



## **PARKERS RUN ANNUAL HOMEOWNERS HOA MEETING**

**June 27, 2022**

Meeting called to order @ 6:09 pm

Via Zoom as well

Board Members Present – \*Ebonie Taylor \* Doug Stewart \*Jeanette Williams \* Sherrin Cruz \* Melinda Baker  
\*Rodney Callender \*Dave Malone

Introduction of new board member- Doug Stewart as of March 20, 2022

**Announcements:** No Livestock, horses, etc. Trim Trees that interfere with the lighting of that light and block sidewalks No Trailers or boats on property

Suggested to community the possibility of using 1 trash company to receive a lower rate

Kent County does not provide services for Parkers Run due to the development being a part of the town of Cheswold.

The board will begin to research various companies and cost

Renewed Contract with BC Communities. The cost is \$10,272.00 yearly

Collections: Reach out to BC Communities for a payment plan for delinquent homeowners

**Paving:** To begin in the 2<sup>nd</sup> week of August

Speedbumps are included will further research the best placement for them.

**Committee Volunteer Needed:** Community Committee Bylaws Committee ARC Committee

Playground:

**Audit:** A 2021 Audit is in process

**Stormwater Project: Signatures** are needed to join the Kent County Stormwater Program which will maintain the 3 ponds. 51% of the community is needed to join the program

Q/A:

BC Communities not responding to homeowners' complaint regarding camper that was parked at a home for 2 months – Were the emails she sent ever checked.

Board Response: The board knew about the camper and addressed the owner with regards to removing the camper

Q: Did the board shop around for other management companies

A: Ebonie explained when she moved into the development, she was upset like most of the other homeowners. She attended meetings and listened to the complaints at the time. She reached out the current president at that time and said she was not going to pay her dues because she did not see where her money is going. The board members at that time were having a tough time getting documents from the current management company and getting the runaround. Instead of choosing to not pay her dues, as a regular homeowner and not a board member at that time, she researched different management companies because she did not understand what was so difficult about finding a company. Out of all the companies she called, only one (BC Communities) agreed to take over our community based on only 50% of the homes in the development paying and the amount of work it was going to be for them to take our community.

BC Communities saved this community 50%, they were 50% cheaper than Legman and Norman. The current board at the time did not research to find a new management company. If anyone else wants to research and find a new company they can. This company compared to our last one is definitely better.

Q: So, our dues are not going down?

A: Ebonie: Yes, since being managed with the new company. Our dues were originally \$720 in 2015. It has gone down to \$623.00.

Q: Is that where it staying at?

A: Ebonie: No, absolutely not.

Resident: I have researched other developments in Townsend and we pay the highest

Board: That is because only half of the people are paying. This is expected when only half of homes are paying.

HO: Other places that are only paying \$300 a year have a club house, pools, walking trails. They have everything.

Board: Our Developer just left us. In most communities there is no need to worry about the paving they do that. Unfortunately, we already paid \$117,000 for the last paving project.

Ryan Home?

A: Ryan Homes were not responsible for the paving they only purchased the lots. Rocky Gorge was the one that was supposed to be responsible. He came to one of the previous meetings and said he was going to pay for paving. Then he came back and said he had a lawsuit against him and had no money to pave the streets which left us stuck with the paving of the streets.

Q: There was no signed contract?

A: Ebonie: We did not have a contract that was with the previous board. We do not agree with what happened but this is where we are right now. Melinda: This current board has inherited these issues that existed for years and we are trying to correct them. I am a homeowner as well and want the same things, that is why I am on this board.

Voting:

Ebonie: In reference to voting for certain things, in a development, you know the paving must be done so we did not ask for a vote regarding the paving. It is mandatory to be considered a complete development.

Playground: We already had a playground that was already voted on by the original homeowners at the development stage. As far as fixing it is concerned, the maintenance and repairs is the responsibility of the board to execute. If something breaks, we are obligated fix it. If we were to add something additional to our community then we would take a vote because that is making a change.

Dave: The developers stated they were not going to do a pool or clubhouse so they decided to do a tot lot. The people in the community at that time voted for the tot lot.

Homeowner: Where the playground is, it was where the pool and clubhouse were supposed to be. We were supposed to have a clubhouse and a playground.

B: We understand that is what the developer said. Most homeowners must pay a front foot assessment, which has nothing to do with this board. That was initiated by the developers. The developers put that lien on your house.

Q: Voting: If I am paying money, I need to know where my money is going. If we had a say then we cannot blame the board members for not doing their job.

Ebonie: It says in your bylaws that the money collected is to fix the common areas. All 3 bylaws state that.

Q Which bylaw did you go by since there are three.

A: The one that is recorded.

C: The biggest mistake was not having the builder complete all they were supposed to do.

