

Estates At Dove Run Annual Homeowners Meeting

Minutes for November 3, 2011 7:00pm

Board of Directors & Committee Chairs:

- Board Members: Richard Green, Valerie Jones-Rabb, Scott Gagnon
- Committee Chairs: Bill Wolff, Dave Fisher
- Not Present: Vered Verandak

Agenda:

- Appoquinimink School District Mentoring Program (Andye Daley):
 - Rich introduced Andye Daley, Mentoring Coordinator for Appoquinimink School District
 - Andye explained the mentoring program, which includes volunteering 30 minutes once a week in a local elementary school with an assigned student. Mentoring occurs during school hours.
 - Andye can be contacted at Andye13@verizon.net or 856-261-7400 for anyone interested in volunteering or learning more about the program
- Opening Remarks (Rich Green):
 - Rich introduced the board, committee chairs and speakers.
- Treasurer's Report (Rich Green):
 - The HOA is currently running under budget for 2011, including expanded spending for landscaping and reduced spending for legal fees (details available in the meeting agenda, attached)
 - Landscaping fees include replacement of the lighting at the Dove Run, Brick Mill entrance, which we no longer under warranty
 - Reduction in legal fees were accomplished by increasing usage of the JP Court to pursue delinquent assessments, rather than filing through the HOA attorney
 - Rich reviewed the detailed process for filing with JP Court and recovering fees
- ARC Committee Report (Bill Wolff):
 - Bill introduced the members of the ARC and the purpose of the ARC
 - Bill reviewed the activities of the ARC for 2011 including permit application review/approval, pursuit of Deed Restriction violations and response to homeowner complaints (details available in the ARC Annual Report, attached)
 - The ARC is investigating landscaping alternatives for the Dove Run, Giant Shopping Plaza entrance to the neighborhood, including cost-sharing and cost-control options
 - Two changes to the deed restrictions have been processed: shed size increase; solar panel installation on the rear roof.
 - A request has been
- Open Discussion (All):
 - A homeowner raised a concern regarding street lights that are out, dim or on intermittently in front of 702 Wood Duck Ct, 600 Nesting Ln & 606 Nesting Ln. The result is a dark corner that poses a public safety concern. The issue has been reported to public works without any action to date.

- Dave Fisher will follow up with the Middletown Public Safety Commission.
 - A homeowner raised the issue with regards to homeowners that utilize in-window air conditioning units in the upper, front windows of their home. The complaint is that the effect decreases the visual appeal and aesthetics within the neighborhood.
 - Bill Wolff reported that the issue has been reviewed within the Deed Restrictions and there is no violation.
 - The issue falls within the Homeowner Complaints clause, which the ARC will address but does not have extensive authority to enforce. A similar complaint has been filed with the ARC regarding a homeowner painting shutters different colors.
 - A homeowner raised a concern with properties that are in foreclosure with yards that are unmaintained. The homeowner contacted the Middletown Code Department and was informed that they must contact the bank owning the property to request the yard be maintained.
 - Rich mentioned the potential that the HOA could ask the landscaper to address these situations as an alternative
 - Another homeowner expressed that she had submitted a similar complaint to the town and the town will come out and mow and charge the homeowner.
 - Another homeowner suggested that neighbors could volunteer to address the issues themselves.
 - A homeowner asked a question regarding the “landscaping roadmap” that was put in place a few years ago regarding the Brick Mill entrance. The homeowner requested that the board revisit the roadmap and consider further landscape investments to improve the appearance of the neighborhood. The homeowner also requested that the board consider increasing the annual assessment to support improving the aesthetics of the neighborhood.
 - Rich Green will work on locating the “roadmap” document(s) and request that the ARC review alternatives
 - The board will review alternatives and the proposal to increase the assessment and make a proposal as part of the annual budget process
 - A homeowner pointed out that the lawn mowing and edging along Brick Mill and Dove Run is not done well with grass growing over the sidewalk and curbs. The homeowner suggested an option to start a “gardening” committee for volunteers to address these issues.
 - Rich pointed out that this is the responsibility of the town and that some neighbors are taking care of the areas in front of and behind their homes.
 - Rich will request the ARC to consider alternatives and make a proposal to the board.
- Keynote Speaker: Chief Tobin, Middletown Police:
 - Chief Tobin reviewed efforts by the Police Department including involvement in the community such as HOA meetings, addressing community feedback and working with city leadership.
 - MPD has increased targeted enforcement in response to community feedback, including regular monitoring and enforcement of speeding on Dove Run Blvd. MPD is not a fine-driven department with targets for speeding violations.

- The MPD currently has 29 officers, including 2 detectives, 2 canine officers, a SWAT team, a crime prevention specialist and a computer forensics examiner.
- The MPD has segmented Middletown into four districts, each assigned to a Sergeant and four officers. Sergeants coordinate across districts to identify trends and share information.
- Chief Tobin reviewed a recent incident in Middletown involving MPD and New Castle County officers that was brought to successful conclusion. Chief Tobin also reviewed several types of crimes the MPD is involved in and recent examples of successful cases.
- Chief Tobin referred the homeowners to the MPD website for more helpful information and encouraged homeowners to contact MPD with any concerns or questions.
- Chief Tobin relayed that Dove Run does not stand out in a negative way in any crime category.
- A homeowner inquired how the MPD is working on spreading information to the community when incidents occur similar to the event in Frog Hollow regarding attempted abductions.
 - Chief Tobin explained that the MPD utilizes reverse 911, public announcements on the MPD website and communications with civic leaders
- A homeowner inquired how the MPD addresses registered sex offenders beyond the standard registration website.
 - Chief Tobin related the MPD's approach to addressing registered sex offenders is based on the tier and threat level. For high threat individuals the MPD takes a proactive approach that may include fliers to homeowners.
 - Chief Tobin reviewed the various levels of sex offenders, which include acts ranging from urinating in public, indecent exposure and consensual sex acts to sex with a minor and rape.
- Elections (Scott Gagnon):
 - Scott reviewed the official legal opinion from the HOA attorney regarding holding the Annual Meeting and the Election of Board Member (details available in the attached)
 - A request was made for anyone interested in participating in the board or committees. No volunteers were identified.
 - A motion was proposed to re-elect the existing board members and passed by majority vote of the present homeowners. All attendees are in good standing for 2011.
- Neighborhood Watch (Dave Fisher):
 - Dave requested anyone interested in participating in the neighborhood watch contact him directly through the website
 - Dave reviewed that Dove Run has experienced some thefts from vehicles. Most incidents have involved unlocked vehicles. As a reminder, homeowners should secure their vehicles and report any street lights that are out in the neighborhood.
 - Dave communicate that there is a Nationwide Emergency Alert test on 11/9 at 2pm and homeowners should not be alarmed.

The meeting was adjourned around 8:30pm.

NOTE: A list of attendees is available with the Corporate Secretary upon request.