

# Beacon Hill Townhome Condominiums Newsletter

June - July 2010

## New Property Manager Selected

On Tuesday, May 25, Council presented and voted in Aspen Property Management and its owner Brad Carrillo as our new property management agent.

Brad brings a wealth of knowledge in both property management and property development. He has a degree in environmental design with an emphasis in architecture from the University of Colorado. He worked as a site supervisor for Elkton Wolf, a land developer in Elkton, MD, managing nine communities over five years.

Aspen Property Management, Inc. was founded in 2006 and currently manages nineteen properties in Maryland and Delaware. In addition to being an affordable option for our property management needs, Aspen was selected based on their superior reporting capabilities, experience in Delaware, and knowledge of management best practices to ensure we can move our community forward. In addition, Aspen is able to accept dues payments electronically for your convenience.



## What you can expect:

Over the coming weeks you should receive a notification from Aspen informing you of the change, the mailing address for future payments, and the contact information for any needs beginning on July 1. Council will be doing a comprehensive community inspection with Aspen the first weekend in July, and Aspen will hit the ground running with several large projects.

## Yard Waste Reminder

**Dumping of yard waste in the cul-de-sac by East Court is no longer allowed.**

**Please review the yard waste article on page 2 for yard waste guidelines and collection dates.**

If you have any questions or concerns regarding the transition to Aspen Property Management, please contact a member of Council.

## New Rules and Regulations

At the Council meeting on April 27, the Rules & Regulations Committee proposed several changes to the community rules and regulations document. A majority of the recommended changes were approved. Below is a summary of the changes. The new rules and regulations are also included as an insert in this newsletter.

Antennas: Adding a provision allowing for installing of Verizon FIOS cable boxes within the confines of the privacy fence.

Contractors: Created a new rule clarifying that contractors are engaged only by Council and stipulating fines for interfering with contractors working on common elements.

Structural/Exterior Changes: (1) Amended current rule to allow fences to be painted in a dark brown color to match the window casings; acceptable colors to be provided by the management agent upon request.

(Continued on page 2)

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To submit a news story or idea for the next issue, email [bhtcfeedback@gmail.com](mailto:bhtcfeedback@gmail.com) or contact Darin Reffitt at 302-529-9663.

# Council News and Updates

## Council Contacts

### *President*

Darin Reffitt - 103 Center Court  
302-529-9663 | dmreffitt@gmail.com

### *Vice President*

Sue Gorman - 123 Center Court  
302-475-8102 | sgorman.bhtc@gmail.com

### *Treasurer*

Open

### *Secretary*

Virginia Mas - 16 West Court  
302-375-6264 | vmas.bhtc@gmail.com

### *Member-at-Large*

Steve Long - 228 East Court  
302-562-2827 | stephenlong@comcast.net

## Property Manager:

Until June 30:

Goldsborough Realty  
Ken Greever  
302-575-1000  
grmcomp@aol.com  
www.grmco.com

Beginning July 1:

Aspen Property Management  
Brad Carrillo  
410-620-2598  
info@aspenpropertymgmt.com  
www.aspenpropertymgmt.com

## New Rules and Regulations

(Continued from page 1)

Structural/Exterior Changes: (2) Management agent will provide a list of "earth tone" colors for unit owners' consideration, including paint colors for selected paint vendors.

Trash and Recycling : (1) Clarified that lattice work for concealing trash cans be tall enough to conceal the cans and in either natural wood or brown to match the fence. (2) Added information on optional curb-side recycling program.

Wood Burning Stoves: All fireplaces as well as wood burning stoves must be registered with Council.

For any questions relating to the revised rules and regulations, please contact any member of Council.

## Scheduled Meeting Dates

Council meetings are generally held at 6:30 on the 4<sup>th</sup> Tuesday of the month. Agendas, including discussion items and location, will be distributed/mailed no less than 14 days prior to the meeting date each month. Scheduled meeting dates appear with the monthly events on page 8.

Unit owners are encouraged to attend our Council meetings. You are also welcome to submit agenda items to the Council for consideration.

