

**Silver Woods Community Association
Quarterly Meeting**

Location:

Zoom Meeting

Date / Time:

March 24, 2021 / 7:00 – 8:30 pm

Attendees:

- Silver Woods Board
 - Laura Giorgianni (President)
 - Dave Burrows (Vice President)
 - Diane DeVoe (Treasurer)
 - Lisa Besack (Secretary)
 - Joe Douglass (At-Large Member)
- 72 Homeowners / residents
- Excel Property Management
 - Marc Sharp (Property Manager)

Meeting Agenda:

<i>Item</i>	<i>Topic</i>	<i>Presenter / Discussion Leader</i>
1	Review Proposed SWCA Rules	Joe Douglass
2	New development information for multi-family and commercial plots west of Pittston Avenue	Laura Giorgianni
3	Open Discussion	Laura Giorgianni

Meeting Minutes:

Laura Giorgianni (President) – opened meeting at 7:04 pm once all Zoom attendees were admitted

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SWCA Rules Process Review (L. Giorgianni):

- Laura reminded attendees of the process that led to development of proposed SWCA Rules:
 - survey of homeowners in October 2020
 - distribution of survey results and associated draft SWCA Rules in November 2020
 - homeowner feedback incorporated into proposed SWCA Rules
 - proposed SWCA Rules and draft of permit-by-rule for trash container enclosures distributed March 2021 in advance of quarterly meeting
- Laura introduced CLIP (Community Log for Inquiries and Planning):
 - log used to track homeowner inquiries received prior to quarterly meeting regarding proposed SWCA Rules and draft of permit-by-rule for trash container enclosures
 - includes date open, date closed (if applicable), description and comments/actions for each inquiry
 - groups similar inquiries together by item number for easy reference

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L. Giorgianni – turned meeting over to J. Douglass for agenda Topic 1.

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Review Proposed SWCA Rules (J. Douglass):

- Joe explained the genesis of the proposed SWCA Rules and noted next steps, per Delaware state law, of presenting proposed Rules for community feedback followed by board adoption.
 - Joe read through the proposed SWCA Rules one by one.
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Homeowner Q: Asked about Rules enforcement?

Answer: J. Douglass indicated that the board has information to share regarding Rules enforcement but requested holding questions on this topic until the end of the Rule review.

Homeowner Q: Is it ok that residents have added sod to common areas?

Answer: L. Giorgianni stated that the preference is to not add sod because it could interfere with the work that the landscaping company needs to complete to prep common areas for developer turnover.

Homeowner Q: Any explanation regarding Bob Thornton’s decision to wait to introduce walking trails?

Answer: L. Giorgianni stated that Bob Thornton is waiting to determine the trail size requirements based on the number of homes in the new development.

Homeowner Q (via Zoom chat): “how can you prevent your dog from peeing on another lawn?”

Answer (provided by homeowner via Zoom chat): “if the dog is leashed you should be able to prevent your dog from peeing on another lawn. they should not roam on the front lawn.”

Homeowner Statement (via Zoom chat): “Trash enclosure- Fine with the SWARC document but want to discuss its specifications”

Answer: J. Douglass explained that the permit-by-rule for trash container enclosures was designed to give homeowners the option of bypassing the SWARC application and permit process by building an enclosure that meets pre-approved construction specifications. Homeowners still have the option of submitting a SWARC application, with associated fee, to seek approval for an enclosure that does not meet the pre-approved construction specifications.

Homeowner Q (via Zoom chat): “What’s permit fee for ocean view? Ball park?”

Answer: Permit fee is 4% of the value of the job. The homeowner can request that the contractor pick up that fee.

Homeowner Statement (via Zoom chat): in the context of discussing Rule regarding display of flags – “The city of Ocean View is allowed to place signs in your yard.”

Answer: Attendees and board agreed this was a good point and noted an example of Public Notice signs placed by Ocean View in regards to Public Hearings.

