



Parkers Run 2022 Community Meeting

February 24, 2022

Cheswold Fire Hall & Via Zoom @ 6:30PM

Ebony called the meeting to order at 6:34PM

Budget

2021 vs. 2022 budget

Quarterly fees will remain the same at this time to get the finances to complete the paving rest of the development

Paving being the largest expense, after completed the budget will be reviewed and adjust our dues accordingly

Questions/Concerns:

Audit - Bc will look for company to conduct an audit

Copies can be supplied to anyone interested

No legal action can be taken against the builders to recoup funds that used from the homeowner's account

Bond for the Road – At that time when Parker Run was under development, the town of Cheswold did not require a bond. Kent County did not require a bond

New board – Elections in November 2022 to vote on new board

Tried to get more people to volunteer to be a part of the board

Plowing / Salting -If there are problems and concerns to take pictures and notify Beverly so they can be rectified or resolved

The board agreed to not use this company again

Community Violations: Send pictures and information to Beverly to be addressed. First a letter is sent to the homeowner regarding the violation.

The board has authority to address the homeowner's violations but a dollar amount is not attached to them - it's a community decision

What's the purpose of homeowner's fees – Currently our dues are paying for the paving of our street which is typically not a hoa responsibility but due to the unfortunate acts of the developers this is what the hoa as to do.

Hoa dues pay for the lighting of the community which is paid to Delmarva Power. It also pays for Landscaping in the development

Dues – Are so high because out of the 214 homes only half of them are paying their dues.

Legal Fees- Used Hoa Money to go after delinquent homeowners

Every quarter another quarter of delinquent homes are being turned over to the attorney for collections

Town of Cheswold Policing: The board can do but so much to enforce certain issues. The entire community would have to be in agreement to give Cheswold Police permission to enforce community laws.

Will not cost homeowners any additional fees or come out the Hoa Funds. The development pay taxes which include the use of the police

Speed Bumps – HOA board will look into

Parking within the community - setup a committee and survey homeowners regarding their vote on no parking, one side street parking

Setup poll for the homeowners can vote – There is a Facebook page

Volunteer Fire Fighters need to cautious of people in the street and need some other devices (red lights/sirens other than flashers to respond to fire calls

One Trash Company - decide as a community. Trash pickup will not impact the hoa dues. Find a company that will give a discount or a better price for a large majority of homeowners going with this 1 company

Would like to add just have 1 trash company to pick up trash in the By-laws

Have just 1 trash company for pickup will limit the heavy trucks in the development which can save our street from wear and tear

Fines can be easily issued for people leaving their trash can out after trash pickup because using 1 company and not the many companies used and trash pick-up throughout the week

Playground – Pattern of activities being conducted in the tot lot especially during the summer months. A camera is needed.

Bids are out for a few companies for repair or replacement

Ponds- Causing a lot of frogs and mosquitos. The county required for the development to have storm water ponds and open space. The board and community has no say.

Storm Water Management Program part of Kent County – A company has previously been out to assess the ponds and there are some repairs that need to be done in order to be accepted in the Kent County program.

Also a petition needs to be signed and a certain percentage of the homeowners need to agree for Kent County to take over

Paving – Currently have 3 bids ranging from \$125,000 - \$145,000 – which is the big bulk of the budget and bank account

Asked for volunteers to join the ARC Committee, Community Committee, By-law Committee

Ebony adjourned meeting at 8:29 pm