



Meeting Minutes  
9 October 2013

**Opening:**

The regular meeting of the Brennan Estates Homeowners' Maintenance Corporation was called to order at 7:03p on October 9, 2013 in the Library of the Olive B. Loss Elementary School by Heather McVey.

**Present:**

Heather McVey, Nemishh Mehta, Gerri Thomas and Zenobia Thompson.

**Guest Speaker:**

State Representative Earl Jaques informed the Board and attending Homeowners that the paving of Rt. 40 is almost complete. The Beautification Project on Rt. 40 is also just about done aside from a bit more planting that will soon take place. An expansion on Rt. 72 from Rt. 1 passed Rt. 71 to Chandeluer Woods will begin next year as well as the widening of the crossovers onto Howell School Road and Denny Road off Rt. 896. A traffic circle will be installed in front of Caravel Woods on Howell School Road sometime in 2015-2016. The State of Delaware reimburses its communities up to 75% for snow removal for 4" or more. It does not reimburse for salt or sand. There are three measuring facilities for snowfall in our area – Troop 2, Middletown and Newark. If any one of those facilities measures snowfall at 4", then reimbursement will be made. The 24/7 emergency number for DelDot is 659-2400. It can be used for snow emergencies as well. If called in an emergency, DelDot will dispatch the nearest snowplow to the emergency site. Representative Jaques also informed us that The Affordable Care Act gives those without health insurance an opportunity to sign up for insurance which began 10/1. If you sign up by 12/15, your insurance will be effective on 1/1/2014. Open enrollment is through 3/15/2014. Our state exchange is Choose Health Delaware.

**AGENDA**

**Homeowner Questions/Comments:** There were some robberies in unlocked vehicles in the Southwoods on 7/22. A neighbor's surveillance camera helped authorities in catching the suspect. There was also theft of parcels being left by UPS and FedEx and the two girls taking the parcels were also caught. Heather shared that approximately three times a year Corporal Gladney, who is assigned to our

neighborhood, provides us with a list of crimes. There was one theft and a domestic with both cases indicating that the victims knew the suspects. Many homeowners were concerned about the snow plows blocking their driveways, cars and mailboxes again this year. It was determined that our cul-de-sacs are the worst hit. During major snowfalls it is impossible to push the snow around and not block something. Gerri suggested calling Brennan if you get snowed in so that major issues can be addressed. Only main streets are salted. It is too expensive to salt side streets. The pot hole on Brennan Blvd. has opened up again. Representative Jaques informed us that he has already called it in for repair.

**Financial Outlook:** Gerri did not have the statements as they are not available til mid-month. She transferred \$10,000.00 into the snow account bringing the balance to \$48,143.66. As it was agreed that the snow account should only reach \$40,000.00, she transferred \$8,143.66 into the bill account. She reminded everyone that any homeowner wanting a copy of the Financial Outlook could contact her and she would send them a copy.

**Around the Neighborhood:** The joint on the water line leading to refrigerators in some of the Woodlands homes has been leaking and causing flooding in these homes. The plastic joint cracks over time and repairmen are replacing them with a copper joint. It has been determined that this is not a builder issue. It is a manufacturer issue. It is possible that individual insurance companies may be able to contact the manufacturer for compensation on damages from the flooding.

## **OLD BUSINESS**

**Sidewalks:** Heather informed us that the sidewalks are now under contract and repairs should begin this month. The contractor will be repairing Brennan Estates owned sidewalks only and will do one small section at a time so as not to block major areas while the work is being done.

**Playgrounds:** Heather – Lots of mulch has been put down and it will be put down each year now instead of every other year. The castle playground infant seat was broken and is now repaired. Playgrounds are now 100%. Everything has been powerwashed and all graffiti has been removed.

**Tennis Courts:** Jerry (absent) – Repair is still “on the list”.

**Ponds/Fountains:** Gerri – Fountains will now be running all year and the water will now spray higher. This will help keep down the growth of algae. Fountains will be removed for service every other year and replaced with ones that are currently in reserve (three in all). Heather strongly insisted that no one fish in these ponds. They are not only loaded with chemicals but the suction for the fountain is strong enough to pull someone under. Also, fishing line has been found around pumps that have been pulled out for service. Heather suggests that if anyone sees fishing going on at any of the ponds to report it to the police.

**Lights/Sign:** Zenobia/Heather – If anyone sees a light out, please report it to Brennan and a repair request will be sent to Ruby Dillmore at the County.

**Irrigation:** Heather – The sprinkler in the front has been shut down to be winterized and will start again in the Spring. The pump was replaced as it sparked out. The ruts around the gazebo flowers have now been fixed.

**Trash Pick Up:** Gerri – If there are any 16 year old or older students that are interested in work picking up trash throughout Brennan on a very flexible schedule for \$10/hr. please contact Gerri. A homeowner suggested having reflective vests for them and Heather will check into it.

**Lawn Service:** Heather thought that the flood behind Dunleary in a swale overflowing onto homeowners' yards was possibly from yard waste causing the backup and asked that everyone please dispose of yard waste properly.

**Trash Cans:** Heather – Six cans are still on order. It was brought to our attention that the can on Bellina by the playground is rotted out and trash is still being thrown into it. Heather suggested removing the can completely so no one throws waste into it.

**Front Gazebo:** Heather – It has been powerwashed. The mold is gone. It has also been landscaped and looks nice.

**Newsletter:** Rose (absent).

## **NEW BUSINESS**

**Board Members:** Sonya Lambert is now the representative for the Woodlands and Carol O'Donoghue is now the representative for the Terraces Townhomes.

**Open Forum Page:** A volunteer has offered to be the administrator of an open forum page that will be linked to the Brennan website. It was discussed that posts will first be viewed by the administrator prior to being posted.

**Adjournment:** The meeting was adjourned at 8:12p.

The next meeting is scheduled for November 13, 2013 at 7:00p in the Olive B. Loss Elementary School Library.

Minutes submitted by: Susan Muzzleman

Approved By: