

## **DMHOA Details & Political Updates from Ellen Orrell**

I will be serving this coming year, as your vice-president of the Home Owners assoc. One of the duties of the vice-president is partaking in local politics by staying up-to-date with legislation that affects our association. The following bills were hard fought but were ultimately passed.

HB 246 the right of first offer, HB 105 The tree bill, HB 312 The Water Defining Bill and HB 247 Providing the Attorney General's Office with more power in dealing with law breakers. The new laws will be integrated into code 25, chapter 70. All manufactured home owners on leased land should receive a copy of the revised law in the near future. For more details on these bills, please visit <http://legis.delaware.gov> to research any of the recent legislative actions.

Please stay up-to-date with the current politics in our communities by reading your local newspapers, newsletters and other publications. Your voice and action makes the difference in the outcomes of legislation.

We are very close to legislation that would require corporations to seek board approval before raising rents. It is imperative that you keep current so that we may pass that bill in January 2011. The Board of CMHOA is working hard for your interests. There are some upcoming events, please make sure to attend. Remember to VOTE, It counts! It's the American way!

Regards, Ellen

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### **RUMORS!**

**Stop them before they start!**

**Contact the office first and get the facts before sharing MIS-Information.**

**We are a diverse community and rumors and misunderstood comments can be confusing, hurtful and down right scary.**

**Please do your part by being well informed or asking the questions before assuming or spreading the wrong message.**

**Join your HOA, Know your neighbors, Establish your block captains and new friends. Call any Board Member for more info.**

## **Town Watch Notes from John Morris & Frank Barnes**

The Summer season not only brings many visitors to the Camelot Community but also the increased risk of crime.

The increase in seasonal guests, extended family members, friends and renters means more traffic through the park and exposes our community to the potential for problems.

The Neighborhood Watch program needs everyone to help and be on guard for suspicious people and behavior.

**Remember, Camelot is a Private Community with a Strict NO SOLICITATION POLICY.**

If you see someone soliciting or are approached by ANYONE soliciting, please send them to the office and call the office to make sure Karen and Mark have approved of their presence in the community.

Our park is at full capacity for the first time in several years. It is important to know your neighbors, your board members and also the Camelot Office Staff. Below are some safety suggestions from the state police.

Be Aware of the following:

- Suspicious persons or activities
- Someone screaming or shouting for help
- Anyone being forced into a vehicle or forcing their way into a vehicle
- Property being taken out of homes or buildings where no one is home.
- A stranger running through private yards or alleyways
- Vehicles passing by numerous times, suspiciously parked or traveling with no lights or apparent destination.

### **Protect Yourself By**

- Using good lighting -- have lights in all entrances. Motions detectors work great.
- Using timers to turn lights and radios on when you are not home. Noise is a great security enhancement.
- Using good lock security
- Keeping shrubs trimmed
- Not hiding extra keys in easily accessible places.
- Locking all doors and windows whenever your house is unoccupied.
- Have a neighbor bring up your trash can when you leave it out for pick up. A can left out is a clear indicator that no one is home. Same for newspapers and such.
- Letting a trusted neighbor know when you are on vacation. Don't advertise!! Stop deliveries and have all mail picked up.

As residents of Camelot Meadows we are all Town Watchers.

If you see or hear anything out of the ordinary you should alert POLICE. We have our own Town Watchers who patrol our streets, in their own vehicles, on bikes and on foot who call police if anything is unusual. We should all take part in this activity.

We should protect each other, as we would want to be protected. This is your Park and your Home, do not let anyone take it from you! Be safe by being Watchful for yourself and for others.

Enjoy the rest of your summer,  
Be aware and be safe,  
John Morris, Frank Barnes

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## **Notes from our 'LEGAL Guru' Mark Smith, Secretary**

### **Trees**

With the recent passage of the tree bill in Delaware (thank you DMHOA!), ELS is reportedly in the process of developing its policy for tree maintenance in Camelot and its other Delaware properties.

Although we have not yet seen that policy, residents report that our manager, Mark Cieniewicz, has been responsive on a case-by-case basis. Inquiries concerning trees should be referred to the office. Your HOA would be interested in hearing about your experiences!

### **Volunteer opportunity**

Are you interested in helping to gather an oral history of Camelot Meadows?

Whether you are a budding journalist or a resident willing to chronicle your experiences in Camelot, please contact your HOA at: [info@camelotmeadowshoa.com](mailto:info@camelotmeadowshoa.com).

In particular, we would like to get a sense of homeowners' interest in (1) recollections of some of Camelot's earliest residents, and (2) introductions of some of our newcomers to the community. And, speaking of newcomers, please see the advertisement for our September 4th social event elsewhere in this newsletter!

