
DEERBORNE WOODS COMMUNITY NEWSLETTER

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Deerborne Woods Web Site

We are pleased to announce the Deerborne Woods Community Web Site is back up and running. The web address is:

<http://deerbornewoods.org/>

On the site you'll find the community's Board Members, Newsletters, Deed Restrictions, Forms for Requesting Board Approval of structures, additions and decks and other neighborhood info.

You'll also find information and links on the site for State, County and Schools in the area.

Deed Restriction Reminders

The board will continue to communicate deed restriction violations to residents. As a reminder, as a homeowner, you signed a lawful agreement at the time you purchased your home stating that you would abide by the Deerborne Woods Deed Restrictions.

The most common deed restriction violations are on page 2. Please look carefully through them and make any corrections BEFORE you receive a violation! THANK YOU!!!!

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Deerborne Woods Elects 2012-2013 Board Members

Your Deerborne Woods Maintenance Corporation Board Members are listed below. **Nominations for the 2013-2014 board are now being collected. Please e-mail nominations to Deerborne1@yahoo.com and include name, address and e-mail address.**

President: Eden Venti. Eden is a QA Director of commercial drug product manufacturing and business analyst for Incyte Corporation. This is Eden's second term.

Vice President: Lyz Tierce-Miller. Lyz is a realtor and has been on the board for the last 8 years, serving as VP for the last 2 years. Lyz also manages the Deerborne Woods E-mail system.

Treasurer: Scott Leonhard. Scott is a Systems Engineer for JP Morgan Chase. This is Scott's fourth term, third as treasurer.

Secretary: Mary Hemati. Mary is an Environmental Engineer for Batta Engineering. This is Mary's second term.

Additional Board Members:

Rick Bransfield: Rick a 5th grade teacher for Thorogood Marshall. This is Rick's first term. Welcome!

Kevin Cameron: Kevin works for Career Concepts, an outsourcing and placement firm. This is Kevin's second term.

Jim Leonard: Jim is a gaming and gambling consultant for the state. This is Jim's second term.

George Wolfe: Henry is a retired CEO from Ney Dental international. This is George's first term. Welcome!

MOST COMMON DEED RESTRICTION VIOLATIONS:

Trash and/or recycling cans must kept in an enclosed area. Deerborne Woods Deed Restrictions require trash and recycling cans be kept in an enclosed area, hidden from view, excepting that on regular collection days, where they may be placed at the curb.

Trash can enclosures or structures are not allowed. The enclosure you have constructed that is in view from the street of your home is not allowed by the Deerborne Woods Deed Restrictions and must be removed immediately. Further, any structure being erected next to or onto your home must first be approved by the Deerborne Woods Maintenance Corporation Board after submission in writing by you.

Please, no lawn sculptures, bird baths or other ornaments! Deed restrictions do not allow for any statues, sculptures, bird baths, flag poles, holiday lights outside of normal holidays, replicas of animals/persons/or other object to be placed on/affixed to any lot where it would be visible from the street.

If you are planning to make any changes to your property, you must first provide the Board with notice, drawings and any county permits required for the work to the board. The board MUST approve the request according to the deed restrictions. Deed restrictions state that requests for any additions to the exterior of the home (i.e. sheds, fences, retaining walls, swimming pools, ponds, decks, etc.) , must first be submitted to AND approved by the Deerborne Woods Maintenance Corporation Board prior to installation.

Window treatments visible from the street must be white or off white in color as required by deed restrictions.

Please do not plant a vegetable or herb garden that is visible from the street, either in the front or side yard of your home. Deed restrictions allow for gardens to be planted only in the rear or the home.

Please, NO lawn signs. Deed restrictions do not allow for commercial or political signage of ANY kind to be placed in yards.

Lawn is greater than 6 inches tall. Please be aware that this is a violation of New Castle County code and you may be cited and required to pay a fine if your lawn is not trimmed immediately.

PLEASE NOTE: Any changes to deed restrictions will require 2/3 approval of all lot owners in the community. Further, each resident must pay the costs associated with updating the deed restrictions and re-recording these deed restrictions with both the

county as well as the lot holders' mortgage lien holders.

DOG OWNERS: Community Trash Cans

If you are a dog owner and walk your dog in the open spaces, terrific! We're glad the space provides a nice spot for your pet to walk with you. We ask, however, that you PLEASE not throw any bags with dog feces into community trash cans, especially those close by where children play. Keep in mind these cans are emptied by residents and not county or public refuse handlers! Please be courteous and dispose of your pet's feces in your own cans.

HOME OWNERS:

A note about overdue Maintenance

Corporation Dues

If you owe dues, please pay these as soon as possible. Legal action will be taken against homes owing more than 2 years' worth of overdue dues. Dues balances can be found at the New Castle County Department of Land Use site at www.newcastlecountync.gov.

County Code for Property Owners – FYI: A violation could mean a ticket:

Property maintenance violations could mean a \$50 ticket for each violation. Upon receiving a complaint, Code Enforcement will perform an inspection. Code Enforcement will send a letter to the property owner listing violations found and give them several days (generally 12) to correct the violations. If the violation still exists when the property is again inspected, a ticket will be issued. If the violation is still not corrected, additional tickets may be issued until it is fixed. Check out the most common violations on the Land Use Web Site on the back page of this newsletter or by clicking below.

[MOST COMMON VIOLATIONS](#)

Homeowner e-mail address updates needed!

Please help us to keep in touch with you by registering or updating your e-mail at deerborne1@yahoo.com.

COUNTY LAND USE CONTACT INFORMATION

Property code enforcement:

<http://www2.nccde.org/landuse/CodeViolations/default.aspx>

DELMARVA POWER CONTACT INFO FOR STREET LIGHT OUTAGES:

Streetlights are homeowner's responsibility. Please contact Delmarva Power online to report any streetlight problems. The Maintenance Corporation is NOT responsible for the upkeep.

To quickly and easily report a streetlight outage, go to:

<http://www.delmarva.com/home/requests/outage/streetLight/default.aspx>