

# Ballymeade

*Maintenance Corporation*

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

## **Welcome to Ballymeade!**

On behalf of all the residents in Ballymeade, the Board of Directors of our Maintenance Corporation welcomes you to our community. We hope that your move went well. We think you made the right decision in moving into this friendly and peaceful community! Ballymeade is a great place to live. It provides a safe and friendly environment and the community has a strong financial standing for meeting current and future expenses.

The community has special amenities for children and those who are physically active. Playground and tennis courts are located on Shrewsbury Drive. Our sidewalks are friendly to bikes, infant carriages, as well as the disabled - all corners have sloped street access.

As you should already know, Ballymeade is a “deed restricted” community. This means that you have agreed to abide by a certain set of rules (restrictions) which are over and above county code. These restrictions are intended to keep our property values strong. Be sure to submit a request to our Architectural Review Committee (ARC) for any changes you may want to make to the outside of your home (structural, fences, cosmetic changes, etc.). **Any changes must be in adherence to the deed restriction document you agreed to abide by at your closing.**

Please keep in mind that Ballymeade is not a “Homeowners Association.” Rather, it is a legal entity called a “Maintenance Corporation.” This is because we – all the homeowners in Ballymeade – communally own many acres of land including the playground, tennis court, entrance area, five storm water basins, and many acres of Federally protected wetlands. This land needs to be maintained appropriately and in accordance with County and Federal Code. It also means that homeowners are responsible for paying for the upkeep of the community through annual assessments. The Maintenance Corporation is managed by five volunteer board members who volunteered and currently reside in Ballymeade. The community has a contract with a professional property management company to assist us with the day-to-day operations of the community and to serve you as a new homeowner. If you have any questions, concerns or new ideas, want to make property changes, please call the management company:

**PENCO Management, Inc. 610-358-5580, ask Ron White, our manager, or Email him at: [rwhite@pencomanagement.com](mailto:rwhite@pencomanagement.com)**

Our community holds an annual meeting in February of each year to discuss the different issues, concerns and challenges facing Ballymeade. The annual budget is discussed and voted on, and new board members are elected at this meeting. Every homeowner is encouraged to attend and participate in this meeting. There is one vote per household.

Please note that Ballymeade has a very active website!! There is a lot of information on the website, more than you will be able to digest in one sitting. We ask that you review it carefully for news, explanations, announcements, minutes of meetings, and most importantly – for copies of the deed restrictions, ARC request forms, and other maintenance corporation documents that will govern you while you live here in Ballymeade. Our website has become

increasingly popular among our residents as a way of communicating and expressing their opinions and ideas – it has a “blog” section. The website address is easy to remember: [www.ballymeade.org](http://www.ballymeade.org).

Attached for your convenience is a list of reminders about what it means to be a good neighbor in Ballymeade, and a summary (in plain speak) about the deed restrictions.

Warmest Regards,  
Board of Directors  
Ballymeade Maintenance Corporation

(Attachment)

(see next page)

## What it takes to be a good Ballymeade neighbor.....

As a Ballymeade resident, you are fortunate to live in one of the finest communities in Northern Wilmington. To maintain the strength and harmony of the neighborhood, it is important that all residents be reminded to follow this set of requests made by the Board of Directors:

