

THE CAMELOTIAN

Winter 2009 Edition

“The Co-ops at Camelot” Sounds Good!

On a cold November Saturday morning, over two hundred Camelot residents packed into Epworth’s Fellowship Hall and listened intently for almost 2 hours to an informal presentation about resident-owned communities by the ROCUSA (Resident Owned Communities in the USA) and READS CTAP (ROCUSA Certified Technical Assistant Provider) group Brian Keenan. Brian described his work in non-profit real estate development and his groups’ model for setting up a Cooperative. The assistance his group would lend to Camelot, as it moves forward in the process, would include: Securing financing and negotiating our offer, organizing our community, our cooperative and assisting both for the life of the transaction.

Brian and his groups have assisted in converting more than one hundred mobile home communities into cooperatives across the country. Following his presentation, a Q&A session was called with questions & concerns from residents. A FAQ pamphlet will be distributed shortly to all residents by the Camelot Board covering many of these issues.

A poll of residents before the meeting and mailed in revealed a 2-1 “approval” to “maybe” margin for turning Camelot into a resident owned community with the “maybe”s desiring more information about the cost and voting rights. There were ONLY TWO “no” votes.

One of the biggest questions was, “Why all of this work if Camelot is not for sale?” Ed Speraw, the president of DMHOA, responded, “By laying the groundwork ahead of time, you position yourselves to be taken seriously as

a buyer if, and when, the owners decide to sell.”.

And, we certainly don't want to be taken by surprise should ELS suddenly decide to sell; or we could be looking at the new "Shoppes at Camelot" rather than the "Co-ops at Camelot".

Fires Gut Two Camelot Homes

Two homes in Camelot were destroyed by fire during New Year's week due to rumored careless smoking. Miraculously, residents of both homes, one on Queen St. and the other on Estate Drive, survived the blazes but their homes didn't. Because of the incendiary nature of many older mobile homes, even small sparks or "cool butts" can turn into all engulfing infernos in a matter of seconds with little time for escape. "65% of all mobile home fires are caused by careless smoking." And the homeowner is responsible for the ground rent until the destroyed home is removed! So, get insurance and take pictures for proof. The Williams Company is our main provider at 302-227-2501 or First Credit Corp of NY at 800-526-6036. And, if you smoke, go outside and smoke on the street! The potholes in Camelot could use some filler!

DMHOA Opens Route 1 Office

Local politicians and members of the Delaware Manufactured Home Owners Association (DMI-IOA) gathered on December 5th at 16401 Coastal Highway, Lewes, DE, (a new 5-room white building on Rte. 1 above Red Mill) for a ribbon cutting ceremony to launch the opening of the new headquarters for Manufactured Homeowners. Sen. George Bunting (D-Rehoboth), a long time advocate for manufactured homeowners, officially

cut the ribbon to the new office which will be staffed by volunteers. For years, DMHOA worked out of one small room, but the new site will make the advocacy group much more visible and legitimate. Sussex County has the largest share of manufactured homes with about 30,000 followed by Kent County, with about 15,000, and New Castle County with 8,000. Beyond protecting the interests of all those homeowners and lobbying for legislation, DMHOA also supports many nonprofit groups such as The Airman's Attic at Dover AFB and Toys for Tots. With its' membership continuing to grow into the thousands and with members becoming a powerful voting block during elections, DMHOA can always use help. For information, concerns or to volunteer, go to: <http://www.dmhoa.org> or call 302-645-9886.

CMHOA Seeks Board Slate for Elections

Every community needs a Homeowners Association to help educate and defend the rights of it's residents. This is not a social group, but an active, concerned group of residents who work on your behalf. There is a need for six (6) new members to replace six outgoing members in June when their two year terms are completed. Please consider joining the board. We are a crucial time within our community with possible park purchase and rent justification looming on the horizon. The experiences, concerns and knowledge you have can keep our wheels greased and rolling into this future. If you would be interested in serving, nominations will be taken until the end of March, and can be made by contacting John Morris, 36092 Knight Street, 302-260-9130, jhmorris09@comcast.net or Orlean Forester, 19728 Princess Street, orf@fredforester.org

The Board meets the second Thursday of each month at 7:00 pm and is open to all residents.