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Homeowner Statement (via Zoom chat): in the context of discussing SWARC application process – “Section 18 of the covenants states "No landscaping, shrubs, or trees to be placed on any lot...until complete and comprehensive plan submitted to and approved in writing by the SWARC."”

Answer: J. Douglass clarified that Section 18 of the covenants is actually referring to new construction of buildings/houses and is/was not meant to restrict a homeowner’s ability to plant trees, shrubs, etc. Homeowners should, however, consider potential impacts to their neighbors before planting any trees or shrubs that may become a nuisance over time due to, for example, height, invasiveness, excessive leaf cleanup etc.

Homeowner Q (via Zoom chat): “Who picks the club music? How do you turn it on?”

Answer: L. Giorgianni explained that any homeowner may select the music using the controls in the clubhouse and offered to demonstrate operation of those controls to interested homeowners.

Homeowner Q (via Zoom chat): “Any additional information about what is causing the delay in receiving the club house key? I settled in late Dec and still have not received my key. I called 2x and was told the key would be mailed.”

Answer: M. Sharp directed residents to email Michelle at Excel (michelle@excelpmllc.com) to obtain clubhouse key fobs.

Homeowner Q (via Zoom chat): “where are the access points to pond?”

Answer: L. Giorgianni explained that residents may access common areas throughout the community including around each of the ponds and that she would publish a community map highlighting those areas.

Homeowner Q (via Zoom chat): “what about the pool? will the new development be using ours?”

Answer: L. Giorgianni explained that this is unknown since the developer, Bob Thornton, is still working on proposed plans for the new development.

Homeowner Q (via Zoom chat): “do we have a speed limit on development streets?”

Answer: L. Giorgianni explained that the town of Ocean View determines residential community speed limits and places relevant signage once developer turnover is complete.

Homeowner Q (via Zoom chat): “The rule about storage of tools etc... does that mean storage of a kayaks can be up against the house?”

Answer: J. Douglass clarified that there should be no such storage in the area from the front of the house to the street and, for homes on a corner lot, from the side of the house to the street.

Homeowner Q (via Zoom chat): “Do we know where exactly the trail will be? Has this been determined or is it up to Thornton's discretion?”

Answer: L. Giorgianni explained that the walking trails will be through the wooded area behind Favata Place between Old Forge Drive and the Luzerne Drive cul-de-sac.

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*L. Giorgianni – transitioned from Q&A to Rules enforcement and turned meeting over to J. Douglass.*

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SWCA Rules Enforcement (J. Douglass):

- Joe explained:
  - there is no proactive policing of Rules compliance
  - enforcement is complaint driven based on observed violation
  - preferable for residents to resolve issues by working directly with each other
  - if board receives formal complaint, first step is to attempt verification of complaint
    - if verified, board will follow enforcement process
    - if unable to verify, board notifies person who reported the issue
  - generally, enforcement process involves first notice with three days to correct and, if necessary, subsequent notices, penalties or other remedies permitted by Governing Documents

*L. Giorgianni – after confirming there were no Rules enforcement questions, thanked J. Douglass and switched to agenda Topic 2.*

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New development information for multi-family and commercial plots west of Pittston Avenue (L. Giorgianni):

- Laura spoke with Ken Cimino (Director of Planning, Zoning and Development for the town of Ocean View) regarding new development plans for the multi-family lot and commercial lot (Parcels A and B) west of Pittston Avenue.
- Bob Thornton (developer) was supposed to keep commercial space to 40% of the mixed use planned community (MxPC).
- For the Beazer Homes draft development plan, Bob can file for a:
  - text amendment requesting a reduction of commercial space to 30%; *or*
  - zoning map amendment to change the community from MxPC to residential which would mean less commercial space and more homes but would require many steps to get approval.
- To request a change, Bob must submit a concept as well as preliminary and final plans to the town council and current homeowners will have an opportunity to provide input.
- Laura discussed with Ken Cimino that, for current homeowners, the biggest concern with the increased number of homes is sharing amenities.

