Pennsylvanian authority, thereby creating the state of Delaware.

Separation Day marks Delaware's formation before the Declaration of Independence. The Fourth of July typically is beloved as Independence Day, but we here in Delaware have another one that's all our own. It's also another time this small wonder led the nation. On June 15, 1776 – more than two weeks before the fateful vote in Philadelphia – Delaware declared its own independence. The scene was set as the Continental Congress was meeting in Philadelphia, considering what soon would become the Declaration of Independence. Residents representing our three counties that were then "The Assembly of

the Lower Counties of Pennsylvania" – New Castle, Kent and Sussex-upon-Delaware – gathered in New Castle, which would become the state's first capital. At what is now known as the New Castle Court House Museum and part of the First State National Historical Park, they voted unanimously to reject not only the rule of the England and King George III, but also the authority of the family of William Penn. Refusing any longer to be a southern-extension afterthought of Pennsylvania, they voted to form "The Delaware State." That's not what gave us the nickname of "The First State," which commemorates Delaware's historic role on Dec. 7, 1787, as the first of the 13 colonies to ratify the U.S. Constitution. And that is why Dec. 7 is honored each year as Delaware Day. But the history-making vote at the Old State House, our own early revolution and independence, did make us first among the original 13 states. It's a proud statewide tradition of independence – begun at a time when state historians say the counties totaled fewer than 40,000 residents – now known as "Separation Day." Also called "Delaware's Birthday," the occasion draws its formal name from the document – a Separation Resolution – on which the history-makers voted that day in New Castle.

As stated, Delaware did not exist as a colony under British rule. As of 1704, Pennsylvania had two colonial assemblies: one for the "Upper Counties," originally Bucks, Chester and Philadelphia, and one for the "Lower Counties on the Delaware" of New Castle, Kent and Sussex. All of the counties shared one governor.

Thomas McKean and Caesar Rodney, the same two men who represented the Lower Counties in the Stamp Act Congress of 1765, proposed the Lower Counties' simultaneous separation from Pennsylvania and the British crown. McKean and Rodney, along with George Read, represented the Lower Counties at the First Continental Congress in 1774 as well as the Second Continental Congress in 1775-76. When Read refused to vote for independence, McKean had famously summoned an ailing Rodney, who rode overnight from Dover, Delaware, to Philadelphia in order to cast his vote in favor of independence and break the Delaware delegation's stalemate.

McKean and Rodney were punished for their zealous pursuit of independence in an area heavily populated by Loyalists. The first Delaware General Assembly, a body that owed its existence to McKean and Rodney, chose not to return them to the Continental Congress in October 1776. But, after Wilmington, Delaware, and Philadelphia, Pennsylvania, fell under British occupation, the second General Assembly returned the two Patriots to the Continental Congress in October 1777. Both men went on to serve as president of the state of Delaware. Rodney held the post from March 31, 1778, to November 6, 1781. McKean served briefly as the acting president from September 22 until October 20, 1777, while George Read traveled from Philadelphia to assume the post, left vacant by John McKinly's capture by British troops.





**HOURS: Now through August**

**Monday - Thursday 10am-9pm**

**Friday & Saturday 10am-11pm**

**Sunday 12pm-8pm**

**550 JUSTISON ST, WILMINGTON, DE 19801,**  
**Located directly behind the Delaware Children's Museum,**  
**on the Riverwalk**



S. Laws Street & Delaware Avenue  
Bridgeville, DE 19933

[www.applescrapple.com](http://www.applescrapple.com)

**OCTOBER 13, 2017**

Opens at 4 pm

**OCTOBER 14, 2017**

Opens at 9 am



## LONGWOOD GARDENS

1001 Longwood Road,  
Kennett Square, PA 19348  
[longwoodgardens.org](http://longwoodgardens.org)

### Fireworks & Fountains Shows



**Now through September 30**

Celebrating the Return of Our  
Main Fountain Garden

**Fountain Performances Daily at 11:00 am,**  
**1:00, 3:00, and 5:00 pm**

**Extended Hours on Thursdays, Fridays, and Saturdays, with an additional**  
**Fountain Performance at 7:00 pm and an**  
**Illuminated Fountain Performance at 9:15 pm**



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

