

THE CALL OF THE WILD MEADOWS

WILD MEADOWS HOME OWNERS ASSOCIATION



A News Letter Edited by Bob Schmidt & Fred Neil

January-February 2010

Wild Meadows Home

**Owners Association Meeting
Wed., February 17, 2010 - 7 p.m
Kent County Levy Court
555 Bay Road, Dover, 19901**

This will be a Sweetheart of a Meeting

✧ **Vote on By-Laws Change**

Stay as is Or One Vote Per House Hold?

✧ **Dover City Election Candidates Forum
(Mayor & 3rd Council District)**

✧ **Status of Class C Housing Ordinancy**

✧ **Update on Manufactured Housing
Legislation**

✧ **Dependable Vendors**

✧ **Snow Renewal - Happy?**

**Every Home Owner in Wild Meadows
and our elected Officials are invited!**

*Thanks to Allan Angel for making
arrangements for the use of the Levy Court!*

Dues are Now Due for 2010

Last year, to insure that everyone who wanted a voice in the election was permitted to pay dues up until the election. Many residents may not realize, the By Laws governing the non-incorporated Association are required to pay their dues by the end of January in order to vote in the October Board election. This will be stretched until the meeting on Feb. 17, 2010. Bring your \$10 dues or mail to Treasurer, Diane Doyle, 34 Holland Court, Dover, DE 19901.

By-Laws Vote

At the December Meeting, a motion was made to change the Association By-Law restricting the vote in election to one per household. When the By-Laws were changed, the drafters debated the issue and recommended that the one vote be awarded based on the number of owners of the house. The By-Laws were passed.

The question, is it fair that a home with two or more owners have more votes than a one person home owner?

Wild Meadows has two Associations, one is unincorporate and the second, Wild Meadows Land Owners, Inc (WMLO), is incorporated for the purpose of purchasing the Community if that opportunity presents itself.

A requirement of "The Right of First Offer", Chapter 70, of the State law specifies By Laws contain a one vote per household to purchase the community. The incorporated Association will not supplant the unincorporated body until the purchase of the community takes place.

The discussion and vote will take place at the end of the meeting.

Class C Housing Ordinance Delayed Until Feb 16th

The introduction of the Class C Housing Ordinance has been postponed until Tuesday night, Feb. 16th. 3rd District Commissioner Allan Angel expects the Draft to be ready for the introduction after two delays.

Legislative Update

Three Bills affecting Manufactured Housing have been introduced in the House of Representatives at the start of the session.

HB 311 clarifies the responsibility of the Attorney General's (AGs) Office to act when there is a pattern and practice that is against Chapter 70 law.

Apparently, the AG has taken this as a signal to wait until there are 3 violations of the same law before they will take action which was not the intent.

HB 312 clarifies the meaning of standing water and running water which is a part of Chapter 70.

HB 313 strengthens the Alternate Dispute Resolution (ADR) of the Council on Manufactured Housing. The ADR was the brainstorm of the landlords as an alternative to a Rent Justification bill several years ago. It was designed to allow a home owner to pay a \$30 fee and have a volunteer arbitrator resolve a dispute. While the law identified it as a mandatory but non-binding process, the Ags office would routinely send the check back to the Home Owner if the community owner did not wish to participate.

Our Representatives, Senator Bruce Ennis and Representative Bill Carson are co-sponsors.

The House Manufactured Housing Committee Meeting was postponed until March 17.

DMHOA has proposed Jail Terms for Landlord law breakers.

An amendment has been proposed in the Senate for the Tree Bill passed by House in '09.

Additional Manufactured Housing legislation is expected in both Houses including the AARP Bill of Rights for Home Owner Associations and a Pre-Purchase Counseling Bill.

The Relocation Trust Authority (RTA) has approved a Bill that would add fines to Community Owners who have not registered with the RTA as required. The draft legislation also introduces fines when landlords fail to pay the fees required quarterly. The legislature can change the recommendations.

