

CMHOA
36199 Palace Lane
Rehoboth, DE 19971



Camelot Meadows HOA
Newsletter January, 2011

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YOUR CURRENT BOARD OF DIRECTORS 2010-2011

Mission Statement: To serve our community with integrity and inspiration and to inform and promote a friendly, safe neighborhood environment.

President - Pat Norberg 301-788-3881
Estate Drive patnorberghuth@aol.com

Vice President- Political Ellen Orrell 302-226-4959
The Court weratyservice@aol.com

Secretary-Legal Mark Smith 202-321-9306
Prince Street msmithesq@msn.com

Treasurer - Membership Stephen Golder 302-632-5033
Prince Street toddie64@yahoo.com

Community Activities- Dee Atwell 202-546-8777
Prince Street bravado88@yahoo.com

Town Watch - John Morris 302-260-9130
Knight Street jhmorris09@comcast.net

Town Watch - Frank Barnes 215-518-3934
Prince Street Fjbarnez@aol.com

ELS Community Manager- Mark Cieniewicz 302-227-4266 Office

We are seeking Block Captain Volunteers and New Board Member Nominations for the upcoming election. There will be 4 positions up for election. Please call and see how you can get involved in your community. Call Pat or any other Board Member, Thanks!

Calendar for Spring, 2011:

APRIL 2ND BIOS DUE FOR BOARD CANDIDATE ELECTIONS**
APRIL 16TH BALLOTS TO BE MAILED TO CMHOA RESIDENTS

MAY 14TH BALLOTS TO BE RETURNED FOR ELECTION
MAY 14TH YARD SALE 8a-2p DUMPSTER , SUNDAY 9a-12p
MAY 28TH POOL OPENS

JUNE 11TH ANNUAL MEETING ELECTIONS
JUNE 11TH ANNUAL PICNIC PLEASE BRING A DISH TO SHARE

JULY 9TH NEW BOARD 1ST MEETING

MONTHLY BOARD MEETINGS, ALL ARE WELCOME, 2ND Saturday ,10a.m.
****Candidates must be Owners and Members of the HOA to participate.**

Correction: The last newsletter included a list of ELS parks in Delaware, but accidentally omitted two parks. The correct list of ELS parks in Delaware is: Aspen Meadows, Camelot Meadows, Mariner's Cove, McNichols Sweetbriar, Waterford, and Whispering Pines. Many thanks to the sharp-eyed homeowner who caught this!

"I have a 10-year lease, which is supposed to be indexed to inflation. Why is my lot rent increasing for 2011, even though my Social Security payments are staying the same?"

Both Social Security benefits and the lot rents each year under the 10-year leases depend on the rate of inflation for the prior year. For 2009, inflation was basically zero, and neither social security benefits nor the lot rent amounts under the 10-year leases went up for 2010.

For 2011, Social Security recipients are again receiving no increase in benefit payments, but homeowners with 10-year leases have been notified of modest increases in their lot rent. The reason for this difference is simple: Under the 10-year lease, lot rents are computed based on an inflation index known as the "Consumer Price Index for All Urban Consumers," or CPI-U. Under Social Security, benefit increases are computed based on the "Consumer Price Index for Urban Wage Earners and Clerical Workers," or CPI-W. Both CPI-U and CPI-W are published by the U.S. Bureau of Labor Statistics, and can be accessed online at www.bls.gov/cpi. There is also a slight difference in the time periods that are compared. The difference between these two measurements explains why there is an increase in the 10-year lease lot rents next year even though there's no increase in Social Security.

Your HOA, and the HOAs of other ELS parks, are concerned about what will happen when the 10-year leases expire. For example, what will happen to residents on fixed incomes if homeowners with 10-year leases suddenly face a substantial increase in lot rents? And, what will be the status of lot rents more generally if the Delaware legislature enacts a law requiring rent justification for leased land? There will be more on this in the months to come. Contact any board member with your thoughts and ideas.

New Bylaws!