- ***Pay your annual assessment fee on time*** – The Ballymeade Maintenance Corporation (BMC) and our management company, PENCO, work together to keep the fee low and collect the receivables needed to meet the community's yearly expenses (landscape maintenance, utilities, etc.). The huge majority of homeowners pay on time. A series of reminder and demand letters are sent to past due homeowners, with the cost incurred by these actions added on to the balance due. Ultimately, legal action is pursued against any home owner that does not pay as required, up to and including a lien against the property. If you ever need to make payment arrangements, please contact BC.
- ***No speeding*** – The posted speed limit of 25 mph on Ballymeade Dr. and 20 mph on Shrewsbury Dr. must be adhered to at all times. There have been numerous reports of vehicles far exceeding these posted limits, placing children in danger, especially around the playground area. **Please be aware that State Police have alerted us that they may periodically perform random radar traps to catch violators.**
- ***Rely on our website for current and useful information about the community*** – You can find all meeting minutes and governing documents at [www. Ballymeade.org](http://www.Ballymeade.org).
- ***Adhere to the Deed Restrictions (and common courtesy!)*** – Ballymeade is a Deed Restricted community to which every homeowner is bound. The purpose of these restrictions is not for the Ballymeade Maintenance Corporation to be the judge of good taste, but to ensure consistent standards of the community's appearance and to protect property values. Any modifications to the outside of your property (such as decks, fences, paint schemes, etc.) must first be approved by the Architectural Review Committee (ARC). Common complaints received by PENCO involve dogs barking, lack of dog cleanup, satellite dishes improperly placed, trash cans left out or improperly stored, unkempt lawns/trees, and improper vehicle parking. **More information about deed restrictions, which every homeowner must be aware, is found on the following pages.**
- ***Maintain the attractive appearance of your home*** – As the homes in Ballymeade begin to age, maintenance will be necessary to roofs, window shutters, doors, etc. to keep the community looking fresh and commanding of strong property values for all.
- ***Report violations*** – As a Ballymeade resident, you are the eyes and ears of the neighborhood. If you witness irresponsible or unlawful behavior, such as vandalism and a deed restriction violation, please provide detailed information to PENCO or local law enforcement so that the situation can be properly addressed. Your anonymity will be protected.
- ***Get involved!*** – The ongoing success of the BMC depends on volunteers to devote their knowledge and skills for the good of the community. If you would like to inquire about becoming a Board Member, or to serve on a committee, please contact PENCO.

- ***When you sell your property, please ensure a smooth transition to the new homeowner***  
– It is your obligation to disclose to the buyer about the annual maintenance fee, deed restrictions, and the **\$450 special assessment (that went into effect in 2007)**.

-----  
Per Declaration of Restrictions document, page 1, paragraph 4

*“Whereas, Declarant desires to provide for the orderly preservation of the property values for the individual lots in said community and, to that end, desires to subject the property to covenants and restrictions hereinafter set forth, each and all of which is and are for the benefit of the said property and each owner thereof.”*

**Abbreviated Code sections and topics.... Please refer to complete Declaration of Restrictions for full text found at [www.ballymeade.org](http://www.ballymeade.org).**

Section 1 – Private Residences – Ballymeade is for private residential use only, commercial use not allowed.

Section 2 – Trailers, Mobile Homes, etc. - Any type of temporary structure is not allowed.

Section 3 – Animals and Pets – Only household pets, no breeding, only pre-approved small outbuildings such as rabbit cages, dog houses, etc.

Section 4 – Vegetable gardens – Allowed only in back yards, not in front or side yards.

Section 5 – Television and Radio Antennas, Exterior Mechanical Devices – none allowed. Christmas or other holiday exterior lighting must be removed by Jan 15<sup>th</sup>. (Small satellite dishes are permitted at the rear of homes, not in the front or on sides. They cannot be in sight of passers-by from the street you live on.)

Section 6 – Trash Receptacles – All trash bins are to be kept in enclosed areas, this means, in your garage or under your deck or where ever it is out of sight – completely out of sight from your neighbors in any direction.

Section 7 – Prohibited Vehicles – No trucks, buses, travel trailers, campers or similar types of vehicles. No commercial vehicles of any kind can be parked in sight of others (in garage is OK).

Section 8 – Signs – No signs except real estate “For Sale” signs. This means no “For Rent” signs, no signs advertising anything except a contractor while the contractor is working on the project. Homeowners can place for sale signs on their property only, not at the front entrance, not any where except on the front lawn of the house for sale.

Section 9 – Fences – no enclosing or barrier fences without approved by ARC.

Section 10 – Swimming pools – No above ground, except wading pools.

- continued -

Section 11 – Trees, Shrubs and Landscaping planted by builder must remain for 10 years.

Section 12 – Lawn Mowing – Required at least monthly during growing season.

Section 13 – Yards – no statues, sculptures, painted trees, birdbaths, etc.

Section 14 – Trampolines – not allowed.

Section 15 – Clothes Lines – No permanent outside clothes lines.

Section 16 – Right of Way Laws – No structures, except mailboxes.

Section 17 – Easements – No building or permanent structure in an easement or right of way.

Section 18 – Review of Plans – See guidelines and submission requirements in full document.