



Brennan Estates Homeowners Maintenance Corporation

May 8, 2008

Olive B. Loss Elementary School

Roll Call:

- Glenn Matthew
- Gerri Thomas
- Zenobia Thompson
- Dan McVey
- Rose Smith
- Scott Reiter
- Toni Wilhite
- Nemishh Mehta
- Jim Hansen
- Tracy Joniak
- Zach Knox

Glenn calls meeting to order at 7:10

Open Forum from residents- 15 minutes

Read and Approve April Meeting Minutes

- Nemishh makes a motion to approve April minutes with changes
- Tracy seconds motion
- Motion carries

Old Business:

- Deed Restriction Committee – Nemishh – We have one house with a trailer on side of the property. We will send a letter. The fence at 1 Bryan Circle is being fixed. Someone left the committee after the letter regarding the graffiti was sent out. Just sort of got fed up and frustrated that we can't really make a difference.
- Set up Committee for Pond at Primrose – Gerri – this issue has been tabled for now. Forsythia is a dry pond. If you go in at 4 Forsythia, the pond is right behind. It will fill up if we have a lot of rain. Bill Powers, county councilman, stated that some ponds are meant to be dry. He suggested calling Ruby on Monday and someone from Special Services will come out and look at it. You can mow it if it is truly a dry pond.
- Playground Equipment – Dan – We got an invoice for \$15,000 for mulch and installation in all three playgrounds and repairing one spring toy in the Woodlands. We did not approve it. Altra gave us an estimate of \$9,800 for playground mulch installed in all three playgrounds. The quote for the coil part is \$79.00 with approx \$50 to install it. The quote from West Recreations

is for composite mulch which lasted us a little over a year last time we went with that. Last year, it was approximately \$10,000. Altra would use regular playground mulch

Gerri makes a motion that we get Gametime (West Recreation) to order and install the coil spring and repair the toy and order two tennis court nets at a total of \$300.

Zenobia seconds the motion

Motion carries

Zenobia makes a motion that we secure Altra for the mulching of the 3 playgrounds at \$9,800.

Scott seconds motion

Motion carries

- Newsletter for June 2008 – Rose – the newsletter is full. Glenn just needs to approve it. Gerri will get the financials to Kristy. We are looking at end of May/early June mailing.
- Pond Fountains – Glenn – I spoke to Alan Dean with Custom Electric. Ms. Utility will draw line and it will cost \$2,800 to run the line back to the pond. We have about 350,000 gallons of water in that pond. Our original verbal quote of \$17,000 includes the \$2800 for electricity for two fountains. I am not doing anything without a written quote. The fountains will help control the algae and also for beautification. Jeff from Altra brings in Chem-Lawn because they have to be licensed for the chemicals. Ponds treatment \$2000 per treatment (for 6 ponds) which may have to be done 8 times per season. $\$2000 * 8 = \$16,000$ and this is just for algae control. The fountains will cut down on the cost if it has the right horsepower. There is a huge DENRAC document on their website with a lot of information. The total cost to install the two fountains in the one pond is about \$17,000 (\$14,200 for 2 pumps and \$2,800 for electric). We need to know what the approximate cost of the electric bill will be. Glenn cannot get this company to call him back. He has left messages with two other companies that DENRAC recommends. The original quote of \$10,000 was for a ½ horsepower pump. This cost is for two, 2 horsepower pumps. The ½ horsepower pump will not move enough water. We are getting a second impartial opinion from DENRAC or the Conservation District. There will be a maintenance contract. What is the life of these ponds? At what point do we hit a break even point? Would we still use chemicals in those ponds? Not for the algae but potentially for the phragmites. The pond on Brennan Blvd was treated about a month ago and it looks great. Altra was in here today treating the pond. If this works, we may go to this with all the ponds. When someone comes out to look at this pond, can we have them look at all the ponds to let us know what size we need for those ponds? Custom Electric would like to run the electric. What is the potential electric cost? Our electricity is steadily going up. We should have a quote in hand before we run the electric. Call the electric company too because you won't run the pump all year long. Glenn spoke to both residents that the electric will be run to. Our current electric bill is approximately \$5,000 per year
- Tennis Court Repairs – Glenn – We are still waiting for a quote. The contractor recommended that we do not patch but that we should re-surface the whole thing. This would come out of the replacement of assets fund. I think the nets as well as the spring toy should be ordered. The gate does not shut. The gate was completely off and lying on the ground before. Now, it just does not latch shut. I will call Keith Jackson for price to repave.

New Business:

- Treasurers Report – Gerri - As of 4/30/08
Checking Account \$19,913.37

The other two accounts will be sent or emailed out.

Any homeowner who would like a copy of any of this information should contact Gerri Thomas at 302-832-6170.

