

# Newsletter

FALL 2018

# Clearbrooke Estates

## OCTOBER

HOA General Meeting

The Fall HOA General Meeting will be held on

***Monday***

***October 8, 2018, 7:00 PM***

at the Elks Lodge

These meetings are always important to decision making within the community.

## ELECTIONS BE A PART OF THE SOLUTION

The Board of Directors currently have four (4) positions open for election for 2019.

Remember, Clearbrooke's HOA dues remain low compared to most communities due to the VOLUNTEER work performed by its members.

The Board of Director positions are NOT paid nor do they receive any compensation. This enables all HOA members to enjoy lower annual dues.

A lack of volunteers will require the HOA to hire a Management company which will raise the dues drastically by approximately an additional \$100-\$250 monthly (\$1,200 - \$3,000 annually) per lot.

Nominations are now being accepted for Board positions.

Please forward nominations via email to:

clearbrookehoa@yahoo.com,  
via voice to (302) 757-2041, or  
via the clearbrooke.com

**Contact Us** page.

Thank you.



## DRAINAGE PROBLEM

Clearbrooke's HOA continues to work with the State and the Developer to improve the drainage difficulties within the neighborhood. Further details will be discussed at October's General Meeting.

## LATE DUES

Over the preceding year, significant headway has been made to collect back dues owed to the HOA. This has been an extremely tedious process but with fantastic results due to dedicated and consistent work of the Treasurer/Board of Directors.

Please be advised as of October 1, 2018, all money owed to the HOA from past dues, fines, fees and/or interest will be referred to legal for collection. Please make arrangement with the Board of Directors of the HOA prior to the October 1<sup>st</sup> deadline to avoid legal actions and fees.

**PLEASE pay your Dues prior to the deadline.**

## STATE OF COMMUNITY STOP SIGN REPLACEMENT

Several Stop Signs have been replaced throughout the community. Though many more need to be replaced, the Board of Directors need help. This activity has been placed "on-hold" until there is more participation by HOA members.

## HELP NEEDED: HOA SEEKING VOLUNTEERS TO ASSIST ON THE FOLLOWING COMMITTEES:

- Landscape Committee
- Road Committee
- Telephone Committee
- Any activity of interest

# Property Management

Please keep all properties looking neat as this reflects on the total community.

A few reminders from the Property Management Committee:



## Notifications:

Any improvements to your property require notification of the HOA for approval. This includes such things as fences, sheds, pools etc.

Please be sure to put your trash and recycle containers away. These should be brought in by the end of the day. The covenants dictate that they must be kept out of site.

Reminder: All HOA members are responsible for the drainage ditch in the front of each house. Please keep the area clear, the correct depth and the appropriate size pipe which remains unblocked.

Several homes in the development are to the point of requiring pressure washing. Please check your home and take appropriate actions.

Do not blow grass in the street when cutting your lawn. Please trim the grass on your lots at the road's edge as any grass that grows into the asphalt erodes the road. Road repairs are very expensive.

Thank you.



### CURB YOUR DOG

Dogs are required to be walked on a leash. Please pick up after them! No dogs should be running loose outside unless within a fenced-in yard. This is a county law.

Clearbrooke Estates  
PO Box 1045  
Seaford, DE 19973

*Clearbrooke  
Estates*