If you would like opt-in to receive your agendas/ meeting announcements via email instead of receiving a paper version, please email your request (from the email account you would like used as your contact point) to Virginia Mas at **vmas.bhtc@gmail.com**.

## Financial Information

At the suggestion of Eugene Zheng and the encouragement of other unit owners, Council is now making our monthly financial reports available automatically to requesting unit owners shortly after receipt from our management agent.

Since the reports tend to be many pages long (some months over 50 pages) we have elected to limit automatic distribution to electronic means. Printed copies are of course available as well, but only by specific request each month, to ensure we aren't wasting community resources printing lengthy reports that are unnecessary.

If you would like to opt-in to receiving these financial statements automatically, please contact Virginia Mas at vmas.bhtc@gmail.com from the email address where you would like to receive the reports.

## Yard Waste

As a reminder, yard waste must be disposed of properly. Weeds from your flower beds are not considered yard waste and can be put out with your regular trash.

Palmatary Sanitation will be doing special pickups of yard waste on the following days:

Friday, June 11	Friday, October 08
Friday, July 9	Friday, November 12
Friday, August 13	Friday, December 10
Friday, September 10	Friday, January 14*

\*Christmas Tree pickup, plus any other yard waste.

# Recipe / Fireworks

Recipe

## HOT DOG CHILI SAUCE

### Ingredients

2 lbs ground beef  
1 large onion, chopped  
4 cloves garlic, peeled and minced  
1/2 cup ketchup  
1/4 cup barbecue sauce  
1 tablespoon hot sauce  
2 tablespoons yellow mustard

### Directions

Saute beef with onion. When beef begins to brown, add garlic. Turn heat to high and cook one more minute.

Stir in remaining ingredients and reduce heat to low. Simmer 10 minutes and remove from heat.

Line hot dog buns with a steamed or grilled hot dog and top with Chili Sauce mixture, then sprinkle with chopped onions and shredded Monterrey Jack or Colby cheese.

Great to take along on Picnics!

Source: [www.cooks.com](http://www.cooks.com)

## Local Fireworks Displays

### Wilmington DE - July 4, 2010

Fourth of July Celebration & Old Fashioned Picnic  
Christina Riverfront - 4 to 10 p.m.

The event at Tubman-Garrett Riverfront Park will feature a crab feast, hot dogs, hamburgers, barbecue, children's games and attractions as well as a performance by the Delaware Symphony Orchestra and the Delaware Valley Chorale.

Admission is free. For more information, visit [www.wilmingtonde.gov/July4th](http://www.wilmingtonde.gov/July4th).

### Newark DE - July 4, 2010

6pm-9pm Fireworks at dusk.  
University of Delaware Athletic Complex, South College Avenue (Rt 896). Rain date Monday, July 5 for Fireworks only. 302-366-7147 inclement weather hotline.

### Dover DE - July 4, 2010

Fireworks blast off at 9:20 p.m. at First State Heritage Park.

Visit [dover4thofjuly.com](http://dover4thofjuly.com) for more information.

### Chester County PA - July 4, 2010

Annual 4th of July Celebration Fireworks and Concert

Wilson Farm Park  
500 Lee Road  
Chesterbrook, PA

Joe Biaone Jazz Ensemble - 7:00-9:00pm. Fireworks show begins at dusk.

Visit <http://www.tredyffrin.org/departments/parks/programs/July4.aspx> for more information.