- Architectural Review Committee Report – Dan – No report. Same old summer requests, fixing decks, etc.
- Trees and Pruning – Zenobia – I have received the paperwork for the grants due on June 20th. For pruning, we have to have 3 estimates from Arborists. Zenobia called about 7 companies today for quotes. We have a meeting with one of the companies Monday at 4: 00 pm. We apply for a grant from the state each year. They give us \$5,000 and we match with \$5,000. We get about 40-45 trees. Where Brennan and Balina meet, there are about six trees that have black stuff all over the road. Have there been any issues with people dumping yard waste into the open space since you cannot put out in trash anymore? Glenn will call Jeff Friday about the bagworms because we lost about six or seven trees last year to bagworms. There is a list from the Agriculture Department that names several trees you should not plant. The red maple trees that were planted in the Meadows do not have red leaves. For the next grant, we are going to focus on the other end of Brennan Blvd. We would have them planted 88 feet from the right of way. We asked Steve Amick for \$10,000 for the trees.
- Pond Treatment – Glenn – covered earlier. See above
- Front Entrance Planting – Gerri – If you notice when you come in the front entrance, on the left, there are tulips but on the right there are no tulips. I would like Jeff to plant some tulip bulbs in the fall. What grows in full sunlight? Maybe the tulips won't grow in full sunlight. The deer could have eaten them.
 - Gerri motions that we have Jeff from Altra plant tulip bulbs at the front entrance and where the other signs are.
 - Dan seconds motion
 - Motion carries
- Flyers (solicitation) in Brennan Estates – Glenn – CaliDry Foam flyers were thrown on the driveways at Brittany Ln, Dolman and in the Woodlands. Glenn called the gentleman to ask him not to distribute like this. We have a lot of residents that work long hours and the last thing they want to do is clean up trash. He was arrogant and he told Glenn that it is not cost efficient for him to put them in the door or under a mat. Let's find out where his place of business is and drop them all of at his address. We do not have a no soliciting act. Shouldn't this be a county ordinance? He said he gets 10-15 jobs out of BE each time he drops these flyers.
- Civic Association Report – Lawrence Brown – No one present – Glenn went to their last meeting last Wednesday. Not a lot of positive – only about 12 residents there.
- Town Watch Report – Greg Smith – not present – Woodland's has had suspicious car with drug deals. Two cars parked in the cul-de-sac. One guy has a pending drug charge. Tracy will email out the license plates for the two vehicles.
- Any Additional Items for Discussion – BEHMC-
 - For residents who have not paid the 2007 assessments, they have received tow letters and now a judgment has been put out on their home. We have 24 homes delinquent at a cost of \$17,484. I was able to negotiate one of these because their house was sold and the next day the letter was sent out. I am going to ask Barry to forgive us that money and give us the three homes that were sold as the letters were going out. The preparation of filing the complaint is \$728.50 and each resident will have about \$1,000 judgment. The next step

after judgment is to get the law involved and they start selling their stuff. I thought we had talked about sending letters to the residents that are delinquent and breakdown the amount they owe. Do we want the next step to happen and get the sheriff involved? There are about 8 homes that have never paid. Because we are a community, should we help these people? Every year at the budget meeting, the biggest issue is legal fees. Some of these people have said that they will never pay. I say we just go after them. This isn't about hard economic times. This is a statement from these residents saying they are not going to pay. Should we do a general letter to the community to let them know that we can help those who need it? We should not allow payment plans. It is not our job as a board. Tell the people who haven't paid that paying 50% is better than nothing – but don't put it out to the whole community. We have 8 judgments out and this year we put an additional 24 judgments out with total current judgments of 32. The 8 that are 4-5 years behind go ahead and go to the next step.

Dan makes a motion that the outstanding 8 judgments go after them with the next step.

Scott seconds motion

Motion carries

- There is a house at 17 Kelly Dr that has a foreclosure notice on the door. Altra cut the grass. If we choose to cut the grass every week, it will be billed directly to us. We can then put a lien on the house and Wells Fargo will work with us that way. Wells Fargo will be liable with county code enforcement. It has to be 8 inches to turn in to the county.
- An update on the graffiti from last month, we have 5 of the kid's names. We decided not to go to the parents. Greg is working on getting a county cop out here to help teach them a lesson.

Rose makes a motion to adjourn at 8:55

Toni seconds motion

Motion carries



Brennan Estates Homeowners Maintenance Corporation

September 18, 2008

Olive B. Loss Elementary School

Roll Call:

- Glenn Matthew
- Rose Smith
- Toni Wilhite
- Nemishh Mehta
- Jim Hansen
- Zach Knox
- Toni has Zenobia Thompson's proxy
- Nemishh has Dan McVey's proxy

Glenn calls meeting to order at 7:20

- 1 Bryan Circle – Jeanine Young from 2 Bryan Circle gives a brief summary of what is happening to the abandoned house at 1 Bryan Circle – Nakesha Ferrara owns the property and owes \$5,000 in taxes. The house is abandoned along with a car with PA license plates. All the neighbors keep track of what happens at the house. There was an illegal day care. Family Services came out to deal with that. All the people moved to Philadelphia except one man. The next incident was with Artesian. The water was turned off along with cable and electricity. A friend used his own tool to turn the water back on. NCC arrested the man. The house was condemned because clothes were piled high in several closets, there is mold growing everywhere and garbage is piled up. The mold is from the basement to the top of the house. NCC has checked the house. It is secured. The people who own it are allowed in from 10-4 to make improvements or move things out. Other than that, we are to call 911 if there is any activity there. I called the county today about the grass. They put out a ticket today, but basically leave it up to the owners to make it livable. There is no mortgage on the house. They have not paid taxes for two years. They are going to put a lien on the house in January.