Cut & Save

President: Fred Neil, 678-3288

VP: Jim Brockton, 730-8965

Diane Doyle, 674-8449

Secretary: Ted Torsch, 736-1930

Board

**Claudia Leverton, Purchase Committee Liaison
& Vendors' Clearance, 735-7576**

**Joyce Damask, Club House Liaison,
736-1386**

**Audrey Hoffman, Charity & Association
Events, Welcome Committee, 674-5688**

Bob Schmidt, E-Mail Editor, 736-0316

**Don Zimmerman, Activities Liaison,
730-3772**

Ad-Hoc

John Davis, Triad, 730-8899

Charles & Rita Munroe, Sunshine. 678-8924

**Ron August, 736-5258 Co-Chair, Joe Danner
Neighborhood Watch, 736-2725**

Invitations Sent

Invitations have been sent to candidates for the April 20, 2010 Dover City Elections for a Forum at our Feb 17th meeting. The Mayor candidates are incumbent Carleton Carey, William Daisey and Nancy Wagner. As of this publication there is only one candidate to replace retiring 3rd District Councilman Tim Slavin. David Bonar has been invited and if he has an opponent an invitation will be extended to him or her.

Minutes of the Wild Meadows Home Owners Association December 16, 2009

by Diane Doyle



The meeting was opened at 7:00 pm at the Kent County Levy Court with 40 residents attending as well as State Senator Bruce Ennis, Mayor Carleton Carey, Kent County Levy Court representative Allan Angel, and City Councilmen Tim Slavin and Gene Ruane.

Introduction of Guests: Mr. Ruane informed those present of a Planning Commission meeting at City Hall on December 21 at 7pm. The Garrison Tract is on the agenda.

Senator Ennis and Representative Bill Carson will work for the AARP Bill of Rights, which would let us back into the clubhouse for meetings.

Treasurer's Report: The audit completed by Ed Swan, costing \$225.00, found no problems. As stated in the By-laws, the \$10.00 dues for 2010 are due to be paid to treasurer Dianne Doyle, 34 Holland Court, in January, 2010.

Class C Housing: Commissioner Allan Angel is expected to introduce an ordinance in January permitting our home to be listed as Class C Housing. The Ordinance is still subject to change. The basic requirements are listed on the retirement letter obtained from the City of Dover and the DMV. A home must be on a permanent foundation for at least 5 years and must not currently have a mortgage for it to be accepted by the Recorder of Deeds. A fee schedule from the documents are available from the Recorder of Deeds Office. Another key is a notarized letter of ownership.

Committee Reports: Joyce Damask thanked the community for the orderly care of Christmas cards brought to the clubhouse.

Art Bagner thanked the community for the Murphey School gifts, which will be delivered December 18. He received enough cash gifts to give each child a \$20.00 gift certificate.

Sunshine Committee: Charlie Munroe reported on the cards sent out in October, November and December: get-well cards to Ed Hindle, Flo D'Ottone,


Jim Franczkowski, William Killian, Marie Turner, Theresa Davis, and Jean Hoffman; and sympathy cards to Dick Perkins (son), and Judy Rennick (mother).

Old Business: Dolly Cannizzo asked if something was going to be done about flooding in the streets. The city will be requested to check on the storm drains.

Club House Rules of Usage: Ms. Fields emailed by President Neil's email on whether Noble's Pond residents attending a recent activities meeting was in violation of their rule against outsiders attending meetings in the Wild Meadows Club House.

New Business: Arnie Young moved to change the by-laws to read "one vote per household" in place of "one vote per co-owner." Ralph D'Ottone seconded it. After a brief discussion, John Davis moved, seconded by Rennie Quible, to table the motion until the rest of the homeowners association could be notified in the bi-monthly newsletter. The question will be addressed at the February Association meeting.

Hat's Off to You Wild Meadows Residents

From Art Bagner: "I received a wonderful letter from the Murphey School, that thanks everyone who helped make the children staying there to have a terrific holiday season. The letter is posted on the clubhouse bulletin board for all to see." 

He added: "A great big thank you to Joyce Damask for her great help, once again. She even made those terrific tags for the tree, that you all put on the gifts. for being a wonderful secretary and also to Fred Fischer for helping me transport all the gifts to the school. Thanks once again to one and all and I hope you all had a great Holiday Season."

Once again the residents of Wild Meadows came through in flying colors for this years Holiday Charity Event for the Murphey School.