### Kennett Square PA - July 4, 2020

Longwood Gardens  
1001 Longwood Road  
Kennett Square, PA 19348

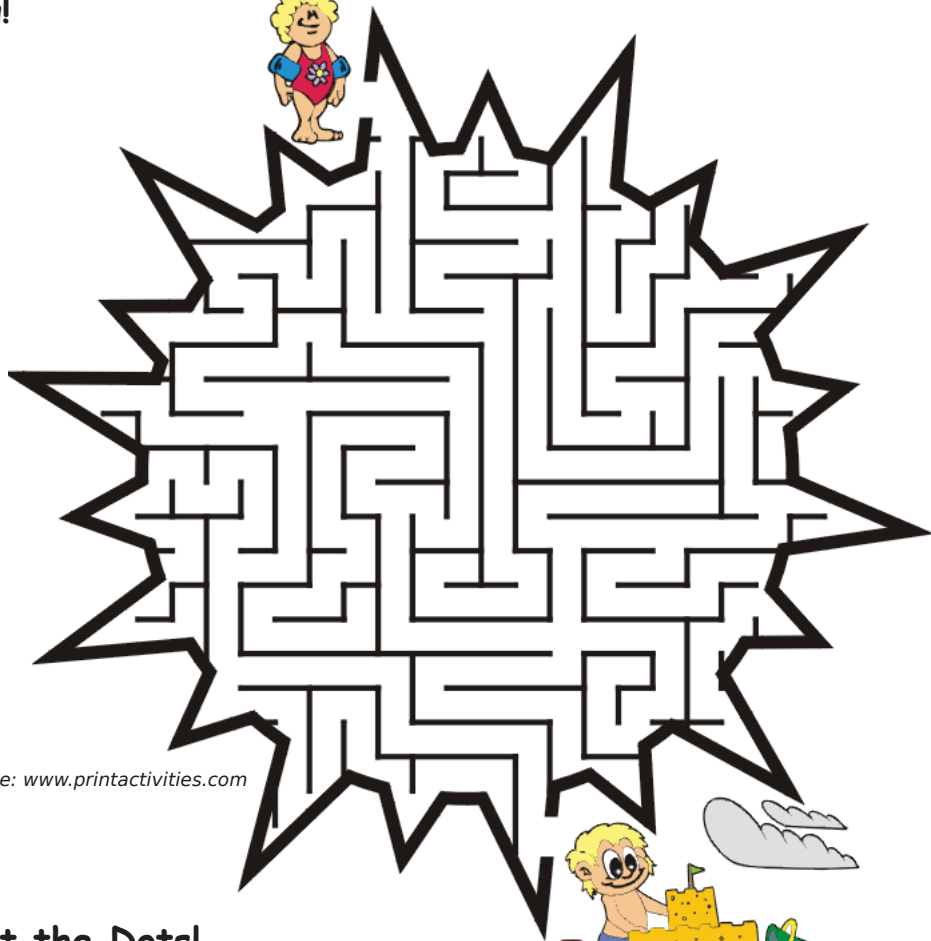
Salute America and Longwood founder Pierre S. duPont with Founder's Favorites, a dazzling program featuring an eclectic mix of patriotic, organ

and classical music. More information is available at <http://www.longwoodgardens.org/FireworksandFountainsEvent.html>

Sources: various websites and online articles

# Just for Kids!

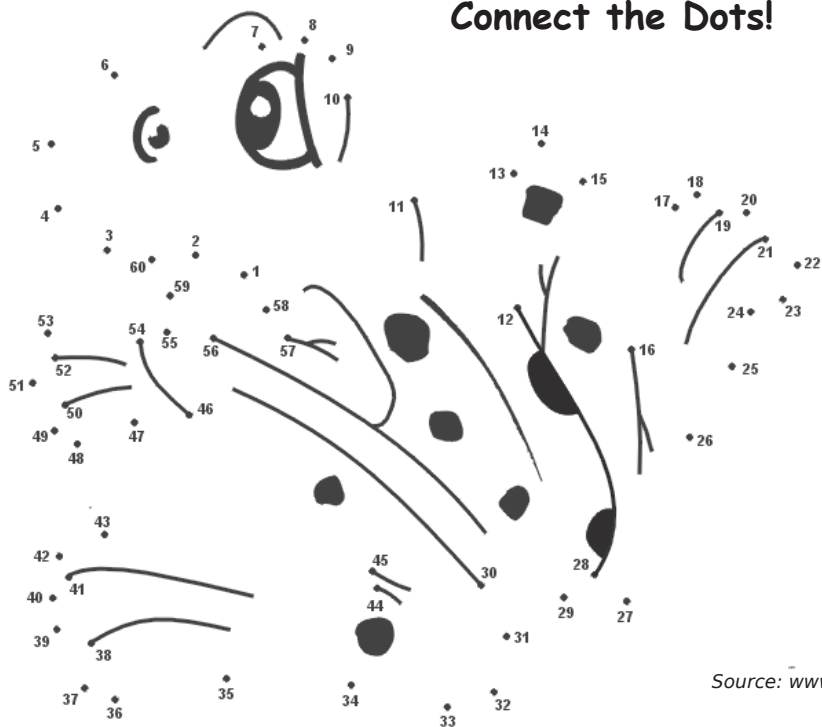
## A-Maze-ing!