Old Business:

- Deed Restriction Committee – Nemishh – Not a lot of activity over the summer. There was a trailer parked on Forsythia in the Meadows that we sent a letter to. It is gone. We sent a certified letter to Sarah Circle about the green door. Did we get the signed receipt back?

- Set for Pond at Primrose – Gerri – NCC is coming in and re-doing the pond at the end of Primrose. The other big pond that is usually dry, the county is going to fix that also. The one at the end of Primrose works properly, but it was not built correctly to begin with. The fountains look really good. There is green growth by the fountain. He is using chemical to get rid of it. Once it is gone, it should not come back.
- Graffiti on Playground – Glenn – At this point, we have spent \$5,607 that we are not budgeted for to clean up graffiti at the playgrounds. We do not get covered by insurance for this. Rose saw some kids standing on the top of the Woodlands sign. It is not solid on the top and will not hold up to kids being on the top. She stopped and asked them to get down and they gave some attitude until she threatened to walk them home or call the police.
- Pond Fountains – Glenn – They are done and look really nice. We are going to have the spray changed. There are six different sprays, but you have to take a boat out to the fountain to change the pattern. There is one board member that does not like the spray that it is set on, so we are going to have that changed. We can set it up so that it rotates to all six patterns and we may possibly do that. Are we considering doing any more ponds? We will consider it, but we want to make sure it cuts down the overall cost of the pond maintenance and does keep the algae down. It was originally set up to run 22 hours per day. The first month bill was \$400, so we changed it to run from 9am to 9pm. At \$400 per month that is \$4800 per year. We cut the time in half and will hopefully see the change in the electric bill. Algae grows when the sun is up. We should probably look at putting locks on the timers. Right now, anyone can change it.
- Brennan Clean Up – Zach – I will make some calls this week and get something set up next week. We have 3 kids' names and Tracy Joniak's daughter wants to help too. We are allowed to have kids as long as they are 16 years old. We are going to set a price per job – not by the hour. We need three locks – 2 for the fountain timer and gazebo timer.
- Tennis Court Repairs – Glenn – We got two quotes. The first quote was inflated. The second was with a company out of Maryland by the name of Sports Systems. They gave us two options. The first is to resurface and build up by 6" for \$35,000. The second was to dig up and completely redo the tennis court for \$50,000. The tennis court should have been resealed each year but we did not know this. We cannot find anyone else to give us a quote. Toni will take this over and try to get two more quotes. We haven't gotten any complaints about the court yet. They layer it like it was a new surface. Should we put up a sign "play at own risk"? A lot of the signs we put up like "no fishing", etc. are missing. I don't remember how expensive they were because it was two years ago. Do we want to re-order the signs? Do we need a sign everywhere or can we put up one sign at the front of the neighborhood? Why don't we want people to fish? Because of the chemicals in the ponds. It is very toxic. We need someone to go around and see what signs are missing. Should we do this or find out cost first? Glenn will get a quote and bring to next months meeting.
- Tree and Pruning Grant – Zenobia – We did not get the pruning grant because we did not submit it correctly. In previous years, we got \$5000 – this year we got \$3750. We are going to try to finish tree line drive. The bagworms are really killing the evergreens and blue spruce. They have been sprayed and treated twice.

New Business:

- **Treasurers Report – Gerri**

Financial Report for May 2008

BUSINESS MONEY MARKET	\$32,189.16
BUSINESS ULTRA MONEY MARKET	\$125,437.13
BUSINESS CHECKING	\$57,859.90

Financial Report for June 2008

BUSINESS ULTRA PLUS MONEY MARKET	\$32,216.77
BUSINESS CHECKING	\$12,953.86
BUSINESS ULTRA MONEY MARKET	\$139,624.84

Financial Report for July 2008

BUSINESS ULTRA PLUS MONEY MARKET	\$32,297.64
BUSINESS ULTRA MONEY MARKET	\$69,679.12
BUSINESS CHECKING	\$69,239.57

Financial Report for August 2008

BUSINESS ULTRA MONEY MARKET	\$45,724.08
BUSINESS ULTRA PLUS MONEY MARKET	\$32,378.71
BUSINESS CHECKING	\$68,315.38

Any homeowner who would like a copy of any of this information should contact Gerri Thomas at 302-832-6170.

