

# JANUARY/FEBRUARY 2020

## NEWSLETTER



### 2020 BOARD

#### JOHN MUNDAY

President

#### BILL TOLL

Secretary

#### DAVID SCHULT

Treasurer

#### BILL WILD

Member

#### [VACANT]

Member

.....

#### Forsyth County

Public Library

770-781-9840

#### Forsyth County

Sheriff's Office

770-781-3056

#### Mashburn

Elementary School

770-889-1630

#### Lakeside

Middle School

678-965-5080

#### Forsyth Central

High School

770-887-8151

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If you have an issue or concern about the neighborhood, please let us know. The best way to contact the Delamar HOA Board is by email at [DelamarHOA@gmail.com](mailto:DelamarHOA@gmail.com).

This allows us keep track of issues that arise between scheduled meetings and respond in a timely manner. You can also send a letter to the HOA at **P.O. Box 3201, Cumming, GA 30028**.

## Please join us in welcoming our newest neighbors to Delamar!

- [4255 Delamar Drive](#): Rick and Debbie Kaszycki
- [4155 Idle Grass Place](#): Joe, Elizabeth, Allison (5) and Lily (1) Fuqua

## PRESIDENT'S COMMENTS by John Munday

The Delamar HOA board held its organizational meeting on January 21. The board currently consists of four members and one vacancy. John Munday will continue to serve as president; Bill Toll will serve as secretary; David Schult has joined the board as treasurer. Dave has experience from his days in California serving on an association board and will be giving Bill Wild a well-deserved rest from his duties as treasurer. Bill Wild has agreed to remain on the board as member and facilitate a smooth transition of the duties to Dave. **If there is anyone who is interested in serving on the board, please let us know.** With all of the officer spaces currently filled, a new member will be able learn about the duties without being thrown into heavy duty responsibilities.

The board would also like to express its appreciation to **Steve Gafford** for his service on the board during the 2019 calendar year.

Even with some heated discussions at the 2019 annual meeting, this year gets off to a less controversial start than last year. The board appreciates the community support for the proposed 2020 budget and the amendment of the covenants to allow for electronic means of communication as is stated in the Georgia state law governing HOAs. **We have already made some progress on our five-year plan to update the common area in the front of the neighborhood.** Projects include repainting of the crosswalk, trimming the crape myrtles and maintenance of the fences and trimming of the rest of the trees. We will stagger these projects over the next several years so that we maintain adequate financial reserves. This process will involve competitive bidding on large projects to be sure that we get good value for your money.

Thanks to the connections Susan Phillips has maintained with the county from previous association board service, we are getting the crosswalk replaced without cost to the association. **This will possibly help us complete our five-year plan earlier than expected.** As you may have noticed from the markings laid out, this will also include a change in the curbs to meet updated handicap regulations. The painting of the crosswalk stripes will occur as the curb modification process is completed. We will be monitoring this process to assure completion. Good work, Susan!

The copy of the covenants on the Delamar Homeowners Association web site ([delamarhoa.com](http://delamarhoa.com)) has been updated to include the "email" language. We have provided a version of the document that is more legible (and easily searchable) compared to the scanned document on file with the county clerk. The content of this PDF is identical with the version on file with the clerk (with the exception of the

updated email language; we will be filing the amendment to the covenant with the clerk as soon as it is legally prepared). Both versions (original scanned and new searchable) will be posted to the Delamar website. We are also going to be asking you to identify or confirm the email address you wish to use to receive communications from the board.

As of the end of January, we have five homeowners who have not paid their association fee for the 2020 year. A ten percent (10%) late fee is being charged for being late. We would like to thank the vast majority of homeowners who got their fee in on time and did not require extra efforts to be expended to collect.

As it was last year, a priority of the board is to communicate with you on a regular basis to make sure you are fully informed as to what your association is doing on your behalf. The best way to communicate with us is by email. As you no doubt have experienced yourself, robocalls create a regular series of unknown calls to your personal phone. Like many of you, if we do not recognize the caller, we are likely to not answer the call. I wish I was better at checking my voice mail, but I am not. Email sent to the Delamar HOA account ([delamarhoa@gmail.com](mailto:delamarhoa@gmail.com)) is forwarded to officers. We try to be prompt in answering emails and taking action on them.

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## REMINDER:

Forsyth County schools are closed February 14, 17 and 18

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### February is Heart Health Month

In late December 2015, one of our Delamar neighbors, Darryl Bagwell, collapsed suddenly while riding his bike near the intersection of Highway 20 and Samples Road. A nurse happened to drive by and stopped to render aid. As she began chest compressions, she saw his color change from purple to pink. She knew then that he had a good chance of surviving.

