
**Camelot Meadows HOA
304 Estate Drive
Rehoboth, DE 19971**

**Please VOTE, VOLUNTEER, &
Get Involved in YOUR Community**

Camelot Meadows HOA
304 Estate Drive
Rehoboth, DE 19971

**Ballot of Candidates
Camelot Meadows Board of Directors**

Please Vote for Three:

Dee Atwell ()

Frank Barnes ()

Fred Goeller ()

Ellen Orrell ()

John Morris ()

Please return ballot by May 1st.

Send to: Camelot Meadows HOA
304 Estate Drive
Rehoboth Beach, DE 19971

The election of directors must be completed to satisfy the requirements of the HOA.

Results will be announced at the Annual Meeting in June.



Camelotian News Spring, 2010

www.camelotmeadowshoa.org

CMHOA 304 Palace Drive, Rehoboth, DE 19971

Thanks for taking the time to check out our newsletter and ballot. You'll notice that our list of candidates is small. I can tell you that serving on the Board is very satisfying. We hope you'll consider running next year and/or volunteering to fill a vacant seat until it comes up for re-election. We are always looking for committee members also.

The rewards far outweigh the bit of time spent with happy folks interested in making this a wonderful place to live.

Please take the time to mark and return your ballot. Just forty-four cents buys you a voice in the direction of your homeowners association. What a bargain! And please attend the Annual Meeting in the Rose Garden (or Club House in case of rain).

That's when we'll announce the results and introduce the 2011 Board of Directors before their first meeting July the 10th. Thanks again for helping in the efforts to improve Camelot Meadows and to improve our position to own our neighborhood if circumstances permit.

Gary Herron
Chairman of the 2010 Board of Directors

CALENDAR OF UPCOMING EVENTS

BINGO Saturday, April 17 at 3pm
Ballots must be returned by Sat. May 1
Yard sale, Saturday, May 15
Pool opens Saturday, May 29
Annual Picnic, Saturday, June 12
First new board mtg., Saturday, July 10

Check the Bulletin Board for Details

Insurance Info

Recent questions regarding insurance coverage has prompted us to provide some resources for coverage. These are companies other residents have used. We do NOT endorse any one company.

American Modern Home Insurance Company
800-562-6036

Broyhill Chambers, Lewes
302-644-1049

Williams Insurance Agency, Rehoboth
302-227-2501

Candidate Bios

Dee Atwell Prince St

Dee has been a weekend resident of Camelot for three years and loves it! She is in the Park at least every other weekend for long weekends. The rest of the week she lives in a close historic community called Capitol Hill in Washington DC. Dee has a 30 year history of community involvement, in a variety of positions in Washington, including the Metropolitan Police Department, Crime Solvers and the Stanton Park Neighborhood Association. Dees' specific areas of interest include grounds maintenance, community gardening and a dog park.

Frank Barnes Prince Street

Frank has served as a past Board member and is a full time resident in the community. He works diligently with the DMHOA group, our neighborhood watch group and is always ready to help when asked. His back ground in law enforcement and community relations are just a few of his many contributions offered as a candidate.

***Ellen Orrell The Court**

Ellen has served in several capacities including former Secretary & President. She resides in the community full time and is the DMHOA liaison to the political committee keeping us informed of all the happenings with legislative issues and new Bill issues.

***John Morris Knight St.**

John has served in the Town Watch capacity on the board and resides in the community full time with his wife and family. He also serves on the Attorney Generals' Mediation Task Force for DMHOA.

***Fred Goeller Rolling Lane**

Fred has served on the Board for several terms. He lives full time in the community with his wife Grace. He has served in several capacities on the board in the past.

*incumbents

Attached is the Ballot, please VOTE! Return by 5/1.

Last Words... Why is my lot rent more than my neighbors?

This topic and many others will be addressed at our annual meeting, Please plan on attending.

This is a common question in Camelot, especially among new homeowners who are not aware of the history of the leases in our park. The issue will be especially important for those of us with 10-year leases that will begin to expire in the next 3 or so years.

Equity Lifestyle Properties (ELS) purchased Camelot Meadows in 1998. Then known as Mobile Home Communities (MHC), ELS also purchased Aspen Meadows, McNicol, and Sweetbriar in 1998. (They owned Mariners Cove for several years before that.) Not long after they purchased the parks, ELS began shifting homeowners to new leases with less favorable terms than the original leases. This was the subject of a lot of controversy among homeowners, and was widely reported in the local press. In part to settle the disagreements and in part to provide more certainty to those homeowners who wanted it, ELS offered homeowners two kinds of leases: a market-value lease and a 10-year lease.

Under the market-value lease, the lot rents increase each year to an amount that ELS determines to be the market value of the lot. The formula for measuring these amounts is not shared with homeowners, but the annual increases have generally been more than the rate of inflation. In addition, corner lots generally pay about \$20 more than interior lots.

Under the 10-year lease, the annual lot rent increases are based on the Consumer Price Index (CPI, or inflation). Last year, there was no increase in lot rents for those with a 10-year lease. ELS takes the position that each time a property is sold, it may step-up the rents under the 10-year lease to market value. Thus, even two homeowners with the same 10-year lease may pay different rental amounts depending on when they purchased their homes. This is a matter of disagreement between some homeowners and ELS. Some homeowners have filed complaints with the state's Attorney General office on this issue. Contact Ellen Orrell or John Morris regarding complaints for the AG's office.

In addition, some homeowners receive a 5% discount on their lot rent for paying for the entire year in advance. This is a substantial saving for homeowners who can afford to pay this much at a time. It is also a good deal for ELS, because they hold the money and earn interest on it, and they don't need to worry about missed or late payments throughout the year.

The combination of 1) the two kinds of leases, 2) the premium paid for corner lots, 3) the disputed step-up of lease amounts when properties are sold, and 4) the discount for prepaying for the year, has resulted in a patchwork of different lot rent amounts through out Camelot. The differences can be substantial, in some cases as much as a \$100 monthly difference from one lot to another. Overall, the lot rents in Camelot are on the high side of average for parks in Sussex County reflecting a premium for the location and the quality of the community.

Mark Smith
Secretary

And finally.... Cleanup through out the community continues, we had A LOT of damaged trees! If you can, clear it to the front edge of your lot or call the office for assistance.

- Pot holes are getting filled. Some paving expected (?)

A dumpster will be in place the weekend of the yard sale.

Mowing will begin in Mid-April. Fencing also expected (?)

Any questions give the office a call, new gal, Karen and Steve from Whispering Pines is still the temporary manager till further notice. Feel free to call me anytime with any questions. Happy Spring!

Pat Norberg, President 301-788-3881 cell