We raised \$725.00 in cash donations plus the 29 gifts that were purchased for each child at the school. With

(Continued Page 4)

Neighbor Watch - Clip and Save

Street - Block Captain/location -Phone Number

- Audrey Drive, *Bob Pekrul* - 602 ☎ 678-2271
- Farrall Drive, *Frank McGuire* ☎ 802 736-6291
- Jonathan Drive, *Joe Franceschino* ☎ 883-2145
- Kurt Drive (101-109 & 104-114), *Bill Spanarelli* – 105 ☎ 674-3517
- Kurt Drive (111-127), *James Turner* - 119 ☎ 674-2591
- Maureen Place (131- 141), *Ralph D'Ottone* 131 ☎ 264-9367
- Maureen Place (142-156), *Rich Weinland* - 152 ☎ 674-5434
- McGinnis Drive, *Jim Brockton* - 701 ☎ 730-8965
- Michelle Drive, *Joe Danner* - 4 ☎ 736-2725
- Moore Place (402-416), *Tom Higgins* - 409 ☎- 739 - 0618
- Moore Place (417-433), *Tom Williams* - 429 ☎ 730-8892
- Persimmon Circle West (213-226) *Gerry Emberger* – 217 Persimmon Cir.W. ☎ 735-8542
- Persimmon Circle West (301-312), *Gene Gargiulo* – 302 Persimmon Cir. W. ☎ 674-9120
- Persimmon Circle West (313-312) + Holland Court *Jim Horan* - 315 - Persimmon Cir. W. ☎ 734-4623
- Sutton Drive, *Walter Haislip* - 12 ☎ 674-3979
- Weaver Drive (533-540 + Vernell Ct.), *Steve Bennett* – 538 Weaver Dr. ☎ 674-2717
- Weaver Drive (501-509+Molly Ct.), *Doug McCafferty* ☎ 678-7433
- Weaver Drive (511-525), *Fred Fischer* - 517 ☎ 730-0369
- Weaver Drive (543-556), *Tom Tate* ☎ 730-8573

Coordinators Ron August, 328 Persimmon Cir. W. ☎ 736-5258 & Joe Danner, 4 Michelle ☎ 736-2725

Hat's Off

(Continued from page 3)

the money we purchased 29, \$20.00 gift cards to Wal-Mart for each child, so they could have some money to purchase something for themselves or someone else on their Holiday List. With the remaining \$145.00, we bought a gift card to Best Buy and gave it to the school so they could purchase games for their

WII and X-Box units at the school. All in all it was another terrific year.”

From Suzanne Murr, Coordinator of the Wild Meadows Food Bank Drive

“On behalf of the First Baptist Church of Dover and our community, I would like to sincerely thank the residents of Wild Meadows for their generosity in providing items for holiday food baskets. First Baptist Food Pantry provided 25

Christmas food baskets to those in need of food in our community. These baskets provided a holiday meal for approximately 120 people, consisting of a turkey and "all the trimmings", plus dessert and candy for each recipient. Your generous monetary gift was used in providing many of these items and was greatly appreciated. We pray God's blessings on your organization as you seek to help those in need in our community.

Sincerely,
Glenda J. Case, Co-Chairman”


A Great Story from Virginia Bedesem from her son Paul Bedesem in Afghanistan:

"Hi Mom, sorry I haven't written or called in a while...we've been having computer issues at the squadron and no wireless internet at the dorm since we moved last week but we hope to have it up and running by the end of this week. We all hope. I did get a couple more cards since the last big batch and thanks for telling everyone at Wild Meadows "thank you" from me. Been keeping busy, flew with another IP on Monday and with our Afghan student yesterday. The weather has been spectacularly clear and when I get internet in the dorm I'll be able to send you a couple of pictures from my flights. We are getting Armed Forces Network tv here but been so busy haven't had a chance to see any games yet...but I did get to see the college national championship with Texas and Alabama...what a good game. Hope you're feeling well...say "hi" to everyone for me. Love, Paul"

Editor' Note: The Hat's Off Stories and Virginia Bedsem's item about her son were originally printed in Bob Schmidt's News Letter. Virginia does a terrific job as a volunteer for the Air's Attic at the Air Base.