Source: [www.printactivities.com](http://www.printactivities.com)



## Connect the Dots!



Source: [www.printactivities.com](http://www.printactivities.com)

## Word Search - Ice Cream Flavors Word Search

Find the words about ice cream flavors from the bottom in this Ice Cream Flavors Word Search grid. The words can be forwards or backwards, vertical, horizontal, or diagonal. Circle each letter separately, but keep in mind that letters in each ice cream flavor may be used in more than one word. When the word search puzzle is completed, read the remaining letters left to right, top to bottom, to learn an interesting fact about ice cream.

Source: [www.printactivities.com](http://www.printactivities.com)

### Word List:

BUBBLEGUM	FUDGE RIPPLE
BUTTER PECAN	MAPLE WALNUT
CHERRY	MINT CHIP
CHOCOLATE	NEAPOLITAN
CHOCOLATE ALMOND	PRALINE
CHOCOLATE CHIP	RUM AND RAISIN
COFFEE	STRAWBERRY
COOKIES AND CREAM	TIGER TIGER
FRENCH VANILLA	VANILLA

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M C F R E N C H V A N I L L A
A H T U N L A W E L P A M A B
E O O U D T B U B B L E G U M
R C B F I G V E E P E R E R C
C O U E N T E N O F P E E U O
D L T P L E I R S C F H A M V
N A T R E L T H I F H E I A R
A T E N A T I L O P A E N N I
S E R R C E C C R E P I R D A
E M P I H C T N I M L L W R I
I T E H T H E I R L C A E A Y
K T C H O C O L A T E C H I P
O O A R Y R R E B W A R T S D
O O N T I G E R T I G E R I G
C H O C O L A T E A L M O N D
    
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Color me!

### Riddle Me This!

**Q:** What happens when you throw a green stone in the red sea?

**A:** It gets wet!

Source: <http://www.dltk-kids.com/>

Source: [www.printactivities.com](http://www.printactivities.com)

# Independence Day

## A History of Our Independence

Independence Day is the national holiday of the United States of America commemorating the signing of the Declaration of Independence by the Continental Congress on July 4, 1776, in Philadelphia, Pennsylvania.

At the time of the signing, the US consisted of 13 colonies under the rule of England's King George III. There was growing unrest in the colonies concerning the taxes that had to be paid to England. This was commonly referred to as "taxation without representation" as the colonists did not have any representation in the English Parliament and had no say in what went on.

As the unrest grew in the colonies, King George sent extra troops to help control any rebellion.

In 1774 the 13 colonies sent delegates to Philadelphia to form the First Continental Congress. The delegates were unhappy with England, but were not yet ready to declare war.

In April 1775, as the King's troops advanced on Concord Massachusetts, Paul Revere would sound the alarm that "The British are coming, the British are coming" as he rode his horse through the late night streets.

The battle of Concord and its "shot heard round the world" would mark the unofficial beginning of the colonies' war for Independence.

The following May the colonies again sent delegates to the Second Continental Congress. For almost a year the congress tried to work out its differences with England, again without formally declaring war.

