

## **Estates At Dove Run Annual Homeowners Meeting**

Minutes for November 8, 2012 7:00pm

### Board of Directors & Committee Chairsrent:

Board Members: Richard Green, Scott Gagnon

Committee Chairs: Bill Wolff, Dave Fisher

Not Present: Vered Verandak, Valerie Jones-Rabb

### Agenda:

#### Opening Remarks (Rich Green):

Rich introduced the board, committee chairs and speakers.

#### Treasurer's Report (Rich Green):

The homeowner compliance with the annual assessment for 2012 was 95%, which is a record high level.

The HOA is under budget for 2012, according to the approved fiscal year budget.

The bulk of the expenses for 2012 were for landscaping (68%), primarily of the Brick Mill entrance and maintenance of the grass along Dove Run Blvd.

#### Neighborhood Watch Committee & Public Safety (Dave Fisher):

The intent of the Dove Run Neighborhood Watch is not to maintain an active patrol, but to encourage vigilance of homeowners and attentiveness to activities within our neighborhood.

Chief Tobin subsequently reiterated this point, encouraging homeowners to be vigilant but to report any suspicious activity to the MPD; do not attempt to investigate or resolve yourself.

There have been two recent arrests within the neighborhood based on tips from Dove Run homeowners. Dave encouraged neighbors to call the non-emergency line for the Middletown police to report any suspicious activity.

A number of questions have been raised recently regarding on-street parking. There is no Middletown ordinance regarding this issue, but it is prohibited by the Dove Run Deed Restrictions. Dave is also working with the town to address the overnight tractor trailer parking situation in the lot next to the SuperG.

There will also be a meeting upcoming regarding the increase of heroin use in the MOT area and Delaware, in particular. The topics will include how to recognize heroin use. Notifications will be sent via the Neighborhood Watch Committee and the Dove Run website.

#### ARC Committee Report (Bill Wolff):

The ARC was able to successfully work with the town to correct issues homeowners raised with street lights out, permanent basketball goals installed between the sidewalk and curb and a number of minor complaints.

The ARC had a total of 7 requests for approvals, 6 of which were approved in accordance with the Deed Restrictions.

### Landscaping Proposal Overview (Scott Gagnon):

The board is exploring the opportunity to enhance common areas within the neighborhood that are owned by Middletown. Members of the board are meeting with the town next week to determine whether the town will permit any enhancements in these areas.

The proposed enhancements along the street-side of the ponds and other common areas in the neighborhood will be implemented over time and within the approved annual budgets. The intent is not to significantly impact the annual assessment in the course of these enhancements.

Comments from the attendees generally supported the plan and raised several suggestions regarding addressing weeds along the curbs in the neighborhood, pruning trees and creating a regular newsletter instructing homeowners on how to do the same.

Updates will be provided via meeting minutes on the HOA website and any funding will be part of the annual budget proposal, which is put to a vote by the entire membership.

### Elections (Scott Gagnon):

Scott reviewed the official legal opinion from the HOA attorney regarding holding the Annual Meeting and the Election of Board Member

A request was made for anyone interested in participating in the board or committees. No volunteers were identified.

A motion was proposed to re-elect the existing board members and passed by majority vote of the present homeowners. All attendees are in good standing.

### Keynote Speaker: Chief Tobin, Middletown Police:

Chief Tobin relayed that The Estates at Dove Run is a very safe community with a low number of incidents.

The recent drug arrest within Dove Run centered on a single residence that was under investigation by the Middletown Police. The police are actively following up on the situation to ensure a positive outcome.

Chief Tobin relayed a recent story regarding a coordinated action with the state and county police in a sting operation that included multiple locations across the state. The Chief reiterated that the MPD is focused on ensuring the safety of the Middletown community.

Chief Tobin confirmed that the MPD is continuing to monitor traffic along Dove Run Blvd to ensure the issues with through traffic have been resolved and remain a non-issue.

Chief Tobin reiterated that homeowners should feel free to call the general MPD number (302-376-9950) if they would like to speak with an officer during normal hours. Homeowners should use the non-emergency number (302-573-2800) for incidents after the fact or non-emergency concerns. For any emergency incidents, homeowners should dial 911.

MPD Website: <http://www.middletownpd.us>

The current MPD includes 29 officers, 2 detectives (including a cyber-forensics officer), 2 canines and a crime prevention officer. The MPD staffs shifts of 5 officers at a time.

### Open Discussion (All):

A number of homeowners raised concerns regarding the situation regarding Brick Mill Elementary end of day pickup and children walking to Dove Run. Due to changes in the pickup policy preventing parents from picking up children curbside, parents feel the situation has become more hazardous.

The situation has created a higher number of cars parking along Dove Run Blvd and near the corner of Brick Mill.

Chief Tobin has agreed to look in to the situation and recommend solutions to resolve the issue. A concern was raised regarding the backup of traffic on 299 from the corner of Brick Mill. Chief Tobin relayed that there are a number of enhancements coming as part of the build-out of the hospital and subsequently through synchronization of red lights in Middletown to ease traffic flow. The Chief reiterated that this is the responsibility of DELDOT and while there has been conversation to correct the issue the MPD and town of Middletown cannot make these changes. A homeowner raised a concern regarding the traffic following Middletown High School football games. Chief Tobin relayed that the state police are responsible for all events involving the schools, but that he will pass along the feedback.

The hospital will be opening on April 2, 2013

A homeowner inquired whether the board could collect email addresses as part of the annual budget vote for those that are interested in receiving communications regarding social activities in the neighborhood. The same homeowner suggested the formation of a social committee to further advance the interaction in the neighborhood. A discussion regarding potential funding for this group identified potential concerns of non-participating homeowners, but it will be further discussed by the board.

The meeting was adjourned around 8:30pm.

NOTE: A list of attendees is available with the Corporate Secretary upon request.