Minutes of the January 21, 2010, Board Meeting of the Wild Meadows Homeowners Association

by Ted Torsch

 The meeting was called to order at 7:00 pm, January 21, 2010, at the home of Fred Neil.

Present were President Fred Neil, Vice President Jim Brockton, Treasurer Dianne Doyle, Secretary Ted Torsch, Board Members Joyce Damask, Audrey Hoffman, Claudia Leverton, Bob Schmidt, and Don Zimmerman. Guests were resident Tom Williams and Dover Councilman candidate David Bonar.

Mr. Bonar spoke of his background (City Council in the 1980s, police, journalism) and qualifications (currently Downtown Dover Partnership, Kent County Planning Commission, ombudsman for the Public Service Commission). Contact information: Phone 677-0847, 736-7520, 242-2351. *The Dover election is April 20. We will invite candidates to the February association meeting.*

Treasurer's Report: Balance Dec. 16 was \$8542.83, plus receipts from dues \$490.00, minus expenses from auditor Ed Swann, DMHOA dues and TD Bank checkbooks totaling \$937.26, leaving a balance of \$8095.57. It was moved, seconded and passed to extend collection of dues through February 28. It was also moved and passed to apply the balance of Gerry Emberger's account raised from self-supporting dinner events to the Purchase Account, as requested by Gerry.

Class C Housing: Since Senate Bill 77 gave Kent County permission to approve Class C housing, an ordinance to do so will be introduced in the Kent County Levy Court on February 2. The cost of fees for registering will be around \$50. The ordinance specifies qualification for Class C Housing to be registered with the Recorder of Deeds. According to President Neil all homes in Wild Meadows will qualify with the exception of homes that currently have a mortgage. If the home is sold or the mortgage paid off, the home owner or new buyer can convert to Class C Housing and the new mortgage can be attached. If you do not have a mortgage, you will be able to convert to Class C Housing if the ordinance is passed.

Wild Meadows Nominees: Ralph D'Ottone has been nominated to the State Council on Manufactured

Housing, and Charlie Robinson to the Relocation Trust Authority.

Snow Removal: Neil circulated the letter he received from Mary Field, General Manager of Wild Meadows. He sent copies of his reply to her to the Board.. Claudia Leverton is investigating costs and availability of vendors for clearing individual driveways of snow. The need for correcting flooding at storm drains was discussed.

Security Issues: Tom Williams had expressed concerns about Security in Wild Meadows with suggestions how security can be improved. After circulating the email with the Board, President Neil requested Claudia Leverton investigate options. She prepared a report by street as to how many houses have security systems posted. Board had a wide ranging discussion of the topic. It was noted that residents near malfunctioning street lights should report the location number to the City. It was noted that Vernell Drive had no street lights at all. The option of motion lights in both front and back of home locations was also discussed. Tom Williams will write a newsletter article on security.

Legislative Update: The Relocation Trust Authority has proposed fines for land owners who fail to register and do not comply with Chapter 70 requirements to pay into the RTA fund on time. Amendments to HB246 cleared the House last session are awaiting Senate action along with a Tree Bill which makes the community owner responsible for damages caused by the falling tree. Proposed SB141 is designed to require disclosure of how rents are calculated. The proposal to require pre-counseling before lease signing is still being revised in the House.

Club House Issues: Joyce Damask reported on the Clubhouse outdoor grill being brought in, the fireplace and microwave repairs, mold in storage room treated and painted over. It was also mentioned the rocks in parking lot removed and low spot filled. A Board member mentioned the frozen puddle will appear farther over. Residents are urged to use caution.

(Continued on Page 8)

THE GREAT BLIZZARD OF 2009 - 2010 **and the Club House Usage Controversy**

by Fred Neil, President, Wild Meadows Home Owners Association



There are those in the Community who believe if we are nice to management they will suddenly, do a better job of doing what they are paid for by our "community fees." I have always been polite and I have never been nasty in approaching management when residents in this community have approached me with problems. My phone rang off the hook during the December monster snow storm.

Others complained to me when residents of another community owned by our management showed up for a presentation by a Travel Agency for a cruise. They asked why is it our Club House guests must stay at our homes overnight for insurance reasons. However, there apparently is not an insurance problem for outside organizations and residents from other communities using the Club House.