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Homeowner Q & Statement: Is there something that Bob can help us with in order to obtain our support for his proposed development plan? He has the leverage and will only do something for us if there's something in it for him.

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Answer: L. Giorgianni suggested getting a group together in the community to work on negotiations with Bob. She stated Bob withdrew his previous offer to give us some land behind the pool but that he will try to work with us if we give him a drawing and show him how much land is needed.

Homeowner response (via Zoom chat): "A committee to take thoughts to Bob Thornton is a great idea!"

Homeowner response (via Zoom chat): "the leverage we have is not to contest what he wants to do and we can comment on what we want in exchange for that support."

Homeowner response (via Zoom chat): "Exactly. Trade our support for what want"

Homeowner concern/suggestion: Concern raised regarding a multitude of impacts (including unfinished areas, water runoff, access to Beaver Dam, etc.) with a suggestion to reach out to Beazer and Bob and let them come back to us with proposal.

Homeowner suggestion: Contact town planner who may have access to industry standards showing size of clubhouse, pool, etc. based on number of residences.

Homeowner comment/suggestion: Bob is a business man who wants to build homes, etc. that he can sell. It might be an advantage for him to have separate amenities. This should be brought to Bob's attention.

Homeowner concern: The access road off Beaver Dam got really narrow in newer drawings and was previously twice as wide. If this is not addressed, it could create some challenging traffic issues near the clubhouse.

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- Laura wrapped up this agenda topic with a commitment to send an email to all homeowners requesting volunteers to run with research and negotiations related to the new development and its impacts to the existing community.

L. Giorgianni – transitioned to agenda Topic 3.

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Open discussion (L. Giorgianni / All):

Homeowner Q: When will roads be completed and paved?

Answer: Per L. Giorgianni, Ken Cimino thinks it should all be done by June or July.

Homeowner Q: What is the status of hydroseeding the Luzerne common area?

Answer: L. Giorgianni explained that she and Marc Sharp worked together to walk through the neighborhood and identify common areas that need to be stabilized prior to developer turnover.

Homeowner Q: When will swale along 47 Luzerne Drive be graded, etc.? It was supposed to be done in mid-February per a call from Bobby Frey.

Answer: L. Giorgianni asked Marc Sharp to research and provide an update.

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Homeowner Q (via Zoom chat): “Can we ask to change the street light locations?”

Answer: L. Giorgianni explained that streetlight placement is determined by DEC.

Homeowner Q (via Zoom chat): “Any feedback on the fencing along the back of homes on Thornton?”

Answer: L. Giorgianni explained that the board is gathering quotes to replace or repair as necessary.

Homeowner Q: Will ponds get fountains at entrance to development on Thornton Drive?

Answer: L. Giorgianni explained that the pond closest to the community entrance belongs to the Brenda Lane POA. Once electric is in on other ponds that are actually part of SWCA, we can decide as a community if we want to take on the expense of adding fountains.

Homeowner Q (via Zoom chat): “When will they remove the awful sign at the entrance.”

Answer: L. Giorgianni asked Ken Cimino who said that it may get moved to service road.

L. Giorgianni – adjourned Silver Woods Community Association Quarterly Meeting at 8:35 pm.

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Open Items:

- Board:
 - Capital improvement options for community consideration
- Bob Thornton (carried over from quarterly meeting held September 26, 2020):
 - Transition process requiring sign off from various city / county agencies
 - Deed additional property beyond pool to the Silver Woods community
 - Finalize and open walking trails

Action Items:

- HOA Board
 - Publish common area walking map
 - Send email requesting volunteers to research new development, identify impacts to existing community and work with Bob Thornton on potential solutions
 - Draft and distribute meeting minutes
- Community:
 - Consider volunteering for committee that will:
 - research impacts of new development on existing community and work with Bob Thornton on potential solutions
 - draft proposal to show Bob Thornton how much land is needed for expanded amenities/storage space beyond pool area
- Excel Property Management:
 - Research and provide update regarding grading work required for swale along 47 Luzerne Drive