By June 1776 their efforts had become hopeless and a committee was formed to compose a formal declaration of independence. Headed by Thomas Jefferson, the committee included John Adams, Benjamin Franklin, Robert R. Livingston and Roger Sherman. Thomas Jefferson was chosen to write the first draft which was presented to the congress on June 28. After various changes a vote was taken

late in the afternoon of July 4th. Of the 13 colonies, 9 voted in favor of the Declaration, 2 (Pennsylvania and South Carolina) voted "no," 1 (Delaware) remained undecided, and 1 (New York) abstained.

To make it official, John Hancock, President of the Continental Congress, signed the Declaration of Independence. It is said that John Hancock signed his name "with a great flourish" so "King George can read that without spectacles!"

The following day copies of the Declaration were distributed. The first newspaper to print the Declaration was the Pennsylvania Evening Post on July 6, 1776. On July 8th the Declaration had its first public reading in Philadelphia's Independence Square. Twice that day the Declaration was read to

cheering crowds and pealing church bells. Even the bell in Independence Hall was rung. The "Province Bell" would later be renamed "Liberty Bell" after its inscription:

*Proclaim Liberty  
Throughout All the  
Land Unto All the  
Inhabitants Thereof*

Although the signing of the Declaration was not completed until August, the 4th of July has been accepted as the official anniversary of United

States independence. The first Independence Day celebration took place the following year, on July 4 1777. By the early 1800s the traditions of parades, picnics, and fireworks were established as the way to celebrate America's birthday. And although fireworks have been banned in most places because of their danger, most towns and cities usually have big fireworks displays for all to see and enjoy.

Source: [www.holidays.net](http://www.holidays.net)

*All, too, will bear in mind this sacred principle, that though the will of the majority is in all cases to prevail, that will to be rightful must be reasonable; that the minority possess their equal rights, which equal law must protect, and to violate would be oppression.*

- Thomas Jefferson



# Community Information and Notices

## **A Message From Council**

Council has been hard at work over the past two months researching, interviewing, and negotiating with prospective new agents for our community.

While several projects have been put on hold pending the tenure of our new agent, Council has also been working on other important initiatives that include:

### **Financial Management—**

Beginning with our new property management company joining us on July 1, we are enhancing our financial controls by requiring a second signature by a member of Council on all checks of \$250 or more. This will ensure that all invoices are properly reviewed and authorized prior to payment, and enables additional protection for the community's funds. In addition, our reserve account will be moved from ING back into PNC for a short period of time before being moved back into ING with only Council being given access to transfer funds. All of this will be achieved around the July 1 date. Finally, please note that our new agent uses a third-party banking system specifically designed for homeowner associations; this system will allow for online payments via fund transfer or credit card, but will also require us to either move our operating account or to add a secondary account at that bank. Council will be debating and deciding whether to keep our PNC operating account or to transition fully to the new system at our next meeting.

### **Community Tree Inspection/Maintenance—**

Mitsdarfer Brothers Tree Service completed an inspection of our property in late April, and we reviewed the results of the inspection and their recommendations at our last Council meeting. We asked them to come back to look at two additional trees, but following that we will be seeking a competitive bid for the required work and moving forward with tree maintenance across our community.

### **Annual/Quarterly Property Inspections—**

Council generally does a comprehensive inspection of our grounds and each unit in the Spring of each year. This year, we have thus far held off on completing those inspections until our new agent is in place. Our plan is to do the complete inspection over the weekend of July 3, or an alternative date of the weekend of July 10, in the event of inclement weather.

During the course of that inspection we will be making note of any violations to the rules which existed until our updated rule adoptions in April and need to be corrected by the unit owner; grandfathered exceptions to the rules which will need to be brought into compliance with future changes; and any property damage that needs to be dealt with in 2010. We will also be grading various elements of the property to prioritize improvements as funds become available.

### **Open Council Position—**

Council continues to search for an individual to fill the open Treasurer position on Council. Additional inquiries are being made and we are hoping to vote in our newest member at the June Council meeting.

### **Damaged Pavement in Center Court—**

Council is researching affordable options for dealing with the potholes and cracking in Center Court. We were hoping to wait on completing those repairs until we had our new agent in place, but it appears that is no longer an option. More information will be distributed on that situation as it is made available.