Darryl indeed survived and has been spreading the word about the importance of learning cardiopulmonary resuscitation (CPR). CPR is a lifesaving technique useful in many emergencies in which someone's breathing or heartbeat has stopped.

The American Heart Association recommends that everyone — untrained bystanders and medical personnel alike — begin CPR with chest compressions. **It's far better to do something than to do nothing at all — even if you think that your knowledge or abilities aren't 100 percent complete.** The difference between doing something and doing nothing could be someone's life.

**“As simple as it sounds, it’s the most important thing that’s ever happened to me. If we can tell our story and one other person learns [CPR] and saves one other life, then all this is worthwhile.”**

D A R R Y L B A G W E L L

For the full story about Darryl and the nurse who saved his life, download the **February 2016** newsletter, available on DelamarHOA.com. For more information on CPR, visit [www.heart.org](http://www.heart.org).

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Delamar Homeowners Association

# MAY 2020

## NEWSLETTER

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### Please join us in welcoming our newest neighbors to Delamar!

- 4040 Delamar Drive: **Peter and April Yungel**
- 4235 Delamar Drive: **Denis and Marina Biley**
- 4240 Delamar Drive: **Ivan Vasquez**

### President's Comments

Is it just me, or does it seem that it has been a year since March? Hopefully you all have toilet paper and a working system to handle it. If not, help is on the way.

It looks like the limited pumped sewer system that was only going to handle the first few homes on Delamar is going to be extended through the entire subdivision. This will be done on the right-of-way that the local government already has next to the subdivision's roads. The boring technology that they will be using will not require the tearing up of existing driveways or roads.

I was hoping to have a new drawing to give you on the City of Cumming's plans for the project, but I have yet to get one. As soon as I get more information, I will pass it on. The last time I spoke with Jon Heard, who is running the project for the city, there are now five homeowners who wish to connect to the system. No one is going to be required to hook up to the system unless their septic system fails but it appears that everyone in Delamar who wants to be connected will have the choice to do so.

As I have said previously, the project is outside of the control of the homeowners association. If you wish to connect to the system, you should contact Mr. Heard at [jon.heard@cityofcumming.net](mailto:jon.heard@cityofcumming.net). He will have information on the costs of connecting and timelines. I am not sure which will come first, the sewer or a vaccine.

JOHN MUNDAY

### CONGRATULATIONS to our 2020 Delamar graduates:

- **VICTORIA ZAMONIS** – Forsyth Central High School
- **CONNOR MOORE** – Boston College



Delamar Homeowners Association

# AUGUST 2020

## NEWSLETTER

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### IN MEMORIAM

For those of you who haven't heard, we lost one of our former neighbors recently. **Gregg Smith** (formerly at 4050 Delamar Drive), who briefly served as the HOA Board President many years ago, passed away on June 19 following a fierce battle with colon cancer. One of his last messages on Facebook was to implore people to get their health checked by a medical professional. Please do yourselves and your family members a favor in honor of Gregg and go get yourself checked out.

### President's Notes

There is an expression that you may be familiar with: **"May you live in interesting times."** Well, these are certainly interesting times! The neighborhood is being dug up to have pressurized sewer lines installed. COVID-19 has us running around looking like bandits behind our masks. We are constantly bombarded on TV and radio with political commercials that make us long for the return of simpler times. But, here's another great expression: **"This too shall pass."** And it will.

As you can see when you enter the neighborhood, the boring company that is installing the sewer line has started down Delamar Drive. The silt fences which were initially installed at the front of the subdivision will not be used in the rest of the neighborhood. The boring process will not require destruction or damage to driveways or the road, but there will be some digging in grassy areas. We have been assured that the damage to lawns will be repaired as part of the process. The stakes placed on lawns show the limit of the right-of-way (ROW) where local government has the right to work on the property. If you have decided that you want to connect to the sewers, please contact Jon Heard, Director of Utilities, to get information on how to get begin the process. His contact information is below in the Q&A section. (Just a reminder...the Delamar HOA Board does not have any control over the process of the installation of this sewer system.)

As part of its five-year plan, the HOA Board will be getting bids on the painting and repairs to the fencing along with tree trimming at the entrance of the subdivision. With the January 2021 assessment, we should have funds for part or all of this project, depending on the bids.

We have had several homes in the neighborhood turn over ownership this year. For this reason and to implement our online communication process, we will be asking homeowners to update their contact information. We need to make sure that we have the correct phone numbers and email addresses on file when we send out information to the neighborhood. We plan to start the verification process very soon so that we will be ready to distribute information for our annual HOA meeting which typically occurs in mid-November.

