

Winter 2021/2022

www.aspenpropertymgmt.com

Board of Directors:

- **Kevin Womack**
President
- **Scott Bosley**
Secretary
- **Terri Dale**
Treasurer

Message from the Board of Directors

Dear Neighbors,

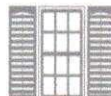
The Board of Directors for **Wynthorpe Maintenance Association** would like to thank each of you for making our community a wonderful place to call home. Since new neighbors have joined our community and many of us will soon start projects to improve our homes, we'd like to take this opportunity to review the role of the Board of Directors and processes in place for architectural approval. **Wynthorpe** is governed by a Board of volunteer directors. The Board of Directors is elected by the community to oversee the daily functions and financial responsibilities of the community. Also, the Board of Directors is responsible for maintaining members compliance with established rules and regulations in the community's documents. We would like to remind residents that architectural approval is required **prior to starting many exterior projects**. Here are just a few:



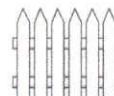
All Exterior Doors



Deck/Patio



Shutters & Windows



Fence



Siding, Gutters & Gables



Outdoor Chimeneas & Kitchens



Solar Panels



Masonry Walkways & Retaining Walls



Satellite Dish



Exterior Paint/Stain (Change of Color)

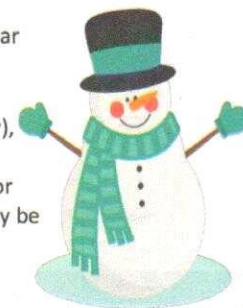
PLEASE NOTE: This is NOT an exhaustive list of all items requiring architectural review and approval.

Please keep in mind, the community has an architectural review process to help maintain the quality of our neighborhood. Copies of Bylaws, Restrictions & Architectural Request Forms are available at www.aspenpropertymgmt.com. Over the coming months as the crisp weather sets in, we look forward to meeting you, whether it be walking down the streets, doing yard work, or at community activity. By working together, we can continue improving our community and make 2022 the best year yet!

Warmest Regards,
Board of Directors for Wynthorpe Maintenance Association

Deed Restriction Reminders

- Trash receptacles shall be kept in enclosed areas, hidden from view, excepting that on regular collection days trash receptacles may be placed temporarily at the curb for trash collection purposes and are to be removed from curbside within a 24-hour period.
- No trucks, buses, vans, (except for non-commercial pick-up trucks and vans described below), travel trailers, utility trailers, boat trailers or any other kind of trailers, campers, boats, recreational vehicles disabled vehicle of any type, shall be kept or maintained, temporarily or permanently, on any lot, street, driveway within the premises, except that such vehicles may be kept wholly within a closed garage.
- No Trampolines of any can shall be erected or placed on any lot.



Routine Inspections for Violations

Friendly Reminder! Inspections for property maintenance violations will be frequently conducted throughout Spring and Summer. Please take an opportunity to address property maintenance issues **before** routine inspections are in full swing.

Avoid **violations letters** for non-compliance!



Snow Removal

We would like to remind homeowners to be prepared to shovel the sidewalks bordering their property and driveways, and to lay down sidewalk safe salt when necessary. Many community members will need to traverse the sidewalks after snow events, inclusive of children walking to bus stops and residents walking their dogs. Also, ordinances in place for New Castle County require sidewalks to be cleared no later than 24-hours after snow/ice has accumulated. Plowing of the community's street can be expected after an event has reached 4" of accumulation.



Routine Property Maintenance

While almost everyone has a list of indoor cleaning tasks, you don't want to forget about the outside of our homes! Here are some recommendations for your home:

Repair: Look around your lot for any damage done during storms. Depending on what the Fall was like, some structures may need a bit of paint, lawns may need power raking or aerating, and some trees or bushes may need special treatment to bounce back. Simple repairs and maintenance will keep things looking new.

Siding, Brick & Concrete: Inspect for algae build-up, dirt and run-off stains. A deep cleaning or power washing may be necessary.

Windows: One of the fastest ways to spruce up homes and a community is to have the windows washed! After months of rain and wind, dirt is likely caked to windows and a quick wash will shine things up fast.

Leaf Bunnies: This is the outdoor equivalent of a dust bunny. There are always piles of leaves lying around. Deep clean flowerbeds and around trees and bushes. Removing dead leaves and any stray garbage will almost immediately make things feel more spring-like.

Gutters: Just like windows, gutters get a real workout during the Spring. Fall is the perfect time to remove any gunk, leaves, or other debris. While it won't make a visible difference from the street, it makes a big difference when the gutters work during fall rainstorms.

Outside Storage: Should be stored out of sight from the street. This includes building supplies, paving stones, wheel barrows, tables, bicycles and toys. These items should be stored in your back yard out of sight from the street not in you driveway or side yard.

Yards: Lawns must be regularly mowed & edged with flower beds free of weeds. Grass and weeds cannot be greater than 6" tall.

Fences: Fences must be maintained in good condition.



Animal Waste and Noise

Per New Castle County Code:

Sec 22.02.008 (Noise Control): Subsection 2d; *Specific Provisions.* It shall be unlawful for any person to make, continue to make or cause to be made or continued any noise disturbances in the County in any of the following manners...Animals. Owning, possessing, harboring or controlling any animal or bird which causes a noise disturbance by barking, baying, crying, squawking or by making any other noise continuously or incessantly for a period of ten (10) minutes or which makes such noises intermittently for one-half (1/2) hour or more; provided, however, that at the time the animal or bird is making such noise no person is trespassing or threatening to trespass upon private property in or upon which the animal or bird is situated.

Sec 4.02.003 (Dog or Cat Excrement): Subsection B; Any person who is the owner of or who has responsibility for one (1) or more dogs or cats shall immediately remove, in a sanitary manner, any fecal matter deposited by such dog or cat upon any street, sidewalk or park or upon any property without the consent of the owner or tenant of such property. It shall not be a violation of this subsection if such fecal matter is removed within one (1) hour.

Important Numbers and Meeting Reminder

- Report out of service street lights to **Delmarva Power** online at www.delmarva.com or by phone at **1-800-833-7476**. If possible, please have the pole number or nearest address
- Report pot holes and road damages to **Del-Dot**
<https://deldot.gov/Traffic/ReportRoadCondition/index.shtm> or 302-659-4600
- **2022 Annual Meeting: Wednesday, January 26th, 2021 at 6:30 PM.**
Join via Zoom at <https://zoom.us/join>
Meeting ID: **885 6405 0907**
Passcode: **243066**



Online Payments Now Available



Payments can be made online 24/7 at www.aspenpropertymgmt.com.

Stay in the Know!

Receive Important Community Information & Updates Via Email . Simply send a quick message to

info@aspenpropertymgmt.com