In answer to my December 23rd email, I received the following letter dated January 6, 2010

"Dear Mr. Neil:

I am in receipt of your email dated Wednesday, December 23, 2009, and sent at 10:14 pm. Please note that I received said correspondence on Monday, December 28, 2009 after my return from the long holiday weekend. By that time, the snow had melted without incident and was not an issue.

From time to time, management invites guests to specific meetings in the Clubhouse. As stated in my previous correspondence dated December 21, 2009, our policy regarding the Clubhouse remains unchanged."

Signed by Mary A Field, General Manager

On January 14, 2010, I sent Mrs. Field the following:

"Mrs. Field,

Thank you for your response to my Dec. 28, 2009 email dated January 6, 2010. I received it after I returned from our trip.

Your office and I received many of the same complaints during the massive snow storm in December 2009.

In that you were away during Mother Nature's frigid blast you were spared from the experience those of us in the Wild Meadows community shared as you indicated in your letter to me as president of the Wild Meadows Home Owners Association. I hope you will consider my remarks in the constructive manner it is being presented.

No reasonable person can expect snow removal of a 16" to 18" snow fall to be accomplished an hour after the last flake has fallen. Nor do we expect big high snow plows to clear the narrow streets of our community.

There are at least four areas of concern which I believe can be addressed with future snow storms

1. The Courts were left unplowed even after several passes of your plow on the "long" roads of the Community such as Persimmon and Weaver. There are several residents who work were severely hampered by the lack of even reasonable access to the road.
2. In this 55 Plus Community many neighbors helped neighbors to clear their driveways only to have the plow re-block the entrance to the driveway 3 or 4 times. Even if our residents pay to have their drive ways cleared, the re-blocking causes anguish. Our request would be to have the plow keep the drive ways clear.
3. Clear the drains. Many of our residents personally cleared drains. One of the reasons the snow melted without incident, per your letter, was because of their efforts.
4. Clear the areas in front of the mail boxes. As I mentioned in my email, the Post Office made it clear that unless those mail boxes were clear, there would be no mail delivery. Again, many of our residents personally cleared the mail box areas to permit mail delivery.

We were fortunate that there was no need for emergency vehicles to come into the community during this blizzard and aftermath. The next time we may not be so fortunate. Maintenance of a 55 Plus

(Continued Page 8)

Potential Security Issues in Wild Meadows

by Tom Williams



The Board receives periodic reports from Block Captains as well as our Neighborhood Watch Program Coordinator, Ron August, about security issues. If you had not heard, at Christmas, a number of houses were “hit” with thefts. Luckily, the thieves remained outside the houses but took, or destroyed, most of the outside Holiday decorations.

Item 1. A visual Security Assessment of Wild Meadows was accomplished for the Board in January. Information obtained was NOT an assessment of adequacy because status can’t be changed by us. We can however, contact others who can affect status about outages and shortcomings. For example, if you notice a street light is out at night, please let your block captain know (the next day) AND call the utility number on the yellow tag on the post. Often, if a light is out one person thinks another probably already called, and ignore it. *Keeping the Block Captain in the loop allows them to answer as to whether it has been called in.*

Item 2. Security Cameras and video tapes systems were discussed and it is determined they are entirely too expensive and we can be more effective using our own resources. The camera supplier gets payment about the same way as the traffic light system works. That is, they retain the camera and rights, they periodically review pix. *Fees amount to camera rental and charges per photo.*

Item 3. Remember, as your Mom told you about food safety, “If you ask yourself to sniff it or ask yourself “wonder if it’s good”, go no further than the thought! Simply dump it! *If you see something and wonder if you should call the police, ponder no more, call the police! Also helpful - then follow-up, with a call to your Neighborhood Watch Block Captain.* It might be such that the Block Captain can contact other Block Captains to alert them that something is going on and that the Police have (or have not) already been notified.

Item 4. Our Neighborhood Watch Captains have no enforcement, detention, or arrest authority. Why bother with it? Well, it provides each block and all residents with an organized central place to receive

and disperse important information. Also, when the Dover Police call our Program Coordinators with something, it can be placed on the notification system through Block Captains to each of you. Additionally, since we have the program we not only have the signage which helps deterrence but we also get priority attention with police visits, patrols, and notifications.

