



# OAK MEADOWS

## OWNERS ASSOCIATION, INC

27524 OAK MEADOW DRIVE MILLSBORO DE. 19966

January 2018

Greetings from the Oak Meadows Owners Association!

Your Association acts as the collective voice for all in Oak Meadows and exists year around to address concerns that impact our community. It is truly the eyes, ears and voice of our neighborhood, working to benefit all and build pride in our community.

**\*\*\* There still seems to be confusion regarding the obligatory membership in the Homeowner Association by all property owners. Please see the reverse for information regarding this issue. \*\*\***

***Your Association now has a website! <http://www.OakMeadowsOA.org> Please record and retain the web address as important information will be disseminated via the site. Stay abreast of developing issues by checking regularly!***

**The neighborhood is currently being surveyed by DNREC in order to design an adequate storm water drainage system to be installed sometime in the future. Your board is currently working with the partners involved and will update the community as more information becomes available.**

***The proposed revised covenants will be presented at the first meeting. This year long project by your neighbors is an effort to streamline and update the existing covenants and bring them in line with current realities. Input from meeting attendees during 2017 was used to form the proposal. A copy of the proposed covenants / changes can be viewed for your review at <http://www.OakMeadowsOA.org>***

***If you are PAST-DUE in payment of the assessment fee you need to act now!***

**Now that the resolutions regarding the assessments and collection of assessments have been in effect for over two years, the collection process as outlined in the adopted resolutions will commence immediately. Avoid the additional fees associated with attorney's fees, interest and penalties and send that past due assessment fee in today. Once the collection process is started *you will be responsible for all costs associated with that effort.***

**All 2018 OWNERS ASSOCIATION MEETINGS WILL BE HELD AT 10:00 AM ON THE FOLLOWING DATES:**

**SATURDAY, MAY 19<sup>th</sup> @ the Morgan's 27560 Briar Lane**

**SATURDAY, JUNE 16<sup>th</sup> @ the Twardowski's 27563 Briar Lane**

**SATURDAY, JULY 21<sup>th</sup> @ the Morgan's 27560 Briar Lane**

**\*\*SEPTEMBER 15<sup>TH</sup> : "FREE-FOR-MEMBERS & FAMILY" ANNUAL PICNIC...LOCATION TO BE ANNOUNCED\*\***

**▶▶ All paying members will receive a BRAND NEW "2018" colorful 3"x 5" window sticker for your house or car. This oval "OM" sticker demonstrates your pride in the neighborhood and your commitment to the support of your Community. Stickers will be sent by return mail upon receipt of your 2018 payment. The annual assessment invoice is enclosed. Be the first on your street to display the new "OM" sticker! ◀◀**

**President: Gary Twardowski 302-567-8417**

**Executive VP: Bruce Morgan 410-971-1765**

**Treasurer: Katie Parker 302-381-1630**

**Secretary: Jason Baldari**

**Assistant Secretary: Margie Twardowski**

**Board Vice-presidents: Vic Gross 302-945-5753, Frank Wiley**

All board members serve voluntarily and without any compensation in the interest of maintaining Oak Meadows as a safe, healthy community, protecting the property values within, maintaining the common areas and snow removal, and monitoring/influencing the changes and development of property adjacent to our community so as to protect our interests and investments. Board members devote many hours to this cause. The Association always benefits from owners who would like to serve the community and from those who attend meetings and bring the association's attention to matters of importance. Please attend the next meeting and offer your time for the benefit of the community

as a whole.

**OVER →**

At the spring meeting of the Oak Meadows Owners Association the topic of the proper formation of your association, the proper recording of the formation documents, the obligation to belong to your association as well as the requirement to pay the annual assessment, was discussed. The opinions from the attendees varied greatly regarding these issues. Many of the opinions expressed were erroneous or misinformed. For many years this has continued to be a point of confusion.

In an effort to disseminate accurate information it is recommended that you visit our website at **[www.OakMeadowsOA.org](http://www.OakMeadowsOA.org)** to view the properly filed documents located in the Georgetown courthouse. In addition, the following attached brief bullet points may help explain and settle some of the areas of confusion. These bullet points are not and should not be considered the entire law of the State of Delaware regarding home owners associations.

Previous, inaccurate correspondence regarding “voluntary” membership from many years ago may conflict with some of the following bullet points, however after consultation with an attorney and the proper research completed the following bullet point facts may be relied upon as accurate.

All of these issues have been discussed exhaustively in the past. The best way to stay informed is to attend the meetings which are scheduled well in advance and whose times and dates are listed on the annual letter and check our web site regularly at **[www.OakMeadowsOA.org](http://www.OakMeadowsOA.org)**

Your association is not new. It was formed by the original developer and formalized by the initial board and filed in the Georgetown courthouse when the community was new in 1977.

- The Oak Meadows Owners Association is a duly formed “**Home Owners Association**” created under the applicable Laws of the State of Delaware in January of 1977. It is in current good standing @ <https://icis.corp.delaware.gov/Ecorp/EntitySearch/NameSearch.aspx> , see file # 833047.  
**It is NOT a “Civic Association” (in which membership is voluntary).**
- Documents creating the Association, its bylaws and covenants are recorded in the Georgetown courthouse and viewable at **<http://www.OakMeadowsOA.org>**
- Membership in the Association is required and automatic. This is regardless of any owner’s desire to belong or not, the status of the individual’s payment history or the possession / awareness of the legal documents regarding the formation of the association, its bylaws and covenants. Upon purchase of the property the purchaser is considered to have been put on notice that an HOA exists. This is in accordance with Delaware State Law.
- All property owners are governed by the recorded covenants and any properly created or changed amendments there-to.
- The Oak Meadows Owners Association has always in the past mailed assessment notices to all owners of record at their last known address or the address on record at Georgetown for the tax bill mailing. None-the-less, all property owners are required to pay the annual assessment regardless of receiving an invoice for same. Owners may request in writing a statement of the assessment due.
- While the Association can provide copies of the documents upon request, it is NOT the Association’s responsibility to provide to a property owner or purchaser a copy of the documents. That is the responsibility of the realtor, Title Company, and seller as well as the purchaser, to investigate and determine the presence of such documents.
- Properties can be liened to collect delinquent assessments, court costs, attorney’s fees, interest, late fees, fines and penalties. LIENS ARE AUTOMATIC.
- The HOA may foreclose on its lien in the same manner as a mortgage lender by filing a lawsuit in court to foreclose its lien.