With the passage of our five-year plan, there will not be any change to the planned 2021 HOA assessment fee of \$175. There are not any proposed changes to the governing documents. The amendment to the covenants to allow for electronic notification (which passed at the last annual meeting) has been filed with the county clerk and the change is reflected on the documents posted on the HOA website. More information about the upcoming annual meeting will be distributed soon.

My wife and I just got our flu shots at Publix with \$10 gift card! Hopefully, the other vaccine will be available later this year. I hope you and yours are safe and healthy and we can make it through these "interesting" times.

**JOHN MUNDAY**

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## Delamar Sewer Project: Questions and Answers

The following questions were sent to **Jonathan Heard, Director of Utilities** for the City of Cumming. His answers are provided after each question.

■ **What is the expected completion date for the sewer installation?**

Unknown. They are working as quickly as possible given COVID-19 challenges. The contractor is having problems getting utilities located by UPC GA-811.

■ **Will the area disrupted by the silt fence be smoothed out and sod installed?**

Yes, by a landscape professional.

■ **Will the type of sod used to replace the disrupted lawns match the type of sod used by the homeowner (Bermuda, Zoya, etc.)?**

Yes.

■ **What do homeowners have to pay to connect to the sewer system?**

Pay to the City: \$7,500. Pay to the plumber: Around \$7,000.

■ **Will the amount you have to pay to connect go up if you do not connect at the time the sewers are being installed?**

Possibly.

■ **What are the monthly costs to use the sewer system?**

A good estimate is to double your water bill.

■ **What do individual homeowners have to install themselves in order to connect to the system?**

Power, pump, service line to road to connect to city force main, and a check valve.

■ **Is there a list of approved or commonly used contractors that homeowners can contact regarding connection to the sewer system?**

Some good contractors include **John Battaglia** at 770-560-9209; **Johnny Amos** at 770-887-3218; **Strack** at 770-969-1591.

■ **Are there required specifications for the equipment that has to be used to connect to the sewer system?**

Yes, on our [website](#). Information includes schematics for [the grinder pump](#) and [the low pressure pump](#) as well as general information about [the E/One sewer system](#).

■ **How often and by what amounts has the cost to connect the sewer system changed?**

No set change amount or way to predict how much. It is tied to the cost of constructing sewer infrastructure.

■ **How often and by what amounts has the cost to use the sewer system changed?**

No set change amount or way to predict how much. It is tied to the cost of treating wastewater at the treatment plant including but not limited to power, staffing, chemicals, etc.

■ **Will homeowners have to upgrade their electrical service to connect to the system? Will a dedicated circuit be required?**

Homeowners will probably will need a dedicated circuit.

■ **Will homeowners with sprinkler systems have them damaged during the install?**

Hopefully not. But if the sprinkler lines are in the right-of-way of the street and the homeowner can't give an accurate location of the sprinkler lines, they may be damaged. The City generally repairs these or asks the homeowner to get them repaired and the City reimburses the homeowner.

### CONTACT INFORMATION:

JONATHON W. HEARD, Director of Utilities  
100 Main Street, Cumming, Georgia 30040

Phone: 770-781-2020 Fax: 770-781-3482 Website: [www.cummingutilities.com](http://www.cummingutilities.com)

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Delamar Homeowners Association

# SEPTEMBER 2020

## NEWSLETTER

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## President's Notes

### THE NEIGHBORHOOD IS CHANGING

One of the main reasons to have an HOA is to protect and maintain property values, so if you decide to leave our little bit of heaven, you can do so at a good price. **This year has proven that the homes in our subdivision are popular and tend to sell quickly.** Recently, I received an email from an individual asking if I know of any homes that are going on the market in our neighborhood (so if you plan to put yours up for sale soon, please let me know!).

So far this year, I have had request for closing letters for the following properties:

- **4235 Delamar Drive** (February)
- **4040 Delamar Drive** (March)
- **4140 Idle Grass Place** (March)
- **4245 Delamar Drive** (June)
- **4240 Delamar Drive** (July)
- **4205 Willow Grass Court** (August)
- **4060 Delamar Drive** (August)
- **3920 Delamar Drive** (August)

**This represents a turnover rate of one in eight homes (12.5%) in the neighborhood.** This has a significant impact on the accuracy of the directory information that the association maintains. It is imperative that we have correct information to be able to contact the membership with important information such as the sewer project and the annual HOA meeting. If you are a new resident and or if you have changed emails or phone numbers in the last year or two, we would like to make sure the contact information we have on file is current.

