



OAK MEADOWS

OWNERS ASSOCIATION, INC

27524 OAK MEADOW DRIVE MILLSBORO DE. 19966

March 2020

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.

Your Association 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!

We would like to thank our State Representative, Ruth Briggs King for her help in obtaining the funding for the road repairs on Oak Meadows Drive. Please visit her web page at www.ruthbriggsking.com. There you can be set up to receive her newsletter where you can stay updated on events in Sussex County

Update on Covenants: The revisions to the covenants were passed by more than the 2/3 majority required to make the changes. Thanks to all home owners who participated in this effort. The covenants will be filed in Georgetown shortly and will be sent to each homeowner under separate cover. We have formed a committee to enforce the covenants and will identify the committee members and contact information when we send out the covenants. A copy of the proposed covenants/changes can be viewed at <http://OakMeadowsOA.org>.

Storm water drainage update: Oak Meadows is still in the design phase. Some board members attended a meeting at the Indian River Fire Station where DNREC presented an update for the entire area. Funding has been approved for sections of Oak Orchard and Captains Grant.

All 2020 OWNERS ASSOCIATION MEETINGS WILL BE HELD AT 10:00 AM ON THE FOLLOWING DATES:

SATURDAY, MAY 16th @ the Morgan's 27560 Briar Lane

SATURDAY, JUNE 20th @ the Twardowski's 27563 Briar Lane

SATURDAY, JULY 18th @ the Morgan's 27560 Briar Lane

****SEPTEMBER 19TH: "FREE-FOR-MEMBERS & FAMILY" ANNUAL PICNIC...LOCATION TO BE ANNOUNCED****

NEW: AT THE REQUEST OF HOMEOWNERS : SATURDAY NOVEMBER 21ST @ THE Twardowski's 27563 Briar Lane

▶▶ All paying members will receive a BRAND NEW "2020" 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 2019 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 →

If you are doing a spring clean-up, the Delaware Solid Waste Authority (DSWA) holds FREE collection events for document shredding (1st Monday of each month 10 AM to 2 PM), household hazardous waste disposal (Every Monday, 10AM to 2PM), electronics recycling (Monday through Saturday 8:30 AM to 3:30 PM), and latex paint disposal (1st Monday of each month 10 AM to 2 PM) . There is a collection site at 28560 Landfill Lane, Georgetown. Jones Crossroads Landfill, just off Rt. 20

We all know that illegal drug activity exists in every community. If you see something suspicious you can contact the Sussex County Drug Unit at 302-752-3815

Reminder that Delaware has an "open-burning" BAN May 1st to September 1st of each year. Open burning is defined as "any kind of outdoor burning process that produces smoke". Also burning of leaves is BANNED year around.

Development of the parcel of land that lies between Oak Meadows and Route 24 is in the preliminary stages. When completed there will be 144 townhomes with the entrance off Oak Orchard Rd. The storm water management / containment requirements for the development should help mitigate some of our storm water issues.

Those with past-due assessments have now found themselves in a collection stage and encumbered with additional fees. Our \$40.00 annual assessment is nominal as a result of all the volunteer work performed in the neighborhood. With neighboring communities having assessments of \$100.00 or more **per month** we are indeed fortunate that our association performs in such an efficient manner.

- 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. All recorded deeds mention "*subject to existing covenants*"
- The Oak Meadows Owners Association has always 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. Failure to secure the documents does not waive membership nor the obligations of the lot owner to be bound by the existing covenants.
- 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.