



## CLEARBROOKE NEWSLETTER

### Winter 2021-2022

Here we are, deep in the middle of another Covid winter. Hopefully everyone is doing their part to help this scourge become history. May you and yours have a healthy New Year.

The Holiday lights in this community were spectacular this year. You have all outdone yourselves. It is truly beautiful driving around our streets at night. The colors and warmth were evident in many parts of the neighborhood. So it was a tough job our judges had to find our Christmas decorations winners this year. Congratulations to our winners.

They Are:

1<sup>st</sup> Place: 100 Wheatley Court

2<sup>nd</sup> Place: 7 Overbrooke Ct

3<sup>rd</sup> Place (tie) 800 Overbrooke Lane, 202 Valley Run

Unfortunately there was one negative event. At least one of our neighbors had their Christmas lights cut over the holidays. Hopefully this wasn't done by anyone living in this community. Please, if you see anything where people are potentially up to mischief, report it. As we begin the new year we are looking for support from our members regarding not only some projects we are looking at doing such as neighborhood beautification and upgrades but at trying to get everyone involved in the community's business and voting. Please report any aberrant activity to the police and/or the Board as soon as possible. This behavior causes so much unnecessary distress.

While the members of the Board of Directors are elected to serve by our members to handle the Community's affairs, the last election, had a disappointing turnout. What can we do to get your participation? It's important to us that you have a voice in what is happening in your neighborhood. We have all kinds of things we could use your expertise with from road paving to street light replacement to keeping our public areas free from litter. While this only requires a small commitment to your neighbors it would be a great benefit for your neighborhood.

We will continue to post all election information on the website and get a newsletter mailed to all residents as election time nears. Hopefully, it will entice more voters if not at the meeting, by participating through proxy.

The Board has been working on lighting improvements throughout the community. We are currently in phase 2 of three applications. The Board is also in process of assessing our roads in the development and planning a schedule of needed repairs. As the schedule is firmed up we will be communicating to everyone.

As many of us are dog owners we need to be mindful to pick up all our pets' excrement. It is especially a problem by the ponds where the geese also create messes. However, please do not add to it and pick up after your pet. Thankyou.

We also need to address trash can location as required by our Clearbrooke Covenants.

As a homeowner, you may be unaware of the requirement that all trash receptacles and/or containers ***“shall be kept in an appropriate area which is concealed from public view”***. This can be accomplished with some type of screening material (such as solid vinyl or lattice panels), or by simply locating the receptacles in such a location where they are not visible from the roadway. Some of our homeowners have utilized vegetation plantings to create concealment, while some will keep their receptacles inside their garage or approved outbuildings.

Clearbrooke Estates enjoys a strong reputation as one of the best places to live in the Seaford-Bridgeville area. One of the reasons for this designation is beautification ensured by our Code and Regulatory enforcement. Our desire is to educate our homeowners on the requirements established in our Covenants and seek their voluntary compliance. After all, every homeowner has a vested interest in keeping our neighborhood at the top of the list of, ***“best places to live.”***

A follow up review will be conducted by the HOA within the next 60-days to ensure compliance has been accomplished. As with all Covenants regulating homeownership and property conditions in Clearbrooke Estates, legal remedies remain a last resort. If you have questions about the location (or a potential location) of your trash receptacles relating to this correspondence, the Board of Directors will be happy to provide further direction or conduct a courtesy site visit.

Unfortunately, Mr. Russ Batson will be relinquishing his position on the Clearbrooke Estates Board of Directors effective 30 April 2022. Since Clearbrooke Estates became a community, Mr. Batson unselfishly gave his time and expertise to the Board, being a steadfast figure throughout the years. Over the past several years, Mr. Batson served as the Treasurer responsible for the Community's monetary tasks.

The Board of Directors is taking resumes from anyone who may be interested in replacing Mr. Batson. Duties include, but are not limited to, budget estimations, dues invoicing, lawyer consultation, statement disbursements, banking operations and credit card oversight.

Interested individuals can submit their cover letter and qualifications to the Clearbrooke Estates Board of Directors via email at [clearbrookehoa@yahoo.com](mailto:clearbrookehoa@yahoo.com) or letter to PO Box 1045, Seaford, DE. Resumes must be postmarked by February 28, 2022. Individuals must be a resident of Clearbrooke Estates.

Again, the Board would like to thank Mr. Batson for all the expertise and unselfish donation of time he provided over the years. You will be missed.

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The last day to pay homeowners dues was December 31, 2021. If your dues are not received by January 31, 2022, late fees and interest will begin to accrue. Please get your dues in as soon as possible.

Thank you.