- Architectural Review Committee Report – Dan – We received a couple of changes in the mail that have been forwarded to Dan. Do we have a policy on solar panels? Not sure, need to check with Dan.
- Brennan Estates (Woodlands Letter) – Glenn – Donalde Borgela received a letter from someone stating they were from the board. This letter was not sent or approved by the board. It is not on our letterhead. It is about a deed restriction violation for a satellite dish. This is not an enforceable deed restriction. It is protected under the Freedom of Information Act. It is a Federal Guideline and we cannot control or enforce this deed restriction. The letter was inappropriate and not professional. The board’s apologizes to Ms. Borgela for this letter.
- Playground Solution – Glenn – open to the board – We talked to Charles Baul and asked if we could put a camera on his property. He agreed. That is one solution. We have also discussed taking down the castle and replacing it with something a little more open. We could also put up lights; however, that would increase our overall electric bill. We have a playground company we use. We could have them come out and give suggestions. If we take down the castle, can we donate it or possibly trade it in for something else? What about pulling the gazebo out first and see if that sends out a message. Today there were ten moms, so the community is using this. The problem with lights is that it is an ongoing expense. The problem with the castle is that you can hide from the lights and the camera. What if you turn the castle around so that the open part faces the street? I hate to make a decision on the castle and have the community upset. There is a no win situation. We should start with the gazebo and add a few benches. Do we put another notice in the newsletter about the graffiti?
- Letter about Graffiti – Glenn –

- Newsletter – Rose – We did one in June and are going to try to get one out in the next month.
- Shred-it – Gerri – Gerri is going to set up Shred-It to come into the neighborhood. It is like \$150 for 2 hours. They set up in the parking lot of the basketball court.
- Printer and Computer – Glenn – The printer we bought a few years ago has died. It is only worth about \$400 and it will cost \$360 to fix it. I think we need to set up a contract with Xerox or someone. Can we do a Best Buy with extended warranty? You can buy a fax, copy, email, etc unit for about \$2000. Cannon makes one that is like \$600. The last one we bought for Gerri, the wheels are gone. Do we spend the money to have a contract? Or continue to throw away \$300-600 each year. Gerri's printer is not working right and Glenn's printer is not working at all. How do we handle this? I think if we get a nice one we need to get a contract. Gerri gets all the mail. She faxes the county a lot. Should we think about getting Gerri the industrial with a lease contract and a smaller unit for Glenn? HP 4 in 1 from Staples is about \$100. They burn out and then you throw it away. I go to Costco and buy the 3 pack in for about \$50. Most offices are going away from the big contracts. If your computer is about to die, I think the board should pay for the President to have a computer.
- Work Force Housing – Cook Property – Glenn – Ruby is a representative from Mr. Power's office. The plan for the project is 400 lots. Twenty percent of the homes will be affordable homes that start around \$200,000. There was a meeting a few weeks ago with about 300 people present. Congressman Powers and Bell have put a stay on the ordinance. It has been submitted to the county to the Land Use Department. As a resident of BE, my concern is how Frazier and Denny Rd will handle 800 more residents/cars. The next meeting is scheduled for September 30th at 7:00 pm on French St. Just because that is what they want to do with that farm does not mean that DELDOT will approve or the sewer will go in.
- School Zone – Glenn – Two years ago, we had a guy hit on Brennan Blvd and had to be airlifted out. A crossing guard was hit last year and was out of work for 7 weeks. I have been fighting with Dick Cathcart's office about getting lights at the school zone and painted crossing zones at the school. Why is BE 35 mph? As a community, we need to do something. It is not a maintenance corporation issue. But it is a major issue for our community. One of our kids is going to get hurt or killed. Could the school get involved? How about a petition? They keep saying DELDOT needs to do a traffic study. What I would really like to see is a school zone with flashing lights. It has been a concern of mine for a long time. We have 352 houses on the south side of the boulevard that kids have to cross the street to get to school.
- Town Watch Report – Greg Smith – No issues
- Civic Association Report – Lawrence Brown – We are reorganizing starting next month. You will see the signs throughout the neighborhood with the date and time.
- Any Additional Items for Discussion – BEHMC – 4 Brittany Ln is still empty. They spent \$15,000 to clean it up and it still smells. 1 Brittany Ln was a foreclosure.
 - A neighbor behind Toni wanted to find out if we could get windmills in our open space. We could approach with the state to be some sort of pilot. They would be 300-400 feet high if they were to fall it cannot fall in the property in any direction. Not a whole lot of places it could go. The guy is going to explore it and let us know.

