

Newell's Creek News

A newsletter for the homeowners, by the homeowners

VOLUME 1, ISSUE 1

1ST QUARTER 2010

Happy New Year!

Welcome 2010! Each new year brings opportunities for fresh ideas and new beginnings. The Newell's Creek Homeowners Association began 2010 with a new board of directors, a new meeting structure, and a new website.

Board Members

Last November, homeowners elected a new board of directors:

President

Jose' Orlena

1st Vice President

Al Torres

2nd Vice President

Tracy Torres

Recording Secretary

Rodney Griffith

Treasurer

Phil Gonesh

Communications Secretary

Jennifer Torres

Sergeant at Arms

Gwen Holloman

General Board Member

Virginia Ball

Meeting Structure

The board members recently restructured the monthly meetings to make better use of residents' time and to promote good order.

At the beginning of each meeting, the board will open the floor for 30 minutes to homeowners and residents. Speakers may formally express questions, concerns, and comments to the board. Each speaker may have the floor for up to three minutes, and all speakers will observe standard protocol that will be provided at each meeting. So, make plans to attend the next meeting on February 9th at 7:00 pm, voice your opinion, and hear what others have to say!

Website

The board has also created a new website for homeowners and residents. To access the website, go to www.newellscreek.org.

The site has many features and includes informa-

tion on community issues, our management company, upcoming events, governing documents, and contact information. The site also has a message board with areas for general discussion, neighborhood watch, lost and found, volunteer opportunities, items for sale, website suggestions, and much more.



The Newell's Creek Homeowners Association is made up of all homeowners in Newell's Creek. The association is the cornerstone of our community, and it preserves the integrity of our development and protects the neighborhood's property values. So, start out the new year by getting involved, using the website, attending the meetings, and helping make our community everything we want it to be!

Homeowners Association Dues

It is that time of year again—the Newell's Creek Homeowners Association annual assessments are due. These annual fees primarily fund common area landscaping and pay for our management company. It is important for all homeowners to remit payment each year by

the due date to adequately fund the association's requirements.

Unfortunately, some homeowners believe it is acceptable to postpone payment until their home sells. This not only hurts the association as a whole, but it also unfairly forces paying

members to carry the entire financial burden of the association. This is not acceptable.

The association may legally subject nonpaying members to late fees, attorney's fees, court costs, judgments, property liens, and wage attachments.

UPCOMING HOA BOARD MEETINGS

Tuesday, February 9, 2010

Tuesday, March 9, 2010

Meetings begin at 7:00 pm and are held at the Camden Municipal Complex, 1783 Friends Way (located off of Voshell Mill Road).

We're on the web!

www.newellscreek.org

A FEW REMINDERS

- *When parking in driveways, do not allow vehicles to block the sidewalk.*
- *Remove exterior holiday lights and ornaments by January 15 of each year.*
- *Refrain from bringing shopping carts into the neighborhood.*



Help keep our community beautiful!

Traffic Concerns on Thomas Harmon Drive

Large volumes of nonresident traffic use Newell's Creek as a shortcut to and from the commercial areas in the Camden Town Center. This has created an intolerable traffic condition within our development. The large volume of nonresident vehicles using our neighborhood as a shortcut significantly impairs residents from backing out of our driveways, safely cycling and walking through our development, or allowing our children to play outside without fear of harm.

Over the past several months, many residents have repeatedly voiced concerns and suggestions for road closure to the Town of Camden Mayor and Town Council. However, the Mayor and Town Council have repeatedly refused to consider closing Thomas Harmon Drive at the commercial prop-

erty entrance because it would impair emergency vehicle movement. However, they will consider changing the traffic direction on Thomas Harmon Drive to calm the traffic volume if our community can produce evidence of support from two-thirds of Newell's Creek homeowners.

This evidence of support must be presented in the form of homeowner signatures (one homeowner per household, no renters). According to the last public hearing held December 2, 2009 on this issue, the Mayor and Town Council indicated this is our next step to initiating a traffic change. Please bear in mind that your signature may compel the Mayor and Town Council to act, but they do reserve the right of the council to leave the traffic condition as is.

The board sent out a survey late last

year to determine if homeowners may be interested in a change. If you are still interested in a change, please sign the enclosed form and mail it in. We are unable to use the old signature forms as support for this issue.

Please review the enclosed form. If you support a change in the traffic direction on Thomas Harmon Drive to reduce traffic flow through our neighborhood, fill out the form and mail it by 28 February 2010 to:

Ms. Nancy Grant
c/o BC Communities
4905 Mermaid Blvd.
Wilmington, DE 19808

Questions? Suggestions? Concerns? Find more information and a message board to voice your concerns on the website at www.newellscreek.org.

Recognizing and Reporting Violations

Are you in compliance with Newell's Creek Deed Restrictions? Is your neighbor? A quick look at the Deed Restrictions can give you the answer. If you need a copy of the deed restrictions, check the Documents and Forms page of our website, www.newellscreek.org. If you do not have

Any resident may report deed violations by contacting Ms. Nancy Grant at (302) 234-7710 or ngrant@bccommunities.org.

access to the internet, contact Ms. Nancy Grant at BC Communities to obtain a copy.

Any resident may contact Ms. Grant to report a deed violation, and it is everyone's responsibility to help preserve the beauty and integrity of our community.



Snow Reminders

- Remove snow from sidewalks within twenty-four hours following the time of deposit (Town of Camden Ordinance #81).
- Refrain from street parking during and after heavy snowfall to allow snow plows adequate room to clear the roads.



Town of Camden 2010 Election

Date: Saturday, February 27, 2010
Poll Hours: 12:00pm until 8:00pm
Location: Camden Municipal Complex

Two seats are up for election:

1. Mayor of Camden - 2 year term (currently held by Robert Mooney)
2. Council Seat - 3 year term (currently held by Richard Snyder)

For more information, go to the Town of Camden website at:
<http://www.camden.delaware.gov/>