Item 5. Police patrols have been increased as noted by a good number of our residents. Additionally, the patrols are varied throughout the day and periodically at night as well. *If you see one of the patrols, take a second to give them the Wild Meadows wave of acknowledgement and appreciation.*

Item 6. Remember, if you hear a car alarm, please zero in on the sound. It may be such that one of our neighbors has activated their car alarm as a call for help. In this case, call the Police then the Block Captain and make a report.

Item 7. If you see a crime in progress, or a house on fire, FIRST call 911 *then your Block Captain.* In case of a crime in progress **DO NOT INTERFERE - CALL 911** As to a fire the most important thing to do is to **CALL 911** and then your block Captain. For fires, **determine if you can safely notify the house members** (phone call - bang on the outside). **These situations (item 6 and 7) require the use of the 911 system which is notification to a central emergency center.**

Item 8. If you need to ask the police a general question, or need instructions (*where, how, to pay tickets and so on*) **Do Not Use the 911 System.** Call the police routine numbers : Non-emergency Delaware State Police, Kent County: 739-4863. Non-emergency Dover City Police: 736-7111.

Item 9. Light and lighting is the best and greatest deterrent to crime and criminals. Think about leaving both your front and back lights on at night. This is common sense, but proof of effectiveness is not to be had. It is impossible to prove that a crime did not happen or a criminal did not enter - because of lighting. But the experience of insurance companies

(Continued on page 8)



Security (continued from Page 8)

and law enforcement ensures that the small cost for power and bulbs is probably the best security system one can use.

Item 10. For your personal security:

- When walking out of your house or driving out of your garage, get in the habit of looking both to your right and left.
- When returning home try to see behind your foliage while still in your car (helps assure no one is in hiding).
- When out and about, be purposely alert to your surroundings. As such you will naturally develop a sense of rightness or wrongness. If something is out of the ordinary, you are more likely to be aware of it.
- Stay at our speed limits, that will allow you to be a safe driver while helping you be alert to your surroundings.

Item 11. Awareness will help assure our neighbors safety, and, well ...you might be responsible for saving a life.

Twenty years ago, nosy neighbors were not desirable and most of us kept our business to ourselves. We did not want anyone prying into our lives. Now at 55 plus I think we can all see the wisdom of changing this style. Tell your neighbors when you are going to be away overnight or more and ask them to keep a general eye on things.

If you see a neighbor appearing in stress, ask if they need any help. Doing so will not require police or Block Captain notifications, but you never know how helpful you might have been. *At our age and in our community being aware will almost certainly help in crime prevention.*

Neighborhood Watch Captains Page 4

SNOW CLEARANCE

(Continued from Page 6)

community is not easy, but I hope you can give these areas of concern your attention.

Regarding your note about “From time to time management invites guests to specific meetings in the Clubhouse” I presume you mean in addition to the terrific programs from the City of Dover on the Garrison Tract and the Library, you will invite vendors, such as travel agencies to offer travel opportunities. In connection with that you consider residents of the Village of Noble’s Pond or other communities who attend as your invited guests. Is that correct? Please advise. “

As of Feb. 4, 2010, Mrs. Field has not responded to my email. We have had one small snow storm and another major snow storm. How will they respond?

The questions to be answered are:

Do you think the requests I have made on behalf of the Community are unreasonable?

Since the Appraiser hired by management several years ago testified before the City of Dover Assessor, that only 20% of our “Community Fees” (i.e. rent) is spent on maintenance, do you think that better snow removal is in order and they can afford the insurance that would allow the Home Owners Association use the of Club House?

Do you really believe the insurance excuse for not letting us use the Club House or is there another motive like not wanting our elected officials to attend?

Board Minutes Jan. 21, 2010

(Continued from page 5)

Activities: Don Zimmerman reviewed the events planned by the Activities committee with the Life Style Coordinator.

New Contact on Problems with Flooding and the Ditch: Diane Doyle presented President Neil with several contacts with the Kent Conservation District developed by Ed Haney regarding future problems with the ditch and other areas that flood if needed.