Nemish makes a motion to approve May 2008 meeting minutes

Rose seconds the motion

Motion carries

Toni motion to adjourn meeting at 8:58

Nemishh seconds motion

Motion carries



Brennan Estates Homeowners Maintenance Corporation

October 16, 2008

Olive B. Loss Elementary School

Roll Call:

- Glenn Matthew
- Gerri Thomas
- Zenobia Thompson
- Tracy Joniak
- Scott Reiter
- Toni Wilhite
- Nemishh Mehta
- Nemishh has Rose's proxy

Glenn calls meeting to order at 7:10

Open forum for question from residents – 15 minutes – no residents present

Read and approve minutes

- Nemishh motions to approve September minutes with corrections
- Gerri seconds motion
- Motion carries

Old Business:

- Deed Restriction Committee – Nemishh – I don't know what to do. I talk to the committee every 6-8 weeks. I am getting very little response. We'll get Rose to put something in the newsletter again to see if it sparks some interest. If you see a strange vehicle, call the police, not the deed restriction committee. Someone has been complaining about door colors in the Woodlands. It doesn't seem that there was a door pattern in the Woodlands. All return mail, I am putting in alphabetical order by street. We are going to update the current owners through the county, then we will give to our secretary to update.
- Set for Pond at Primrose – Gerri – DENREC is going to rebuild the two ponds: one at Forsythia and one at Primrose. One pine tree by the Woodlands playground is dead. Jeff from Altra will work on south Brennan Blvd.
- Graffiti on Playground – Glenn – No new issues
- Brennan Clean up – Zach – Jen and Zach had their baby on Friday, so Zach will be out of commission for a few weeks.
- Tennis court Repairs – Toni – I have put in a few calls and am waiting for call backs.

- Newsletter – Rose – Rose is working on this. We are going to add something about deed restrictions. We will try to have it out by the first of November.
- Printers – Glenn – We bought two new printers at \$135.00 each and we bought six cartridges each. You only get about 300 copies out of each cartridge, but we have gotten more than that out of the first cartridge. The printer is a scan, print, fax and copy. We might want to look into myfax.com. The first 30 days are free. You receive fax via email. If you can scan, then you can fax directly from the computer or fax machine.
- Gazebo – Glenn – Before we make an official move on the gazebo, I want to re-visit it. The board voted to have the gazebo removed at the last meeting. The mayor of Townsend will take the gazebo. They will remove it and do whatever it takes to take it. He found out about the gazebo through Ruby Gilmore. NCC parks department does not want it. Townsend will pay to move it. We talked about replacing it with metal benches. I would say that 99.9% of the people sitting in the gazebo are the kids. Do you really think you would sit and discuss before they graffiti? No, there are other things and issues happening in the gazebo besides the graffiti, like drugs. Has anyone priced the benches? Before, they were several thousand dollars. Maybe the people who are getting the gazebo could donate the benches. We sent the graffiti letter out and it was very ineffective. Gerri feels that the letter was ineffective without the pictures. A picture speaks 1,000 words. We could possibly put the pictures on the website with a disclaimer, view at your own discretion.
- Shred It – Gerri – Gerri will get in touch with Shred-It to schedule for a Saturday in early November. I'm not sure if we are supposed to do this, but we have a lot of documents for the BEHMC that need to be shredded.
- Brennan Estates (Woodlands Letter) – Glenn – I prompted this letter because whoever sent the letter out to the 4 residents has sent the letter out again. Originally, I was going to send it out a bit softer; however, it was more important to understand this is a Federal issue and not a BEHMC issue. The first section is the Federal Guideline.

New Business:

- Treasurers Report – Gerri – As of September 30

Checking Account	\$55,521.16
Business Money Market	\$51,528.12
Replacement of Assets	\$32,457.36

Any homeowner who would like a copy of any of this information should contact Gerri Thomas at 302-832-6170.

The last CD we purchased, we got 3%.

The attorney has sent a letter to 3 homes that the sheriff will go to the home and sell their stuff. The board voted on this. The time frame is 30 days. We are not allowed to publish the name or address of these residents. Do these residents have legal representation? We do not know. Some people just don't think they need to pay the dues.

- Architectural Review Committee Report – Dan – We need to find someone to pick this up because Dan is very busy now and tied up. Toni will take over the pending ones. When requests come in the mail, Gerri stamps them urgent and puts them in your door. Some people do it without getting the county approval.
- New Contract Proposal for Open Space – Glenn – We have a new contract proposal from Jeff at Alta. The current contract is up in 2009. This contract is up about 3% from what he is charging

us now; however, he has not had a raise in 5 years. If we want to go out to bid, we should start the process now. It takes time because there are so many areas of open space that someone has to walk around with each company who wants to put a bid in. What is a 3% increase? It comes up to about \$7,000 increase and that starts in the spring of 2010. I say we just go with him. He is very accessible. His workers are not disruptive and they know the area well. He does get the extra work from us. It is a 3 year contract. If we are satisfied with him, we should stay with him. They start at 7 am and are in here until 5:00-5:30 with six guys at least once a week. I have seen Jeff here taking care of issues.

Zenobia makes a motion to go with Jeff at Altra for the grass cutting contract

Scott seconds the motion

Motion carries

The tree grant we got for \$3,750 this year. Jeff is going to continue down tree line drive. He will start at the edge of the Woodlands and go south from the playground and Sarah Circle and south. He will go as far as the money will take him. He is going to try to do 8 feet trees this year. We did not get the pruning grant this year. We have gotten the pruning grant for three years thanks to Zenobia's hard work.

- Newsletter – Rose – We are trying to get one out by early November
- Meeting with Deldot Officials – Glenn – This morning, Glenn met with Bethany Hall-Long and two Deldot officials. They are going to look at getting speed reduced to 25 mph but cannot guarantee that we will get stop signs. We are going to try to get lines; center lines and turn lines. They are looking into speed humps for the crosswalks to be painted on. They are deeper than regular speed bumps. The actual crosswalk would be painted on the speed hump. We are looking to put these at the Woodlands, Meadows and two sides of Balina. There has to be wheelchair accessibility curbs onto Brennan Blvd. They stated that they will check the studies that have already been done. It is a much more in-depth request than originally thought. There are no driveways on Brennan. The streets that have speed limit of 25 have front yards or driveways.
- Town Watch Report – Greg Smith
- Civic Association Report – Lawrence Brown – not present
- Any additional items for discussion – BEHMC – What is happening with Workforce Housing? There was a temporary stay put on it. The workforce housing public meeting will be on Wednesday, October 22, 2008 from 6:30 PM - 8:30 PM at the Gilliam Building, 77 Reads Way in New Castle. This is near the county offices.

Nemishh makes a motion to adjourn

Gerri seconds motion

Motion carries



Brennan Estates Homeowners Maintenance Corporation

November 13, 2008

Olive B. Loss Elementary School

Roll Call:

- Glenn Matthew
- Rose Smith
- Gerri Thomas

Glenn calls meeting to order at 7:35

Open Forum for questions from residents

- Jerry Phillips from the Terraces was appointed by the Civic Association and has a few questions/comments. Wanted to know how old meeting minutes are published and stored- Glenn told him that they are posted on the website (BrennanEstatesAssociation.org) and will check with Jim to make sure that the files are backed up. Jerry also mentioned that the fountains look nice. Glenn went on to say that we will be able to tell how well it is taking the nitrates out of the water once we get the report and then move onto the next fountain. This will help cut down on all the chemicals that have been used in the past. The fountains are very expensive and in the winter must run 23 hours a day at a cost of about \$ 400. They can't put fountains in all the ponds because some are too shallow. The one on Galena has a natural spring under it so it will not need one. Jerry asked if the fountains would help keep the geese away. Gerri responded that the only way to keep the geese away is to grow tall weeds 10 feet near the pond so the rustling of the weeds and the shadows will scare them away.

Read and approve old minutes- can't be done because there are not enough board members present, but Glenn will get any corrections necessary from the board members

Old Business:

- Deed Restriction Committee – Glenn- Nothing new to discuss
- Brennan Clean Up – Rose –Had been previously discussed to hire 3 teenagers to help clean up the neighborhood. The board member has not yet organized this now Rose has agreed to help arrange a day for the clean up. There is a man in the neighborhood that could possibly help because he does it on his own every Saturday (his name is Lawrence). Rose will organize this

after Thanksgiving. She will set up the area, date, time, price and then will check to make sure it is completed and the kids will get paid.

- Newsletter- was mailed out this morning.
- Tennis Court Repairs – Glenn – Toni is waiting for 2 companies to get back to her before we can proceed. The gate also need to be repaired on the grass side in the spring. The courts are crumbling from underneath and the expense to repair is \$55,000. It is so expensive to repair because the courts were not properly taken care of. Money has been set aside for that reason.
- Gazebo- Glenn- The gazebo from Galena by the pond is gone. It was a constant hangout used for drugs and vandalism and condoms were even found there. The board had decided that if someone wanted it and could haul it, they could have it. New Castle County did not want it. Townsend wanted it for their park and they took it and moved it.
- Shred It- Gerri- Shred It is coming on the 22nd. Bring your old files and documents to the tennis courts from 10-12. It is also printed in the newsletter.
- Brennan Estates (Woodlands letter)- Glenn- Someone sent another anonymous letter (this is the 2nd one) to the board saying that they didn't like the satellite dish locations on many of the homes. The FCC mandates that the dishes can be placed anywhere on the home where they can receive the best reception. Brennan Estates can not enforce this deed restriction.

New Business:

- **Treasurers Report – Gerri**

Financial Report as of October 31, 2008

Checking Account	\$35,483.20
Ultra Money Markets (Deposits)	\$59,092.86
Ultra Money Markets..Replacement of Assets	\$32,538.83
Certificate of Deposit	\$37,053.00...2/71500%
Certificate of Deposit	\$14,977.49...3.50%

**Certificate of Deposits are for replacement of assets*

Any homeowner who would like a copy of any of this information should contact Gerri Thomas at 302-832-6170. \$11000 is put aside per year and Gerri finds where we get the most money. In December, she will see what CD can give the best yield. All the money goes into the money market (deposit account) and then moves into the replacement of assets.

- Architectural Review Committee Report – Glenn –Toni called and said there is nothing new to report for this month.
- Budget for December- Glenn- After the regular monthly meeting on December 11th we will go to a closed session for discuss the budget. Hopefully we will approve this in December and send it to the financial chair and vote on it in January. Then we will send it out to the residents to vote

on it. This meeting will be held on February 12th and it will most likely be in the gym again this year. Last year 25-30 people attended this meeting.