A: Ebonie: The builder had already picked up and left so we could not hold the builder responsible because he was already gone.

C: We should have taken them to court.

A: The developer filed for bankruptcy and we were told we could not go after him.

Q: Why can't the sewer bill cover the 3 pounds?

A: Ebonie: They are 2 different things. The sewer that you pay for is the sewer for your home. Our ponds are part of our community. It is for stormwater. Two different things.

Q: Who do I contact for the front foot assessment?

A: Ebonie: Legman and Norman no longer handles that. Piney Grove LLC is the company that now handles that. We will provide the phone number and website address where you can pay online. Also, I put that information on the Parker Run in Cheswold Delaware Facebook page.

Q: Can we agree to get the paving and storm water ponds done because if a storm comes through, we are done.

A: Ebonie: We already signed a contract. The paving is going to be done in August and the ponds will be in July.

Q: Max Waldron - Suggests to have HOA meeting minutes posted and update the community with what is going on.

A: Ebonie: Will put tonight's minutes and PowerPoint on the Facebook Page.

Q: Last year's financial report showed there was a \$125,000 retained earnings and that amount was to rollover into 2022. The projected money that was going to be collected- looked like there was more money received, which looks like more people are paying it right. We have a situation when people that do not pay cause the rest of us to pay extra. But when they do pay it, we do not get credit for that.

Q: Why was the Storm water not maintained over the years when we had left over monies from previous years and now, we are going to pay \$25,000 to be a part of the Kent County project?

To me these monies was already available that could have been used in prior years to begin doing that and the roads that needs to be fixed. To my knowledge, my house was the last to be built in 2017. In 2015 the HOA has already been turned over.

A: It was turned over in October 27, 2017.

Max: So that's 5 years that the roads were supposed to be paved.

Ebony: The board already paved a section of the roads. \$117,000 was spent on the first half.

Max: This is where some of the conflicting information, that we do have money left over every single year. The question is why the stormwater has not been maintained when we have continuously been having money left over, and then the rest of roads has not been fixed and now we are going to pay \$20k to Kent County when we still have money in reserve.

What is the reserve for?

A: Jeanette: I am the treasurer just appointed to the board in February. I had some concerns and the same interests, looking at our financials also wondering why there was so much money in the checking account, when it should be enough money building. There is more than that in the account which affords us to be able to do what should have been done a long time ago. This board has looked at what has been going on, and has researched and so on, and again Covid happened, it kept people away, we were not able to do anything. Even now, it has taken until now, to be able to get a viable paving contractor because we had one that was cheaper than what we had to go with. But the continual requests for the contract, he had excuses, then Covid slowed and stopped the progress. They never showed up to start the work, so we had to start again. Hence, getting on the schedule now to have the streets paved.

Max: Because we have reserves, we are going to use some of that money for the storm water.

HO: Why don't we put the cost of the \$28.00 that each homeowner would pay in taxes instead put that money for each homeowner and include that figure in the budget so the yall (the board) can pay that for each house.

Ebonie: There is no y'all (The Board), it is us (The Community). To clarify, you are saying instead of the homeowners having to pay \$28 extra a year, why don't we have it where we

keep enough money in the HOA? Kent County has the ability to hold a tax sale or place a lien on your home that would not be an upfront cost to the HOA. They make those people pay \$28.00. With our HOA, as we already know, some people are paying and some are not. So, what happens is that the people who are not paying are causing everybody else to have to pay more. So, part of us joining the Stormwater Program community is helping us so we do not have that burden on the community. Kent County is going to make everybody pay the \$28.00, and they may not even notice the taxes going up. But if we do not join them, then the HOA is going to continue to foot homeowners that are still not paying to keep this large amount of money in the account. So, by joining Kent County this ensures our dues will be lowered and we do not have to worry about the repair of stormwater.

Jeanette: The money being paid for the storm water repair and maintenance is a one-time thing; because it was not maintained over the years, it must be cleaned out.

HOQ: How can we find out our balance in the homeowner's association?

A: Ebony- We have over \$250,000 and we are getting ready to pay \$125,00 for paving and \$25,000 for the 3 ponds. Because these are large amounts and we do not have other large projects, in November or December when the budget is calculated, there will be a decrease in our dues. An exact amount cannot be determined at this time.

Q: Candace: Has a concern about used condoms being discarded on the side of her home on Lynnbroom.

Sondra Williams: Drug dealing in the park.

A: Ebonie – Doug (Vice President) is meeting with a Contractor and the Town of Cheswold.

Doug: Meeting with a security company and the Cheswold Police has agreed to let us tap into their system and use the same security company that the town uses, and they will monitor it. It will be a camera/spotlight combination. We will price out the cost for the lot to be illuminated and recorded.

HO: There is a video where a mustang almost hit my daughter. This is why we talked about speed bumps.