The meeting was adjourned at 9:35 pm.

**The DMHOA MEETING in
Kent County will be held
Friday February 26, 7 PM**

**Harvest Years Senior Center
30 South Street
Camden, DE 19934**

**South Street is located between Willow
Grove Road and Alternate 13**

**While we regularly hear from our elected
officials, this meeting will be an opportunity
to hear from other leaders in the Legislature
important to the future of Manufactured
Housing.**

As a Community, we are members of DMHOA.

**For over 20 years, DMHOA has been fighting to
level the playing ground between the
landowners and the home owners. The fact it
has had any success is a tribute to the
perseverance of the officers of DMHOA.**

**Most of what has gotten through the legislature
has loopholes. Strong measures have been
thwarted because the Republicans have had
control of the Delaware House. The Chairman
of the Delaware Republican Party owns and
manages manufactured home communities.**

**When the Chairman resigned before the end of
the June 2009 Session, the crucial "Right of
First Offer" Bill allowing residents to buy their
communities if they are for sale passed. The
Bill required some housekeeping changes add
clarity to the meanings in the law.. The
amendment, HB 246, passed the House in June.
It is currently in the Senate Committee of
Senator Bethany Hall-Long.**

She will be invited to speak at this meeting.

**DMHOA President Ed Speraw will spell what is
at stake and the importance of wearing a Red
Shirt when called to Legislative Hall when Bills
are up for a vote. That Red Tide gets Legislative
attention - Big Time!**

**THE RESIDENTS OF WILD MEADOWS
HAVE EARNED RESPECT**

The residents of Wild Meadows have made our
community great. In the beginning, its notoriety was
caused by the legal turmoil between the early home
owners and management. A much appreciated
General Manager who fought for the residents left.

A complaint was made to the Attorney General's
Office by the early residents over the lack of the
promised but missing Club House and Swimming
Pool. The so-called Community fees remained the
same even though the facilities they supported didn't
exist. The problem festered for several years and
caused the other Delaware State Community Owners
embarrassment until finally settled without an
admission of guilt. Money was refunded even to
those of us who were not a part of the original
complaint.

Management then asked home owners to sign a new
lease even though an Assistant Attorney General in
Consumer Protection told the residents they didn't
need to (leases are perpetual). Management
threatened to raise the "Community Fees" of those
who refused to sign the new lease. Some did and
some didn't. Raising rents for those who didn't
would have been illegal.

***Keep in mind, landlords can raise rents once a year
without limit.... and there is no competition to keep
rents competitive.***

The community continued to grow. The Hallmark
event was the "Support the Troops" campaign that
raised \$6,000 for the Dover USO and collected 22
pallets of items to be sent to our troops overseas. The
22 pallets would have overflowed the Club House.

The "Hat's Off" story is an indication of why we
have earned the respect of our public officials. They
are invited to our meetings. They hear where our
residents volunteer and what we do to enhance
Dover, the County and the State.

Because they hear us and know our concerns they
have been very responsive to our needs. ***It really,
really helps that we vote.***

BRAVO. WILD MEADOWS !



First Class



WILD MEADOWS HOME OWNERS ASSOCIATION
521 Weaver Drive, Dover, DE 19901

**Wild Meadows Home
Owners Association Meeting
Wed., February 17, 2010 - 7 p.m
Kent County Levy Court
555 Bay Road, Dover, 19901**

**Vote to Changing By-Laws of Un-
Incorporated Home Owners Association
from Each Home owner to One Vote per
Household**

**Hear from the Candidates for Mayor and City
Council. We expect Mayor Carleton Carey
and former House Representative Nancy
Wagner to attend. Former Councilman
William Daisey has also been invited.**

**Bring your \$10 dues if you haven't paid. You
can't vote if you are not paid.**

In This Issue....

Details on the By-Laws Vote	1
Clip & Save Officers List	2
Legislative Update	2
December Meeting Minutes	3
Hat's Off -Recognizing Good Deeds	3 & 4
Clip & Save Neighborhood Watch Captains ..	4
January 21 Board Minutes	5
An Exchange: The Great Blizzard	6 & 8
Security Issues	7 & 8
Kent County DMHOA Meeting	9
Wild Meadows Esteem	9