At the annual meeting in June, your HOA board shared a draft of new, updated bylaws that have been in the works over the past several months. The reason for the update is to bring the HOA bylaws into alignment with the State of Delaware's Model bylaws thus removing any question about the HOA's standing to buy the park in the event ELS ever decides to sell. This is a really important step.

One change -- which was discussed at the annual meeting -- is that the voting for HOA board members will be limited to members in good standing of the HOA. It is therefore important to keep your membership current. Another change is that the HOA board members will be elected at the annual meeting in June. Recognizing the large number of seasonal residents and others who cannot attend the annual meeting in person, we will continue to encourage voting by mail, and will treat mailed-in ballots as absentee votes. We will also administer the ballots to be sure that each HOA member household votes only once, whether by mail or in person at the annual meeting, and to protect the confidentiality of each vote.

Information compiled by Mark Smith, CMHOA Board Secretary

Membership Notes: The HOA membership year will be moving to an annual format from June to May in 2011, to coincide with the annual meeting. Complete details will be provided on the ballot mailing in April.

If you don't know whether your membership in the CMHOA is current, now is a great time to check. Please contact **Stephen Golder, CMHOA Treasurer, at 302-632-5033.**

Camelot Meadows Infra-Structure Information compiled by Frank Barnes, CMHOA Board Member
This is a condensed version of our utility services provided in Camelot. If you have any additional questions please contact the Office or the utility company.

TIDEWATER INFORMATION (water) 302-629-4635

Tidewater is responsible for all the pipes and water leading into the park and under the streets leading to each home. Their responsibility ends at the "meter shut off pit" which is located, generally, behind each and every home, typically located in a wooden covered hole at the rear between you and your neighbor. The water line from that "shut off pit" into the house itself is the responsibility of the owner of that residence.

SUSSEX COUNTY UTILITY (sewer lines) 302-855-7703

The County is responsible for all the sewer lines out of the Park from the "clean out" at the edge of each lot. (ELS) The Owner of the Land is responsible for the sewer lines from under the individual homes to the "clean out" at the edge of the lot. The Owner of the Home is responsible for the sewer line, which begins under their home and up and into their home and any discharge sewer pipes from and attached to their home.

DELMARVA POWER (electric) 302-800-375-7117

According to a Delmarva Power spokesman, the "main power cables" in the Park will be replaced this year. The cables, which lead to each and every home, will have a longer life span. Delmarva Power is responsible for all the power cables in the entire Park up to the Electric Meter. While they are replacing the "main power cables" they will ensure that all Street Lighting is properly working. In addition, if any power cables leading to the individual homes are in need of repair, they will also repair or replace them.

The Public Utility Commission regulates all three services.

Additional information will be posted on our new website once completed.

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**POLITICAL UPDATE** from Ellen Orrell: State legislation is now in session and our manufactured housing advocates and lobbyists are hard at work on our behalf. If you have received a rental survey, please fill out and drop off at our info box by mailboxes asap. This current piece of law would directly address rent increases and the rationale of such. We will keep you posted and you can also follow the progress on the state website.

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CONGRATULATIONS TO JOHN & KEITH RILEY-SPILLANE WINNERS OF THE HALLOWEEN DÉCOR CONTEST! THEY ALWAYS ANIMATE ESTATE STREET WITH ALL OF THEIR WONDERFUL INFLATABLES AND LIGHTS! THANKS FOR BRIGHTENING OUR HOLIDAY AND OR COMMUNITY!

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**SPECIAL BIRTHDAY WISHES TO OUR ELDEST RESIDENT! MRS. EDNA WEISEL TURNED 100 YEARS OLD ON DECEMBER 29,2010! SHE WAS FEATURED ON THE WILLARD SCOTT SMUCKERS BIRTHDAY SPOT AND ON THE LOCAL RADIO STATION. OUR COMMUNITY GAVE HER FLOWERS, BALLOONS AND A GIFT CARD TO CELEBRATE THIS MOMENTOUS OCCASION. OUR SINCERE BEST WISHES MISS EDNA!**

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Check the Bulletin Board by the Mailboxes for current info and updates.

Neighborhood Watch monitors the park several times a day in an effort to keep our community safe.

