

CLAIRBORNE AT LEXINGTON FARMS MAINTENANCE ASSOCIATION

Meeting Minutes
Tuesday, October 8, 2024, 7:00PM
St Margaret of Scotland

Officers/Board Members

President:	Rich Boyer	15 Pegasus Place	302-521-3390
Vice President:	Dom Squitti	18 Pegasus Place	302-750-9195
Secretary:	Rich Quickle	12 Pegasus Place	302-690-3425
Treasurer:	Debbie Watts	37 Pegasus Place	302-540-4196
At Large:	Jeremy Keffer	56 Eaton Place	484-769-3256

Architectural Committee:

Jeremy Keffer	484-769-3256	jeremy@yekeffer.net
Michael Stone	302-743-0897	masone88@yahoo.com
Ed DeLooze	302-530-2950	edelaware@gmail.com

Grounds & Maintenance Committee:

Dom Squitti	302-750-9195	domnfrans@gmail.com
Alyssa Vazquez	862-336-3477	Alyssa.dellureficio@gmail.com

CLFMA Website: Clairborneatlexingtonfarms.org

Contact for General Inquiries and questions: contact@clairborneatlexingtonfarms.org

Rich Boyer called the meeting to order at 7:06pm

Introductions

- There were 8 residents in attendance: 5 board members, and 3 residents.

Legislative Update

- No report, there were no Legislative representatives in attendance.

Secretary's Report

- The minutes of the July 9th, 2024 meeting were approved/accepted, and can be viewed online.

Treasurer's Report

- Accounts: Franklin Mint: \$21,664.14, CD: \$51,880.85, Checking: \$18,910.50, with \$918.00 to be deposited. There are six (6) homes delinquent at the moment and are six weeks late with payments. **Residents, please remember, delinquency means more time spent by Board Volunteers to collect the payments.** We would appreciate on-time payments like any other household bill.
- **10/21/2024 update** – all dues are now paid so we're at 100% of collections for the year.

CLAIRBORNE AT LEXINGTON FARMS MAINTENANCE ASSOCIATION

Meeting Minutes
Tuesday, October 8, 2024, 7:00PM
St Margaret of Scotland

Grounds & Maintenance Committee Report

- Since the last meeting, Deldot cleaned up the swales at the new traffic circle and added a light. They also re-seeded areas and laid down straw to hold it in place.
- In the large open area along Lexington, towards Rose Hill, a contractor was hired to clear out the area along the woods, then rototill. The goal is to plant more grass in the area and plant a wildflower area. Dom is in contact with the Soil Conservation District to address the apparent failure of a swale there, that runs North to South. The goal is to have the rainwater runoff corrected. Looking for community volunteers to work with Dom to come up with final solutions to plan the area well.
- A resident in attendance stated that one of the government entities in the State has a program for grants to provide for trees in the open space if this is a viable goal. Planting sporadic trees across the field could mitigate geese flying into the area and “pitching/landing” in the field. Part of these grants states that the community must be ready with a defined plan to maintain the trees after being planted (watering, etc.), until established.

Architectural Committee Report

- The committee received an application for a new roof, and it was approved.
- A new application was received for installation of new windows. It was noted that most windows would be approved. Please keep in mind if new windows changed the facade greatly, such as non-standard type windows, bay windows, etc., the application for approval would be reviewed and commented upon accordingly.

Old Business

- The Rules Enforcement and Fine Schedule Policy has been applied as of July 10th, 2024 to the homeowner who has installed a black metal fence. Both homeowners on the Deed have failed to recognize and acknowledge the approximately 12 notices, mailings, phone calls, and in-person visits to attempt to resolve the situation. The first lien against the property will be applied with New Castle Recorder of Deeds this month, for over \$1000.00.

New Business

- The Board conducted a Corporate Resolution on 7/10/2024 to amend the Deed Restrictions. IT WAS RESOLVED THAT: The Board is offering to amend the deed restrictions section 4 Architectural Control item (b) Privacy Fences. The amended item to be added to the restriction is to allow **Vinyl** board on board type construction. This amendment would also permit the construction of a small, enclosed area on the side of houses to hide trash receptacles. This amendment is to offer solutions to the high numbers of complaints about trash receptacles being stored out in plain view on driveways, which is a violation of deed restrictions.

CLAIRBORNE AT LEXINGTON FARMS MAINTENANCE ASSOCIATION

Meeting Minutes

Tuesday, October 8, 2024, 7:00PM

St Margaret of Scotland

- The new amendment would read:
(b) Privacy Fences. Privacy fences are fences which enclose only a small portion of the rear yard close to the building itself; for example, a privacy fence may enclose a rear patio. A board-on-board type privacy fence may be permitted provided it does not exceed a height of six (6) feet and is constructed of wood and/or Vinyl. **Also, a small, enclosed area to hide up to three (3) trash cans will be permitted to be constructed, on one side of the house. The dimensions of the area shall not exceed 48" W x 108" L x 55" H.** In no event shall any privacy fence enclose an area in excess of 500 square feet, nor shall any section thereof exceed 25 feet in length. In any event, no privacy fence shall be constructed or maintained upon any lot until plans for design, color, and exact location for the same have been approved by Declarant, it's successors, or assigns.
- In order for these items to become official amendments, adherence to specific steps apply. Within the existing Deed Restrictions amendment policy, item 16 reads: These covenants and restrictions maybe be changed, altered, or modified, in whole or in part at any time, by an instrument in writing signed by the owner or owners of two-thirds (2/3) of the lots described hereinabove recoded in the Office aforesaid.
- A vote to amend the Deed Restriction section 4, item (b) will go out to all members in good standing within the CLFMA.

Open Floor

- The sign announcing meetings and food truck dates came up as only being at the front of the community but not visible to those coming in from the West from the direction of Frazier Road. Efforts will be made to provide a second sign for that area. Also, the location of the sign at the traffic circle will be changed to further East along Denny Road, before arriving at the traffic circle for more visibility.
- The issue of dogs roaming around not on leashes was brought up. CLFMA does not have authority to enforce this sort of issue. Residents are encouraged to find the owner and discuss with them if viable. If not, please call the NCC Animal Control division, or the County non-emergency phone number to report such issues. Everyone needs to be cognizant of our neighbors and be diligent in keeping animals on leashes so they're not roaming onto other resident's properties.
- A resident requested permission to place a sign announcing a Fundraiser at Lums Pond called "Pond Fest", being produced by "The Friends of Lums Pond", which is a non-profit organization dedicated to preservation and beautification of Lums Pond. Among many things they are doing, they are looking to install a Bike Station and will also provide for Youth Scholarships. Permission was granted to place the sign along Lexington near Denny Road, and one on Lexington coming from the West towards Pegasus and Eaton Place.

Meeting adjourned at 7:58pm

Next Meeting: January 8, 2025, St Margaret of Scotland Church