VENTilate Your Concerns

Potholes? Dead trees? Blighted trailers next door? Feral cats? Rabid skunks? Swimming holes in the middle of your street after the rain? Illegal rent increases? Slimy community pool water? All of these, and many more, are legitimate fodder for your complaints. Don't just whine about them to your neighbors, do something. Put them in writing, being as specific as possible, and the results you are seeking.

*Send a copy to HOA director Janis Bardi, 302-226-2652 ,
janisb1@comcast.net*

And copies to:

*Elizabeth Ditmar
303 Palace Lane
Rehoboth Beach DE 19971*

*Taunya Bailey
205 Joan Drive
Bear, DE 19701*

*Mike Nichols
317 Dickenson Street
Philadelphia, PA 19147*

*Roger Maynard
2 North Riverside Plaza*

Suite 800

Chicago, IL 60606

Michael Berman

2 North Riverside Plaza

Suite 800

Chicago, IL 60606

Office of the Attorney General

Consumer Affairs Division

114 East Market Street

Georgetown, DE 19947

(complaint form online)

Sen. George Bunting

Legislative Hall

P.O. Box 1401

Dover, DE 19903

Sen. Peter Schwartzkopf

Legislative Hall Office

P.O. Box 1401

Dover, DE 19903

CMHOA

304 Palace Lane

Rehoboth Beach, DE 19971

If you want, or need, the HOA to file the complaint for you, contact Janis Bardi at 302-226-2652 or Janisb1@comcast.net

Going Once... Going Twice...

Don't let that be the last sound you hear as you pull your rental truck away from your home. Let the CMHOA Board members know you plan on selling so they can help get the word out to family, friends, family friends, the local donut shop owner, etc. Many of the homes sold in Camelot are through referrals rather than realty companies anyway and it is what has kept this place a friendly community. It seems that one of the biggest connections that residents of Rehoboth have is that at one time or another either they or their friends lived in Camelot or moved to Camelot because of friends and family.

In the Historic District of Camelot, on Squire Street alone, there are currently three (3) vinyl palaces for sale and two lots are for lease at 21 Queen Street and 242 Estate Drive. What is even nicer now is that management seems to have removed themselves from the business of selling homes; We guess because they are too busy filling potholes and resurfacing the roads to be bothered. Their only requirement is that a double wide be placed on the lot. So let the Board help!

Contact Ellen at 302-226-4959 or Pat at 301-788-3881.

From Trailers to Treasures

If you plan on moving to the beach side, you may first have to sell your little piece of the Camelot pie and the staging of your home can make all the difference. If you live in an older home, you are surely familiar with the old

fashioned paneling and how dark it makes everything appear. Introducing color and texture can totally alter that dark perception to prospective buyers. Try some cooler colors like yellows and oranges to make your room appear brighter or light greens and blues to make the room look bigger. What a difference removing the paneling strips before you paint can make. Fill the grooves with spackle, smooth with a damp sponge and, voila!, you have a wall that looks new! Or simply use paintable, pre-pasted wallpaper after you have removed the strips. They come in all kinds of patterns and textures which will hide the groove lines and small imperfections. A paintable, textured wallpaper is easy to apply, effective and beautiful. For further tips or information on how to stage your home, contact Camelot's own

Designing Options LLC, proprietor Frank Pileggi, at 302-344-0045.

*** "My 2 Cents" ** ...by Deborah*

Four years ago, I was so depressed by all the messy homes for sale (yes, some in Camelot) and the dark paneling, I bought a new double out by the cornfields & cowpies. I sold that last year and am now happily ensconced, at Camelot, in an old single with a cheery look inside. Just remember that less is more and, if nothing else, be sure to un-clutter and clean, clean, clean!

CALENDAR OF EVENTS

March 8

Daylight Savings Time – Spring forward!

March 30

Deadline for submitting your name and a short bio to the CMHOA for

membership on the Board.

Contact John Morris or Orlean Forester.

April 12

Easter Sunday

April 15

The next Camelotian will contain bios and ballots to elect new Board members.

April 18

BINGO A GO GO at the clubhouse. Get those cards ready! Time is to be determined.

May 1

All election ballots to be returned. The address will be announced in April's newsletter.

May 14

Election results to be presented at the Board Meeting.

