



Newell's Creek News

A newsletter for the homeowners, by the homeowners

VOLUME 1, ISSUE 2

2ND QUARTER 2010

A Letter from the President

Residents,

I am happy to represent Newell's Creek as the President of the Homeowners Association. Our former president, Jose' Orlena, recently resigned due to other commitments. The Board of Directors wishes him well, and I would like to formally thank Jose' for his contributions to our development and look forward to his continued support as a valuable member of our homeowners association.

Your Board of Directors continues to work diligently to make Newell's Creek the best neighborhood in Camden, and we need your help to succeed. Many issues continue to plague our neighborhood. For example, several members have not paid their annual assessment dues, and some are over a year past due. This puts our homeowners association at

financial risk, as the funds are required to pay for the common area landscaping and operating costs. Further, some residents are not familiar with or do not comply with the deed restrictions. This compromises the uniform appearance of our community and endangers our property values.

At the April homeowners association meeting, residents expressed concern about consistently enforcing the deed restrictions. Their concerns were warranted, and the Board of Directors is working with our management company, BC Communities, to bring all properties in compliance. Please remember it is everyone's responsibility to report violations to BC communities and continue to keep our neighborhood beautiful.

I highly encourage all residents to attend our

monthly board meetings on the second Tuesday of each month. We reserve the first 30 minutes for questions, comments, or concerns from residents. Another avenue for discussion is our neighborhood website, www.newellscreek.org. This is an excellent forum to find out what is going on in our community as well as a place to discuss topics of interest. On the website, you will find copies of our deed restrictions, architectural review form, and contact information for BC Communities.

Thank you for allowing me to share items that are important to Newell's Creek. I look forward to working with our fellow residents to make Newell's Creek the community of choice in Camden.

Sincerely,
Al Torres

Adding a Deck, Fence, or Shed?

Before you build a deck, install a fence, add a shed, or otherwise permanently change the outward appearance of your home, you must first obtain approval from your homeowners association. Follow this simple process to help retain our property values and keep our neighborhood beautiful:

1. Review the deed restrictions to verify your plans are in compliance.

2. Complete an Architectural Review Committee Form.

3. Submit your completed form to BC Communities via mail or fax.

That's it! You will receive a response within a few days.

Note: This requirement is in addition to the building permit you obtain from the town.



To obtain a copy of the deed restrictions and/or an ARC form, contact BC Communities at (302)234-7710 or email Ms. Beverly Harding at: bharding@bccommunities.org.

UPCOMING HOA BOARD MEETINGS

Tuesday, May 11, 2010

Tuesday, June 8, 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

- **No trespassing.** When walking through the community, use the sidewalks and other common areas. Do not take shortcuts by walking between homes, and do not walk through other residents' yards to reach your destination. Use only the sidewalk and other common areas.
- **Lawn care.** Keep your lawn neat and manicured. Our deed restrictions require homeowners to mow lawns at least twice per month between March and November.
- **Shopping carts.** Do not bring shopping carts into Newell's Creek. It is unlawful to remove carts from the commercial areas, and they are an eyesore in our community.

Crime Stoppers

Residents in local neighborhoods, including Newell's Creek, have been victimized by vandalism and theft.

At the Camden Town Hall Meeting held on April 12, the Delaware State Police provided information on preventing crime in our communities.

To phone in a crime or suspicious activity, residents may call the Camden Police Department at 692-9232. Citizens may also call 911. Do not assume your neighbors have already reported a crime or that the police already know. Report criminal

activity each and every time it occurs!

Provide as much detail as possible such as vehicle descriptions, height and weight of individuals, automobile license plates, etc. Take a picture if it's safe to do so. Be alert, be aware, and most important—if you see it, report it. Be a witness and help keep our community safe.

To report suspicious activity or crime, call 911 or the Camden Police Department at 692-9232.

If you see it, report it!

Newell's Creek will not tolerate criminal mischief, theft, and vandalism!

New Mayor of Camden

In February 2010, the town of Camden elected a new Mayor—Richard Maly. Mayor Maly wants to hear your concerns and ideas. He has reserved appointment times on Mondays and Wednesdays to meet with Camden citizens.

To reserve an appointment with Mayor Maly, please call Ms. Charlotte Klauder at 697-2229. You may also contact Mayor Maly via email at camdenmayor@townofcamden.com.

All local area residents are encouraged to attend the Camden Town Council meetings held on the first Monday of each month. Meetings begin at 7:00 pm and are held at the Camden Municipal Complex, 1783 Friends Way (located off of Voshell Mill Road).

Did you Know?

Some of the most common deed restriction violations in Newell's Creek are:

- Vans, recreational vehicles, and commercial vehicles parked in driveways.
- Trailers parked in driveways.
- Vehicles parked in driveways over sidewalks.
- Vehicles parked continuously on street.
- Statues and bird baths in yard.
- Fences, decks, and sheds do not meet restriction specifications.
- No architectural review form on file for fences, decks, sheds, and other

external changes to property.

- Mobile basketball goals in driveway.
- Lawn maintenance—not mowed, untrimmed shrubbery, trash, weeds, debris, toys, shopping carts in yard.
- Trash and recycling cans visible from road.
- Holiday ornaments, decorations, and lights on exterior of homes.

Our deed restrictions in their entirety are available on the community website (<http://www.newellscreek.org>) under "Documents and Forms."



Committee Members Needed

The Newell's Creek Board of Directors is seeking committee members for special neighborhood projects.

For example, some residents have stated our deed restrictions are too prohibitive or need to be clarified. The Board of Directors would like to form a committee of concerned homeowners interested in changing the deed restrictions.

Additionally, Newell's Creek continues to be affected by the significant amount of traffic using our neighborhood as a shortcut to and from Wal-Mart. In spite of many board and indi-

vidual homeowner efforts, no one has yet successfully convinced the town leaders to make any traffic-calming changes. However, we do have new town leaders in place, and we are taking a step back to regroup and readdress the issue with fresh ideas and an action committee of neighborhood volunteers.

Other residents have recently approached the Board of Directors with excellent community activity ideas. The board supports many of these ideas, but unfortunately cannot always manage the suggested projects due to other board priorities and limited resources.

As a committee leader or member, you will help improve our community by managing special projects. Your responsibilities will include coordinating resources, scheduling activities, organizing events, and keeping the board and homeowners informed of your progress. The board can help your committee by posting information on our website or in the newsletter.

If you have an idea and would like to volunteer for a committee, please attend our next board meeting.

See you there!