- Town watch- no problems
- Cook Property- Glenn- They put a temporary stay on the Cook property (this is going to be used for workforce housing). All this means is that other builders can submit bids. If this goes to chancery court it will cost \$50,000. This is the only way to stop workforce housing. This will greatly impact us taxwise and will put a great strain on the sewers, schools (3,000 new children will attend the district) and a new school is not in the budget. A homeowner came into report on the meeting that occurred earlier that night and said they are going ahead with chancery court and you can make a donation at www.stayoutofmypocket.com They would like an average donation of \$100 per home. The next meeting information will be posted on the website. The school district will have to contact their council to see if they can get involved. There are still many homes available for sale as well as sheriff sales. Currently, there are 2,300 houses for sale in New Castle County. This project will drive down prices and many jobs are leaving Delaware.
- Civic Association-Jerry Phillips- There are many people speeding in the neighborhood and would like to see people slow down. Wanted to know who refills the bag dispensers in the neighborhood. Gerri said that a board member has the bags. Jerry said he would re-stock the bag holders if Gerri will drop them off to him. Gerri said that she has seen people continue to pull numerous bags out of the dispenser, not to clean up after a dog, but just to pull them out and she has asked them to stop and then they left.
- Additional Items for discussion-
The house on the corner of Brian Circle- Glenn- the house has been refinanced and the people are doing what they need to do to bring it up to code. The house had been condemned and there were back taxes, bills and corporation dues. Everything is now paid for and the electric and water are back on. They are allowed to be there until 4 until the property is up to code. Jerry said people are now living there and have been there close to 5 weeks. Glenn will check with the resident across the street, but the matter must be handled by the police. If they have the right to be there the police can't make them leave. Jerry said there are 3 or 4 garbage cans sitting in the driveway and that is a deed violation and the gate is broken and junk in the yard, but the fence has been repaired. Rose has sent them a deed violation notice before and will talk to Nemish about this. Jerry also said there is a lot of foul language used there- Glenn told him the police can handle that as well. After 3 letters we proposed to have a letter from our attorney addressing the issues and the fees will be assessed to the homeowners and if they don't pay there will be a lean. Gerri thanked Jerry for being involved with the Civic Association.

Rose motion to adjourn meeting at 8:35

Gerri seconds motion

Motion carries

Brennan Estates Homeowners Maintenance Corporation
December 11, 2008
Olive B. Loss Elementary School

Roll Call:

- Glenn Matthew
- Rose Ann Smith
- Gerri Thomas
- Nemish Mehta
- Toni Wilhite
- Dan Mcvey
- Zenobia [Thompson](#)
- Tracy Joniak

Glenn calls meeting to order at 7:10

Presentation by Mike Somers of Deldot

- Is here to presents a proposal to slow traffic down, but it is very expensive.
- 2 ½ years ago a man was hit by a car and was unconscious and had to be airlifted to the hospital. Last year a crossing guard was hit by a car and is still in therapy recovering today.
- To do the whole project in its entirety would cost around 5 million dollars so we are looking at doing the project in stages. The first stage would be on Brennan Blvd. about 500 feet in front of the school.
- It would be very difficult to put in a traffic circle because of the busses so Deldot is proposing a median island and chicane on the east side. A pedestrian refuge crosswalk on the south side. Cross to island and another walk on the other side. This makes you walk to face the traffic. It also gives them a place to stand and collect. This makes them a lot less vulnerable. The next part is a realigned intersection. There is one like this model behind Glasgow HS and Ebright Rd.
- The first phase would cost around \$200,000 and would be effective.
- The rest can be done as more money becomes available.
- The chicanes help people to slow down before they get to the intersection and the island allow less time for people to be in the road.
- This plan would be similar to what is in place on Harmony road except that there will be lip around the island instead of a ledge. This allows for card to slide up onto the island instead of hitting the curb.
- Stop signs can not be used to slow the traffic because they need to have a purpose such as designating the right of way, if there is a sight distance issue or if there is something in the road. If we use them for something other than what they are intended for people won't take them as seriously and might go right through them.
- We can't change the speed limit to 25 mph because there are no driveways that back to the Blvd
- Secretary Wicks met with Glen to help speed the process along since speed is such an important safety issue.
- There is concern from a resident that this proposal is not aesthetically pleasing. Mike addressees the concern and said this plan will help reduce speed, but it is not perfect. Bethany Hall-Long says the project will be done in phases and the first phase is safety for the school. It is an expensive project and the community would have to approve it.