In addition to all of the above projects, Council continues to update and monitor our community website, review financial reports, manage action request forms with our management agent, authorize appropriate repairs, and oversee the other affairs of the association.

If you have any suggestions, concerns, or questions on the above listed projects or any other issues with which Council is involved, please feel free to contact any member of Council.

## **Community Website**




Our community website can be found linked at [www.neighborhoodlink.com](http://www.neighborhoodlink.com), or at [www.grmco.com](http://www.grmco.com), or directly at the URL at the bottom of page 8.

The website contains information about the condominium association as well as other related resources for our residents. Just some of the things you can find on that site include:

- Recent Council announcements, & meeting presentations, and meeting minutes
- Code of Regulations and Declaration
- Forms
- Archived newsletters and announcements
- Local government information

# Bimonthly Calendar

## June 2010

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14 	15	16	17	18	19
20 	21 	22	23	24	25	26
27	28	29 <b>BHTC</b>	30			

### June Events:

June 14 - Flag Day  
 June 20 - Father's Day  
 June 21 - First Day of Summer  
 June 29 - Council Meeting\*

June Flower: Rose

June Birthstone: Pearl/Alexandrite

## July 2010

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4 	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27 <b>BHTC</b>	28	29	30	31

### July Events:

July 4 - Independence Day  
 July 27 - Council Meeting\*

July Flower: Larkspur/Water Lily  
 July Birthstone: Ruby

\* Council meeting dates are tentative and subject to change. See distributed agendas for actual dates/times.

**Visit us on the web!**

[http://www.neighborhoodlink.com/Beacon\\_Hill\\_Condo/home](http://www.neighborhoodlink.com/Beacon_Hill_Condo/home)





## **Beacon Hill Townhomes Condominium Rules & Regulation 2010**

Guidelines from Council and Excerpts from the Code of Regulations



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# Introduction

## Living in a Condominium Community

This revision of the Association's rules of conduct is offered in the spirit of making Beacon Hill condominium an even better place in which to live. The following rules and regulations are approved by your Condominium Council, and were written based on comments, suggestions, and advice offered by you as Condominium Owners and Tenants. These rules are designed to make living in our community pleasant and comfortable. In living together, all of us not only have certain rights, but we also have obligations to all our neighbors. You will find that these rules are in no way designed to be unreasonably restrictive. In fact, these rules involve no more than what the laws of our State, city, and county require, or what we should naturally impose upon ourselves as good neighbors. We live in a beautiful area and we all have decided to make this our home as well as a good investment. Your Council has approved these rules so that all of us can continue to enjoy life at Beacon Hill Condominium.

### **YOUR ASSOCIATION REQUESTS THAT YOU READ THESE RULES AND REGULATIONS CAREFULLY, AND ABIDE BY THEM.**

If there is a problem that markedly affects your enjoyment of living in the Community, consider taking the following suggested steps:

- 1) First, discuss the problem frankly and courteously with the parties involved.
- 2) If reasonable compromise cannot be worked out informally, then contact the current management company in writing, using an Action Request form, who will contact your Association Council.
- 3) If a rule violation is involved, the procedure is as follows:
  - a) Owners and tenants will be given ten (10) days to respond to a violation notice.
  - b) After the ten days, a second reminder will be sent to owners with an appropriate penalty as designated by Council or Management.
  - c) After thirty (30) days, the violation will either be corrected by the Association and all costs will be charged to the unit owner and/or a penalty, minimum of \$100 per occurrence, will be assessed to the unit owner.

If you do not feel that your violation has been handled satisfactorily, you may attend the next scheduled Council meeting to discuss your feelings and offer suggestions.

Join your neighbors in making Beacon Hill condominium living a truly enjoyable and mutually supportive experience. The Association reserves the right to add, alter, or amend these rules as the need may arise.