If you are interested in becoming a Block captain for your block, please complete a Block Captain Form, (enclosed in this newsletter) and **contact Board Member John Morris 302– 260-9130.**

Since most burglaries and thefts are crimes of opportunity, the more security measures that we put in place to protect ourselves, the less the chance of our being victimized.

Basic Security Tips:

Assess your home: Scan your home. Begin with the front door and work your way around the house.

Locks: Install strong, reliable deadbolt locks extending at least one inch and half when in the locked position.

Windows : Windows can be broken, pried open or lifted from their tracks, or can have their panes removed by thieves. It is important for your windows to have locks on them.

Lighting : Conduct a lighting audit after dark. In areas less lit at night, you might consider motion detector lighting or sensor lights. Consider leaving a light on inside your residence on a timer, when you are not home, to deter criminals.

Alarms: The mere presence of some alarm systems may deter potential burglars.

Exterior Appearances: Making sure your trees and bushes are trimmed and don't provide secluded shelter for a robber is important.

Property List : Make a list of your property, including all valuable items. The list should be kept in a safe place. A list saved on the computer is no good if the burglars steal the computer! Pictures of your valuables are also recommended for insurance purposes.

A Note from the ELS Office Manager, Mark Cieniewicz 302-227-4266

I am excited to enter this New Year as it allows us to refocus on our lives and goals for the year ahead. I am pleased with the progress we made in 2010 and the relationships that have been formed through our efforts. I look forward to building on this foundation and accomplishing the goals set forth for 2011 below. I have included a summary of the Capital projects as well as some Community projects. I believe, together, we can meet these goals and more to enrich our lives at the places we work and live. Thank you in advance for your cooperation and patience as we move towards our goals.

COMMUNITY MANAGEMENT INITIATIVES FOR 2011

CAPITAL IMPROVEMENT PROJECTS: a) roadway paving, b) replace "The Barn" roof, c) replace/repair chain link fencing along W. Estate Drive, d) complete white vinyl privacy fencing from Motel.

COMMUNITY PROJECTS: I understand there was once a "Flower Club". In an effort to motivate those members and new residents to join, we will repair and restore the irrigation at the entrance islands. We will also commit \$500 in materials such as flowers, mulch, etc. If interested, please contact me in the Office. A "new" look will makeover the pool area this summer as we replace the troubled umbrellas with sunshades. Also, following "The Barn" roof repairs, we hope to transform this large outdoor space into something more productive. Send us your suggestions (i.e. – covered picnic pavilion, game area, garden?).

NEIGHBORHOOD WATCH:

We are all aware of the recent crime waves that have been affecting our area since the Summer ended. Although our Community has not been targeted as heavily as our neighbors, it is important for us to strengthen this important Program that is currently being carried on the backs of a few. Recently, I have helped assist Aspen Meadows rejuvenate their Neighborhood Watch Program following a 3 month onslaught of break-ins. The Program has strength in numbers and nearly ½ of all residents have responded in favor of participation. Through everyone's participation, the message has been sent that Aspen Meadows is no longer an easy target. Break-ins have ceased. In addition, neighbors have formed new friendships!

Please contact me anytime for additional information. Mark Cieniewicz 302-227-4266 Park Office

CMHOA Membership Form:

Mailing address 36199 Palace Lane, Rehoboth, DE 19971 or drop in HOA drop box at mail-boxes. This is your community, please support it.

Name: _____

Address: _____ / _____ House # & Lot # Rehoboth, DE 19971

Alternate Address: _____

Contact Info: phone: _____ email: _____

Year round () Seasonal () Dues: 1 year \$15 () 2 years \$25 () Check #:

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**Block Captain Form:**

Name: \_\_\_\_\_ Block: \_\_\_\_\_ portion \_\_\_\_\_

Contact Info: \_\_\_\_\_

Address: \_\_\_\_\_

Email address: \_\_\_\_\_

Please support all your neighbors in your community!

Simply fill out this form and fold and return with CMHOA address side showing. Postage required. If you include a check please tape all sides closed, thanks!