HO: Suggested changing the speed.

HO: Stated that there is a car parked with 2020 tags and everyone passes it everyday. The value of the houses are going down because homeowners are allowing it to go down. There's mattresses sitting in front of houses. Take pride with what you have.

HO: Ismael Q: Who has the authority to appoint an individual on the board?

A: Ebonie: When it's time for our annual elections?

HO: No, Vacancy.

A: Ebonie: When there is a vacancy on the board, then the board votes for a person to come on the board.

Ho: Ismael: How many letters were received by the board for those who are interested?

B: Ebony: We received a letter from you (Ismael) in February after we had our meeting. We received a letter from Doug in December. We also received a letter of interest from another resident. The board decided on Doug since he asked to be on the board first which was in December.

Q: Ismael: So, I didn't to be on the board?

A: Ebonie: Yes, you did ask to be on the board.

HO: Ismael: Stated that the community has the authority and not the board. The board can not elect the board but the community appoints.

Board: Melinda: states in the bylaws that if in the interim, if someone steps down before the term is up, the board is the one to select the person until that term is up.

Q: Ismael: 2<sup>nd</sup> question – Who's the secretary and this is third time in a community meeting, and I haven't heard any minutes read.

Melinda: We can do that going forward.

Q: Ismael: What is the purpose of the management company?

A: Ebonie: States the purpose of the management company is that they make sure all taxes are filed, cut checks, send out letters to homeowners, send out booklets to collect dues every year, they go after delinquencies. Offered to send the contract from BC Communities which includes all that they provide.

When exactly can we vote on parking on the street?

B: Rodney: Stated we discussed one-sided parking, no parking on the streets at all. The streets are narrow except when entering the development. A parking problem exists.

B: Sherrin: In the deeds and covenants it does not state anything about no parking except for tractor trailers, about cars that are not tagged on the property, it does not say street in all the copies.

This why the bylaw, deed and covenants need to have certain things added and changed.

HOQ: Time frame?

A: Sherrin: It is going to take time. Therefore, we were asking for people to join the HOA to give input because all additions and changes must be presented to the whole community.

Ebonie: States that this is not to be only the board, there are also committees and we have asked for volunteers to join.

HO: front footage: Heard it is legal and illegal. Can I have any information on that?

HO: Maria answers the homeowner's question and gave history that the developer was from Maryland, and this was a Maryland practice. At that time, homeowners tried to get the state attorney general to overturn but, because we signed, we agreed to pay so the Attorney General said we were bound.

Ebonie: Explained that the front foot assessment is based on length of pipe used to tap in the public water line.

HO: Suggested to add to the bylaws that the board have a set limit to make decisions without the receiving approval from the community.

Ebonie: I have been on the board since 2018, no additional have been used besides the \$117,000 for 1<sup>st</sup> phase of paving. It was something that needed to be done. \$125,000 is now going towards the 2<sup>nd</sup> phase of paving, which also must be done. So besides that, landscaping, and snow removal there has not been any other large funds utilized besides our lights.

HO: When was the last board election?

Ebonie: The last vote was in 2020.

HOQ: If you have been on the board since 2020, how are you still on the board?

Ebonie: Because there was no official election due to Covid. We will be having an election in November or December.

HOQ: Why does the election have to be done in November?

Ebonie: The lawyer stated it had to be at our annual meeting.

Melinda: We had a meeting in December which was our annual meeting, and the homeowners were not satisfied with the budget and met again in February. In December we also asked for any volunteers interested in joining the board. This was when Jennette joined the board.

Jeanette: Stated she submitted her bio at the December meeting.

Ebonie: In the bylaws it stated there shall be an election, no it doesn't say November, December, it just states there should be an election at every annual meeting.

Melinda: A Zoom meeting was held back in December. Only about 15 people joined the Zoom call. The board asked if anyone was interested because we had a vacancy and that when Jeanette.

HO: There was a call to anyone that wanted to nominate themselves so when in November you can have an election. It should not take 2 years to do that regardless of whatever.

Ebonie: Stated: "We're asking for people to join committees and even to get people to volunteer and no one has come forward"

HO: Maria has an unrelated question: Is there a plan to keep money in reserve for things that just happen to come up?

Ebonie: States The money does not go anywhere, it's still there. We are spending the money on paving, the ponds, and we are trying to get the playground fixed. Other than that, the money we have still stays there.

HO: Maria: Do you know how much is in reserve and will be in reserve? Is everybody paying like they are supposed to be? Is everyone keeping their agreements that were put in place?

A: Melinda: Everyone is not up to date.

A: Jeanette: The people who have made arrangements are keeping up with them.

A: Dave: The management company is working with delinquent homes every quarter because we have to pay lawyer fees, and etc.

Ebonie: Meeting adjourned at 7:50 pm