As a separate attachment, we have provided a fillable PDF which we are asking you to complete and return to the association either by email or mail (we will send a hard copy to our new residents). We appreciate your assistance with keeping our records updated.

**JOHN MUNDAY**

## Considering a Paint Job?

Please remember that if you want to paint your home you must comply with the HOA policy as posted on our website. If you plan to refresh with the same colors, you do not need approval. However, if you are want to use different colors, the HOA's Architectural Control Committee must review and approve your choices before the project begins.

## JUST A REMINDER:



**Forsyth County schools will be closed for fall break the week of September 21.**



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## CONTACT INFORMATION

Email:

**DelamarHOA@gmail.com**

Postal mail:

**P.O. Box 3201, Cumming 30028**

Website:

**www.DelamarHOA.com**

## IN LOVING MEMORY



### MILLIE PARRISH

We want to extend our heartfelt condolences to the Parrish family who lost their beloved wife and mom, Millie, on November 13 after a four-month battle with glioblastoma. Please keep Dave (husband), Jordan (daughter), and Josh (son) in your thoughts and prayers.

## President's Notes

The sewer lines are installed, and the elections are over (for the most part). We await the arrival of a vaccine to enable a return to a more normal life. My wife wants the Christmas decorations put up to help brighten the gloom. And as the year ends, we need to complete the activities for our annual meeting.

**Due to concerns regarding the spread COVID-19, the annual meeting is scheduled for Thursday, December 10 at 7:00pm via Zoom.** Included on page 2 of the newsletter is a copy of the budget for 2021 which has been approved by the Board. Please review and let us know if you have any questions. We will answer questions about the budget (or any other questions you might have) at the annual meeting. We will also be providing the procedures for voting for Board members and how to submit a proxy if you are unable to join the meeting. Of course, we will also share detailed information about how to join the Zoom meeting.

This should be a relatively quick meeting because we are not proposing any changes to either the annual fees (they will remain \$175 for 2021) or any governance documents. The only thing we need to vote on is membership of the Board. Long-time member Bill Toll will be retiring this year and moving out of state and we will need a replacement for his position as well as a position that is currently vacant. David Schult, Bill Wild and I are willing to continue serving on the Board.

**However, we need two more people to serve on the 2021 Board.** The time commitment is roughly one or two hours every other month. **We would love to have some of our new neighbors join us so we can have a more diverse representation of the community.**

Please keep in mind that although we don't have any issues to vote on, we must have a quorum in order to officially hold the annual meeting. This means at least 60 percent of membership must attend either virtually or by proxy, so we need at least 37 homeowners to participate. **Since this meeting will be held virtually, we hope that a majority of the homeowners will be able to attend.**

If you did not receive an email notifying you of the annual meeting (sent 11/2/2020), **it means that we do not have a current email address on file for you.** It is imperative that we have correct information to be able to contact everyone with information such as the sewer project and other important issues. If you have changed your email address or phone number in the last year or two (or if you are a new resident) and haven't received any email communications from us, **please provide your contact information via email (DelamarHOA@gmail.com) as soon as possible.** We look forward to seeing you on December 10.

**JOHN MUNDAY**

President

## Delamar HOA 2021 Budget

	2020 Budget	2020 Actual	2021 Budget
City of Cumming	228.00	208.79	288.00
Savnee EMC	3,120.00	2,910.37	3,120.00
Landscape - Special Projects	800.00	885.00	885.00
SurrealScapes - Lawn	1,900.00	1,650.00	1,900.00
Georgia Lawn Growers	375.00	470.40	400.00
State Farm	1,500.00	1,590.00	1,680.00
USPS PO Box Rent	70.00	80.00	80.00
Ga Business Licence	30.00	30.00	30.00
Bank Fees	-	-	-
Accounting Fees	250.00	250.00	250.00
Legal Fees	-	30.00	-
Webpage	100.00	164.20	100.00
Printing	100.00	-	100.00
Postage	30.00	-	30.00
Facility Rental	150.00	-	150.00
Property Maintenance	-	-	-
Legal Contingency Fund	997.00	-	960.00
Property Maintenance Fund	1,200.00	-	1,200.00
Other	-	-	-
<b>Total Expenses</b>	<b>10,850.00</b>	<b>8,268.76</b>	<b>11,173.00</b>
<b>Annual Assessments</b>	<b>10,850.00</b>	<b>10,902.50</b>	<b>10,850.00</b>

## Traveling for the Holidays?

If you will be traveling for the holidays, please let your neighbors know so they can keep an eye on your house. You can also ask them to pick up your mail and watch for any package deliveries.