May 23

YARDSALE!!!! Clear out the old and make room for the new, so put those treasures out on your lawn!!

Pool opens. Water purity is essential to everyone's health, so keep those babies diapered!

June 11

New Board meets.

June 13

Annual membership meeting in the Rose Garden

July 11

Summer picnic and pool party featuring "Grillmaster Mark" flipping burgers and smokin' dogs!

Short Bites

--If you have something of interest or concern to be published for the community, and want it to appear in the Camelotian, contact Jon at 30 Squire Street (I need material!).

--HOA President Ellen Orell's Angel of Peace ornament was stolen from her yard and wishes that it be returned. Otherwise, the "Angel of Wrath" just might appear at the culprit's door!

--A statue of a cat and a toad have recently appeared in Pat Norberg's yard. If yours' have strayed, please notify Pat. (After all, there is a Leash Law!)

--Athletic and non-athletic types are being sought to exercise and learn yoga at the clubhouse gym with a trainer. Call Ellen or Pat for information.

--Management hopes to provide a free lending library in the clubhouse. Some titles include: Filling Your Own Potholes, Do It Yourself Fence Mending in Wyoming, Wet Vacuuming Your Driveway and Feral Cat Neutering 101. Contact Liz at the office if you're interested in becoming the librarian.

--Calling all Nerds!! If you fancy yourself a computer wiz-kid, and want to help with our website, please contact Deborah Gerlach at 301 Estate Drive, 302-260-9292 or camelotdeborah@yahoo.com

All upcoming events and details are announced on the bulletin board in the mailbox area. Even if you do not use your mailbox, please stop by that area to check out the latest news and events.

Last But Not Least...

A few words from the president:

MHC/ELS owner, Sam Zell, has filed Chapter 11 in Delaware. His real estate holdings have not yet been affected, but, in these difficult times, things change daily. The Board has been diligently working toward the prospect of resident ownership by exploring financing, legal representation and doing all we have to in order to comply with all of the state requirements. We are a diverse community of lawyers, realtors, bankers and more who are all ready to help. If it becomes necessary for you to sell your home, please contact the HOA Board so we can assist you with positive options that will benefit you and the community. We are here to help you!

Management Office Update:

Liz has informed us that a budget of \$25-\$30,000 has been allocated for Camelot. Projected work in the park will be a cover for the pool, road repairs to Rolling Lane, King Street and parts of Estate Drive.

We'll see what really gets done...

Let's all take one day at a time and have a safe and healthy 2009!

Ellen Orrell 302-226-4959

From the VP Desk:

Happy New Year to all!! OHH 9 starts with lots of change. A new President, a difficult economy, etc., but surely we will weather these times as many before. It is back to basics, need less, enjoy what you have and where you can make a difference!

Camelot has seen some very positive changes and we are hoping for more with diligent efforts and strong community involvement. An all time record of 227 memberships in the community speaks volumes! With a new legislature in place in Dover, we hope to see the passing of the second Bill to help Manufactured Housing Communities and Rent Justification. It makes the owners accountable for the rationale behind rent increases, of which there are currently none. Attend DMHOA meetings when possible, lobby in Dover when needed and, in general, be aware of your own surroundings.

We encourage committee involvement; the more people involved, the more we can accomplish. We have initiated some co-op opportunities for fuel purchase this winter and are also working on roof maintenance, tree trimming and power washing in the spring. If you have suggestions or want to be part of these efforts, contact any Board member.

Last, but not least, please recycle! It's free behind WalMart or you can have curb pickup for \$6 per month. Make a difference! Stay warm, well & active in OHH 9...

PatNorbergHuth@aol.com 301-788-3881.

Who's Who; Your Current Board:

President : Ellen Orrell

VP: Pat Norberg

Secretary: Gary Herron

Treasurer : Steven Golder

Environmental: Janis Bardi

Fred Goeller

Newsletter: Jon Blackman

Town Watch: John Morris

Nominating Committee: Orlean Forester

Charlie Tumini

Social Committee: Mark Pavusik

Susan Mello

Keith Edinger

Webmaster: Deborah Gerlach

A VERY SPECIAL THANKS to

Frank Pileggi for underwriting a portion of the expense of this newsletter.

Anyone interested in advertising, please contact any Board Member.

See you in the spring.....