### **Ten-year lease renewals**

As mentioned at the annual meeting and in our last newsletter, your HOA is already thinking ahead to what will happen when the 10-year leases in the park begin to expire (mostly in 2013).

The most obvious question is what will happen to lot rents under those leases?

Your HOA intends to team with the HOAs in other Delaware ELS parks to work cooperatively and present a united front to ELS.

With the very real possibility of rent justification on the horizon in Delaware, it is in both our interest and ELS's interest to agree on lease terms that would comply with rent justification and be satisfactory to both ELS and homeowners.

By working together early, we have an opportunity to be proactive and avoid needless controversy.

**Did you know ...**

Equity Lifestyle Properties is a Real Estate Investment Trust (REIT) that is traded on the New York Stock Exchange. It has total assets of more than \$2 billion, and owns a controlling interest in more than 300 properties, representing more than 110,000 sites.

Five of those properties are in Delaware: Aspen Meadows, Camelot Meadows, Mariners Cove, Sweetbriar, and McNicol Place. We believe that Camelot is surely the nicest, and hope someday to own it! I look forward to getting to know more of my neighbors, Mark Smith, Secretary

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**Community Events Details from DEE Atwell:**

SO LONG SUMMER!

Greet Great Friends, Celebrate New Residents

**Poolside, Saturday, September 4th, 4-6p**

Light Refreshments, Bring Your Pool Pass! New Residents please attend and meet your great neighbors and HOA!

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**ONE IS NOT ENOUGH!!  
INTRODUCING OUR FIRST FALL  
YARD SALE w/DUMPSTER  
INCLUDED SEPTEMBER 18,  
SATURDAY 8-12:00 noon**

Dumpster will only be here Sunday, 9/19, 9-12 noon, please do not overload or leave anything outside the dumpster!

Is Halloween YOUR Holiday?  
Do Fall Colors make you want to show your Colors?

Camelot's fall décor walking tour is for you! Saturday, 10/30, beginning at 7p.m. It's Sea Witch weekend, decorate your home, yard, pet or person. Cider & cookies at the club house to start the walking/driving tour. Costume optional.

Light your pumpkin contest!  
Prizes awarded, judges needed.  
Trick or Treaters welcome!

Please sign up so we can create a map and make sure you are entered in the contest.

Contact Dee Atwell -  
[bravado88@yahoo.com](mailto:bravado88@yahoo.com),  
202-546-8777

or  
Pat Norberg -  
[patnorberghuth@aol.com](mailto:patnorberghuth@aol.com),  
301-788-3881

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Driveway gravel -  
As announced at the annual meeting, Dutch Bros. has agreed to deliver driveway apron gravel (area between the cement slab & roadway) & spread it out for \$100 per lot. There is no minimum or maximum.

Sign up by Labor Day, by contacting Dee Atwell. Installation will be mid to late September. Dutch Bros. requires payment before installation,

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MARK YOUR CALENDAR NOW!!

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**WHILE YOUR CALENDAR IS OUT -  
DECEMBER 11TH, HOLIDAY  
PARTY! Volunteers and Fun Ideas  
welcome!**

**Plant Propagation Plans?**

Hostas too thick for their own good? Many of our garden/landscaping plants need to be divided & good homes are just a block away. In the fall, many plants can be safely divided & transplanted. Interested? Need Help? Contact Dee.

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**YOUR Website:  
[Camelotmeadowshoa.org](http://Camelotmeadowshoa.org)  
check it out!**

**Membership Notes  
From Treasurer Steve Golder**

Enclosed is a current membership form for the Camelot HOA.

Please return with your supporting fee. These funds allow us to provide events and also to build our legal fund for the time we can move toward purchasing our community. If in doubt if you are current, feel free to contact me via email or phone. Our goal in the next year is 100% support, we hope you will make that happen!

Steve Golder, Treas.

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**The Last Word.....**

**Congratulations to Carl & Ted Mason, winners of the BBQ Sauce contest at this years' picnic. YUMMO! Recipe on the website!**

**Get involved in YOUR community. Be watchful for your neighbors and join the HOA. We have also just started a YAHOO GROUP. Join us so we can keep you in the loop via email!**

Group name:  
camelothoade  
Group home page:  
<http://groups.yahoo.com/group/camelothoade>  
Group email:  
[camelothoade@yahoogroups.com](mailto:camelothoade@yahoogroups.com)

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**See enclosed complaint policy for issues in the community. Return your membership form with payment asap, thanks! Your current Board with contact info also enclosed. Save your calendar and please volunteer! Happy Holidays!  
Pat Norberg, President**