**If you see suspicious activity in the neighborhood, don't hesitate to call the Sheriff's office at 770-781-3056.**

## Mailbox Maintenance

Over time, the numbers on your mailbox can fade and become very hard to read. There are many companies who rely on these numbers, such as Amazon, UPS, Fed Ex, and emergency workers, so it is important to keep these numbers legible. **If the numbers on your mailbox are hard to read, please touch them up with some paint.**

A small bottle of gold metallic paint only costs a few dollars. It will take just a few minutes, but it will make a big difference.

## DELAMAR HOMEOWNER QUESTION OF THE MONTH:

### "What can I do about neighbors who let their dogs poop in my yard?"



According to the Delamar covenants (**Article IX, Architectural Standards and Use Restrictions, Section 9.13, Pets**), "No pet shall be allowed to make an unreasonable amount of noise or to become a nuisance." **It really should go without saying, but we are going to say it anyway: Dogs who poop in someone else's yard are definitely considered a nuisance.**

#### IF YOU ARE A DOG OWNER:

- **Do NOT allow your dog to roam freely throughout the neighborhood.** Animals at large are a violation of our covenants as well as Forsyth County ordinances.
- If your dog poops in someone else's yard, **you are responsible for cleaning it up immediately.** You are also responsible for disposing of the bag in your own garbage can. Always carry plastic bags with you when you walk your dog. Don't leave the bag in the yard, on the curb, or in the street.

#### IF YOU ARE HAVING TROUBLE WITH DOGS IN THE NEIGHBORHOOD:

- If you notice an animal freely roaming through the neighborhood without its owner, **call Forsyth County Animal Control.** If you feel threatened or in danger or are concerned about a vicious or aggressive dog, please contact the Dispatch Center at 770-781-3087. The Animal Control office can be reached at 770-781-2138.
- If you witness a dog pooping in your yard, **please talk to the dog's owner immediately.** It's possible that the owner got temporarily distracted and did not notice. Politely ask the owner to clean up the mess.
- If you are uncomfortable confronting the owner, **try to get a picture or video** of the dog in the act. Otherwise, it is your word against theirs.





Delamar Homeowners Association Newsletter

# DECEMBER 2020

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## PRESIDENT'S COMMENTS

The Association's annual meeting was held this year using Zoom. We failed to achieve a quorum necessary to conduct business, though thankfully there were no issues on which to vote. It is disappointing that we were not able to get the minimal level of participation required to officially hold the meeting, even with the option of submitting the proxies online. Without a quorum, it fell to the current Board to fill vacancies on the Board.

Bill Toll, a long-time resident and Board member, is retiring this year and moving out of state. Three of the current Board members (Bill Wild, David Schult, and I) announced that we are willing to continue serving on the Board. Three additional homeowners indicated that they were also willing to serve: Steve McCarthy, Peter Yungel and Suzanne Shafer. The Board voted to appoint Peter and Suzanne to fill out the five-member board for the 2021 year. At the January meeting, the Board will determine who will serve in what position.

We are working on posting the video of the annual meeting to the Delamar website. Below is a summary of the items that were discussed:

1. The installation of the pressurized sewer system has been completed. Any residents who wish to connect to the sewer system should contact Jonathan Heard, Director of Utilities at [jon.heard@cityofcumming.net](mailto:jon.heard@cityofcumming.net).
2. The trimming of the trees at the entrance (one of the major projects of the five-year improvement plan announced at the 2019 annual meeting) has been completed.
3. The next project in the five-year plan is the cleaning and sealing of the fence along the front entrance. This project will begin after the 2021 assessments are collected and the weather has turned warmer.
4. The annual assessment of \$175 is due by January 15, 2021.
5. The repainting of the crosswalk at the entrance began in the early months of 2020 but was put on hold when the pandemic hit. The final phase of the project will include repainting the lines and the installation of new curb cuts that align with the crosswalk. We are hopeful the county will be able to complete the project in the spring.
6. We have established a relationship with an accountant to make sure that the proper federal and state financial forms are filed each year. This was completed for the 2019 fiscal year and will continue for in future years.

The Board has continued to administer the covenant restrictions with an eye to maintaining the property values and quality of life in the neighborhood without intruding unnecessarily into the property rights of homeowners. Please do your part by maintaining your home and yard and making repairs as needed. We know that it takes time, effort, and money to keep our neighborhood neat and clean. We sincerely appreciate your efforts to keep Delamar beautiful.

On behalf of the Board, I would like to wish you all a happy and healthy new year.

**JOHN MUNDAY**