# Beacon Hill North Townhomes Residents' Regulations



## **Antennas:**

No outside television or radio aerial, antenna, satellite dish, or any other aerial or antenna for reception or transmission, shall be maintained upon any townhouse unit or upon any of the common elements without prior written consent of the Council. Outside cable boxes provided through Verizon FIOS are permitted as long as they are within the confines of the privacy fence and below the height of the privacy fence.

## **Balconies:**

Nothing will be stored upon any balcony or patio, nor shall the cooking or preparation of any food be permitted upon any balcony or upon any portion of the common elements, except with the consent of the Council. Pets may not be kept on balconies unless the owner is present on the balcony. Painting and maintenance of the balconies is the owner's responsibility.

## **Clothes Lines:**

Outdoor clothes dryers or clotheslines shall not be permitted at anytime. No clothing, laundry, or the like shall be hung from any part of the townhouse unit; or upon any of the common element; or from any balcony or patio.

## **Condominium Fees:**

Condominium monthly fees are due on or before the first of the month. A late fee of \$20.00 per month will be assessed to cover notices and bookkeeping fees after the fifteenth of the month. If condominium fees are more than four months delinquent, your mortgage company will be notified, and proceedings in Small Claims Court will be filed, and a demand for one year of condominium fees prepaid will be required per Article 8, Section 1-3.

## **Contractors:**

The maintenance, repair and replacement of the common areas are at the discretion of Council. As such, unit owners may not impede any contractor that has been engaged by the Council to repair, replace, or maintain any common element. Any resident that ceases, deters, compounds, or requests additional contractor services will be liable for additional incurred expenses billed to our community. If you have a concern about the work performed by a contractor, you may submit concerns in writing to the property manager.

## **Landscaping:**

The landscaping company will maintain the entrances to the courts and common areas. The shrubs will be pruned also. If you do not want your shrubbery trimmed by the landscaping company, make sure you keep it trimmed. Please continue to plant flowers and shrubs in the front and back of your unit. It makes a world of difference to the appearance of our neighborhood.

**Leasing:**

Any owner of my townhouse unit who shall lease a unit, shall promptly following execution of my lease, forward to the property manager a copy of the lease and should provide to the tenet a copy of the Rules and Regulations of Beacon Hill Townhome Condominium Association.

**Noise:**

No offensive activity shall be carried out within the townhouse unit or in the common areas, nor shall anything be done which is or may become an annoyance to the neighborhood or the other unit owners. Please use common sense and courtesy in consideration of your neighbors, particularly with music and parties, as noises carry readily to and from balconies, patios, and open windows.

**Parking:**

Each unit has two (2) parking spaces, which have been marked with your unit number. Please instruct your guests to park in the guest marked spaces on your court or in the parking spaces on Overlook Drive. No double parking behind vehicles parked in numbered spaces is permitted. A towing service has been obtained for those cars whose owners disregard this rule. A warning note should be provided for the first offense. No vehicle belonging to my unit owner, or to any guest, shall be parked in a manner that unreasonably interferes with or impedes ready access to my parking space belonging to my other unit owner. **Emergency vehicles must have access and ample room in case of fire or medical assistance.** Parking is not permitted on the north side of Overlook Drive (Naaman's Road side); nor should the cul-de-sac be blocked. Parking is not permitted along any yellow painted curb area.

**Pets:**

Pets shall not be permitted upon the general common elements of the community unless on a least or accompanied by m adult. All pets shall be registered with the Council and shall otherwise be registered and inoculated as required by law. The Council shall have the right to order my person whose pet is a nuisance to remove it from the premises. The Council, after granting a hearing to the unit owner affected, shall have the exclusive authority to declare my pet a nuisance. We love animals, but please keep them under control. Please do not let your dog's continuous barking disturb your neighbor; put the dog in your unit. Dogs should be walked on the dog walk across the street on Overlook Drive to keep all the yards free from dog waste. Please promptly remove any waste from your yard. Pets must be leashed or supervised at all times. Do not let your pet loose to wander in your neighbors' yards.

**Signs:**

Signs of any description for business or "for sale" may not be posted on the common property. See Article 9, Section 3, Sub F.