- Toni Wilhite added that the problem is that so many people use the road as a cut through and it is like a raceway beginning at 6 am. That is why something is needed because the police cannot be out there every morning. They only come when there is a specific concern.
- Glen said that last month the police issued 35 tickets and 1 driver got 2 tickets, 1 each day. Today is only the 1st proposal from Deldot and we would like to put something in place before someone is killed. There would be a vote on the plan before anything is done.
- There is a concern from a resident as to the overflow of parking for school events since people would no longer be able to park on Brennan Blvd. Glen responds that we will have to work with the school on that. It is not designed to stop parking, only to provide safety for the crossing guards.
- There is a concern from a resident that 18 year olds might think it is fun to slide up onto the islands. Mike responds that has not shown to happen.
- A resident wants to know what the average speed in on Brennan Blvd. The average speed on file is 45 miles per hour. There is no formula to show how the new road would slow the average speed. If we lower the speed limit without altering the road we may cause a bigger problem because some people will obey the speed limit of 25 and others will still speed and this might cause an even more serious issue
- Right now everything is a concept and can be changed and moved around. The school plan is pretty good, but can be changed to have a traffic circle if people really wanted one. The road would just have to be made a little bigger so the busses could get through.
- The sides of the street will be stamped concrete and dyed to look like red bricks. You could put planters in the middle of the medians to help with the aesthetics. The parts in the middle would be 6-8 inches high so you cannot drive over them. It takes a lot of upkeep and water to plant the medians.
- Right now this is just a proposal and the 1st step is to organize a group to work on it. To say whether they like or dislike the plan and find out any additional needs/wants and then we can have a flashed out plan to present to the community to vote on.
- The earliest this project can begin is July 1st, but would like to have something approved before too much time has passed.
- Question from a resident- When will it look worn and need to be repaired? A: [The](#) island won't show much wear, but the road will have to be resurfaced every 10 years or so.
- Question from a resident- How this will affect property values? A: Traffic calming measures have been shown to improve property values.
- Question from a resident- Can you bring better graphics to show how this plan will actually look? A: Yes, will bring it next time.
- If you have more questions, please email Michael.Somers@state.de.us

Old Business:

- **Deed Restriction Committee-** Nemish- No new volunteers
- **Brennan Clean Up-** Tracy- needs names to contact to clean [areas that](#) connect_ to the woods and pick up garbage around the gazebos. The lawyer has said that a student 16 years or older can work and [will be](#) paid to pick up bottles and trash so they don't go into the ponds.
- **Tennis Courts-** Toni- Still waiting for the estimates

New Business:

- **Treasurers Report – Gerri**

- **Financial Report as of November 30, 2008**

Checking Account	\$35,112.68
Ultra Money Markets (Deposits)	\$41,413.65
Ultra Money Markets..Replacement of Assets	\$32,611.76

Opened a new CD with Artesian Bank for \$11,800.00 at 4% interest as part of replacement of assets.

Any homeowner who would like a copy of any of this information should contact Gerri Thomas at 302-832-6170.

- **Architectural Review Committee Report-** Toni- received 2 forms and gave 2 forms
- **Budget for December-** Glenn- We will go into closed session to discuss the budget after the main meeting
- **Internet usage-** Gerri- Any homeowner that would like to be contacted by email please provide me with your name, address, email and section that you live in. Will also include this information in the next newsletter.
- **Mileage-** Glenn- many board members are using their personal cars for Brennan Estates business. We discussed reimbursing \$.42 per mile. Nemish thinks this is a good idea as long as there is a log book to keep a record of it.

Nemish makes a motion for mileage reimbursement of \$.42 per [mile when](#) on Brennan business and to keep a record of it in a log book.

Toni Seconds the motion

The motion carries

- **Town watch report-** Greg Smith- not here
- **Cook Property-** Glenn- There is a stay on the property and there will be wither 200 or 400 houses built. To learn more information log onto [Stayoutofmypockets.com](#). Trying to force the project back to original 200 homes and have more than minimal open space. Workforce housing means that 20% of the housing must be affordable.
- **Civic Associations Report-** Glenn- Stop sign at [Balina](#) and Kelly can't get approval since we can't get a sign on Brennan. We have had no success in the past with senators. Bethany Hall-Long has interest in slowing traffic. New Castle County issued 35 tickets last month, but the traffic still has not slowed. Rose asked someone to slow down and that person stopped their car and [looped back](#) around and told Rose that she would slow down when she slimmed down.
- **Additional Items for discussion**
 - Sink holes are back near the playground where the trees are in the Woodlands. There are big holes that are towards the woods, but in the grassy areas. Glenn will call Jeff- it is possible there may be an animal digging these [holes](#).
 - 83 Wickel~~ow~~ has a tree getting ready to fall- Glenn will call Jeff about this [and the dead tree near 15 Wisteria. The resident is worried it will fall on their fence.](#)

- Zenobia received an award for the trees at the far end of Brennan. She was instrumental in getting those trees. We were able to get 30 trees this year. The goal is to make Brennan a tree lined street.

-We need a committee for the proposal to slow traffic on Brennan Blvd. Tracy will be on it. If anyone is interested please see Glenn.

Dan McVey turned in his Brennan Cell Phone.
That phone was given to Toni Whilhite.

Toni makes a motion for the board to purchase a laptop for Amanda Taylor to use to work on the Website. This computer is property of Brennan Estates

Dan Seconds the motion

The motion carries

We will take a recess and then go into closed session