

Longmeadow Homeowners Association



P.O. Box 825 • Middletown, DE 19709 •

March 18, 2012

Dear Longmeadow Homeowner:

As you are already aware, the Longmeadow development is a deed restricted community. The Longmeadow Homeowners Association (HOA) was created on March 6, 2001, and its purpose is outlined in Article 1, Section 1 of the Declaration of Restrictions for Longmeadow. Each homeowner should have received a copy of said Deed Restrictions and the By-Laws upon settlement from either the developer or a realtor, upon purchase. Pursuant to the Deed Restrictions, each homeowner, by purchasing within Longmeadow, “obligates and binds him or herself... to become a member of the [HOA],... to be bound by all of its rules and regulations, and to be subject to all of the duties and obligations imposed by membership.” Declaration of Restrictions for Longmeadow, Article 1, Section 1.

The purpose of the Longmeadow HOA is “to preserve the quality of the Longmeadow community and to oversee matters of mutual interest to the homeowners of Longmeadow.” After the February 13, 2012 election, of which every homeowner was presented with a ballot to vote in-person or by proxy, the newly elected board members worked to restart the HOA, including soliciting landscaping estimates, establishing a PO box for contact, researching insurance costs to the HOA for Director & Officer liability coverage, and developing a budget. Based upon costs incurred already for recent mailings and a projected budget for 2012, **the Board of Directors fixed an assessment pursuant to the By-Laws of Longmeadow HOA of \$100, per year, per homeowner.** Pursuant to the By-Laws, Section 14, payment is due on or before thirty (30) days after it has been fixed or levied. After thirty days, legal recourse is with the local Justice of the Peace Court.

The Board of Directors has solicited multiple landscaping estimates to address aesthetic concerns with the entrance sign, maintenance therein, fertilizing common areas and removing the gazebo and surrounding shrubs. The Board is in the process of developing a budget for the community’s review and upon receipt of HOA assessments, the budget, along with projected stages of landscaping, will be available for review. Moreover, we hope to have a website soon to disseminate information.

We are only in the preliminary stages of establishing goals and administrative guidelines for the HOA and developing landscaping ideas for the community, but we are all working very hard to move the HOA in a positive direction. We hope that each homeowner is as excited as the Board members are to work together to improve the overall appeal of the community. Community input and support is essential to achieve our goals together.

We urge you all to review the Declaration of Restrictions and By-Laws of Longmeadow Homeowners Association, as a reminder, and if you do not have a copy, please email Secretary Jim

Longmeadow Homeowners Association



P.O. Box 825 • Middletown, DE 19709 •

Popham and he will forward an electronic copy. If you require a hard copy, please mail a written request to Longmeadow HOA, PO Box 825, Middletown, DE, 19709.

If you have any questions or concerns, please feel free to email any board member, or send a written letter to the PO Box.

Sincerely,

Bernadette Reiling, President

bernadettereiling@verizon.net

Tom Rutt, Vice President

thomas.rutt@verizon.net

David Wesley, Vice President

swangees@aol.com

Richard Thompson, Treasurer

thompson737@verizon.net

Jim Popham, Secretary

pophamj@gmail.com

Longmeadow Homeowners Association



P.O. Box 825 • Middletown, DE 19709 •

2012 Annual Assessment

\$100.00

NAME

ADDRESS

TELEPHONE

EMAIL

PLEASE REMIT WITH PAYMENT