**Snow:**

Snow removal service will be provided. All cars must be removed from the parking area for removal of snow when possible. Individual spaces will not be plowed. Do not use rock salt on the sidewalks as this will disintegrate the concrete and cause it to break up. Please use kitty litter or sand.

### **Structural/Exterior Changes:**

No structural alteration, construction, addition, or removal of any townhouse unit or the common elements shall be commenced or conducted, per Section 2214 in the Code of Regulations.

The Council must approve any changes regarding decks, fences, windows, sidewalks, patios, etc. Please do not risk a fine and/or removal of any improvement or alteration that does not meet the requirements set by the code; consult the Council first.

Maintenance of the patio fence is the individual unit owner's responsibility. Repairs must be made within thirty (30) days, or the repair work will be contracted to an outside firm by the Council, and the charges will be assessed to the unit owner.

All privacy fences must be board-on-board type and constructed to written specifications enacted by the Council. The specifications can be obtained from the management company upon written request.

Painting of fences is allowed in a dark brown color to match trim on window frames. Contact the management company for recommended paint colors from selected vendors.

Window replacement is the owner's responsibility. Any new windows to replace the old ones must have brown casings. Windows are not the association's responsibility. Hardware stores have glass and screens for replacement purposes.

Painting of the front door is the owner's responsibility. We encourage you to coordinate your front door's color with your shutters, siding, or other earth tone colors. White is not permitted. Contact the management company for recommended earth-tone paint colors.

### **Swimming Pools:**

Swimming pools for small children are permitted as long as they are emptied each evening or kept secure within your privacy fence. Our first concern is for the safety of the children.

### **Trash and Recycling:**

Trash cans must be kept in the back of the unit, not by the front door, and must be within the confines of your privacy fence or concealed by lattice if directly behind your patio fence. Lattice must be at least as high as the trashcan and either be a natural wood color, or painted dark brown to match the fence.

Trash pickup is on Fridays; place your trash in front of your unit no earlier than Thursday evening. Write your unit number on your trashcans and lids. If an unusual amount of trash (boxes, debris, etc.) will be set out, please notify the sanitation service prior to collection. Refrigerators and freezers cannot be collected.

Trash must be sealed heavy-duty bags or in containers as animals will tear the bags or the bags will rip when picked up. Any clean-up that is necessary because of the owner's trash will be assessed and notice sent of the charges.

Recycling pickup is every other Thursday and is at the unit owner's discretion and expense. Place your recycling in front of your unit no earlier than Wednesday evening. Please do not leave emptied trash and recycling cans out at the front of your unit for more than 24 hours.

**Vehicles:**

No non-operational vehicle or other vehicle on which current registration plates are not displayed – trailer, truck, camper, camp truck, house trailer, boat, or the like – shall be kept upon any of the general common elements. Moreover, no repair out of the ordinary maintenance of automobiles or other vehicles may be carried out on any of the common elements or within or upon any townhouse unit.

All cars must have current license tags and be operational.

No driving or parking of any type of motor vehicles on the common elements is permitted. Violators will be assessed ground repairs.

**Window Air Conditioning Units:** these are not permitted at any time

**Wood Burning Stoves:**

Wood burning stoves and fireplaces must be registered with the Council to determine insurance liability and proper installation for Code Regulations.

**Council approved guidelines as of 04/27/10.**

**Council Members:**

- Darin Reffitt, President
- Sue Gorman, Vice President
- Virginia Mas, Secretary
- Stephen Long, Member-at-Large



# Service Directory

## Cable

Comcast	800-266-2278
FIOS	888-881-8161

## Curbside Recycling

Delaware Solid Waste Authority	800-404-7080
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## Electric

Delmarva	800-898-8042
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## Fire & Ambulance

Talleyville Fire Co	911
Police	302-478-1110
	302-573-2800

## Holly Oak Towing Co.

AAA Service Center	302-792-1500
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## Palmatary's Sanitation

Weekly Friday pick up	302-652-2270
Please call for special pick up	