

LITTLE MEADOWS NEWS



June - 2024

Get BLADES BRIEF NEWSLETTER – Your Hometown News – from boxes outside the Town Hall or outside the garage in the Park or in the Park Pavilion. Call in relevant info to Nancy McAdams, Councilperson for the Park, Cemetery, and Harden Hall. (973-459-1300)

April 15 - The Park and Pavilion opens RENT THE PAVILION in Blades Park for your family or organization festivity - \$50.00 per day with \$50.00 deposit cash on reservation, nonrefundable. The Park closes at dusk. Get permits in the Town Office on W. Fourth St.

Don't forget the Seaford Museum, a wonderful museum to visit and a great place to volunteer! Learn about our local history



Welcome to our New Members!

Welcome to Linda and James Staton who have moved into 313 E. 5th St.

Phone numbers are Linda – 973-641-2580

James – 913-641-2589

Email: jamesstaton4@gmail.com

Linda and James are originally from north Jersey however they moved here from Dover

James is a pastor and hospital chaplain and works in crisis Intervention.

Welcome to our community Linda and James!

Architectural Corner

Approvals for the Month of May

Lot 69 deck accepted with modifications



President

Kathleen Whittaker

Lot 115

424 Summit Drive

Phase III

302-569-0220

kwhittaker424@gmail.com

Term Expires: 2025

Communications committee

Cypress Landing Committee



Vice President

Denise Redmond

Lot 89

302 East Fifth Street

Phase III

410-878-5597 302bladesde@gmail.com

Term Expires: 2025. Architectural Committee

Secretary



Francine Kay

Lot 91

306 East Fifth Street

609-304-9682

Franciekay57@gmail.com

Term Expires: 2026

Social Committee



Treasurer
Lacy Alston
Lot 73
312 Sixth Street
Phase III
443-570-2007
312LMO5619@gmail.com
Term Expires: 2027
Grounds and Landscaping



At Large
Loretta Lynch
Lot 62
313 East Sixth Street
Phase III
410-652-3935 or 4828
Lynch.loretta@comcast.net
Term Expires: 2026
Safety committee



Welcome to the Presidents Corner...

Our Cypress Landing committee has been very active. A letter with our concerns has been sent to the members of the Blades Planning and Zoning committee as well as the members of the Blades Town Council. A packet with the above letter and a cover letter plus a copy of our signed petitions were sent to the President and Engineer involved in the Insight project. We have accessed political advocates as well as Advocacy groups and we were featured on WBOC news. I will send out our letters in a separate e-mail.

You will be receiving a letter regarding a change in our Initial assessment, with explanation and answer to process of implementation.

Our architectural committee has been quite busy with spring projects. Want to help with this committee, if you walk the community frequently, we need your feedback please contact Denise Redmond.

We will be adding four corners to the newsletter

“The Architectural Corner” to keep you abreast of approval for updates to Little Meadows homes.

“Nature residents of Little Meadow”. What do you see and have in your yard or around Little Meadows? Pets welcome!

“Tips from Cathy” We all have a lot of experience! Have you had a contractor that you were wowed with their work and customer service? Is there a tip or a hack that you can share?

“Welcome corner” New residents of Little Meadows.

Our newsletter is getting quite robust, which is great! Keep your ideas and columns coming!

I have been receiving some wonderful medical equipment that have been added to our closet! Remember this closet is for your use! Having surgery or have you had an accident and may require extra support at home. The medical equipment in the medical closet:

a hospital bed, wheelchairs, transport chairs, rollators, elevated toilet seats, commodes, shower chairs, bed pillows, bandages, ostomy supplies and several walkers.

It can be very helpful to have an extra Walker to keep in your car we have enough walkers that you can keep an extra walker.

Please keep me updated on neighbors in need...a meal train or other ways we can help.

Thanks so much for your commitment to Little Meadows!

Kathy Whittaker HOA President

Architectural committee

What Are HOA Architectural Guidelines?

For your Convenience , here are the specifics from our governing documents and best practices; power washing (homes and fences), trash cans and gas tanks should not be visible, exterior improvement require ARC review and approval, all projects must be completed within 30 days, no parking/storage of recreation vehicles or trailers, no disabled vehicles are to be parked or stored in right of way, white vinyl fences front max 3 feet, rear 6 feet and only one shed maximum 12X20 feet per lot.

Denise Redmond and Bob Francavage – Architectural Committee

What Are HOA Architectural Guidelines?

known as HOA architectural standards, architectural guidelines are rules and regulations established by a homeowner's association to govern the design, appearance, and maintenance of properties within the community. These guidelines are typically outlined in the HOA's governing documents, such as the Declaration of Covenants, Conditions, and Restrictions (CC&Rs).

The HOA architectural committee is in charge of enforcing these guidelines This committee, as authorized by the governing documents, consists of volunteer homeowners from the association. If an HOA is too small, it may not have an architectural committee. In that case, the responsibility of enforcing these rules falls on the HOA board.

Common Examples of HOA Architectural Design Rules

Architectural guidelines can vary from one association to another. The exact rules will ultimately depend on an HOA's needs, aesthetics, and rules. Here are the most common examples of homeowners' association architectural standards.

1. Approval and Compliance

An HOA will often require homeowners to submit a request before making any architectural changes to their property. The HOA board or architectural

committee will then review this request and issue either an approval or denial of the request.

The purpose of this review is to ensure that the changes coincide with the HOA's guidelines. It also allows the board or committee to determine any potential impact the change could have on neighboring properties.

2. Licensed Contractors

It is normal for an HOA to require homeowners to hire a licensed and insured contractor for any architectural changes. This helps protect both the homeowner and the association from potential liability. Additionally, it ensures that the work is completed on time and according to the agreed-upon changes.

3. Exterior Paint

Most HOA communities also highly regulate paint colors. Associations typically have a pre-approved color scheme that homeowners must adhere to. This color scheme or palette serves as a way to maintain the uniform appearance of the neighborhood. After all, a bright pink house would stick out like a sore thumb in a row of muted browns.

4. Landscaping

Homeowners' associations also normally require members to maintain their landscaping. This could mean mowing their lawns regularly, keeping trees trimmed, and bushes well-maintained. Ornaments, design fixtures, and outdoor furniture may also be covered. If a homeowner wants to start a vegetable garden, they will likely also need approval from the HOA.

5. Specific Measurements, Materials, and Design

An HOA typically has specific requirements regarding materials, design, and measurements. This applies to a wide range of things, including, but not limited to, fences, decks or patios, roofs, doors, windows, and even garages.

6. Holiday Decorations

An HOA community normally regulates holiday decorations as well. For example, an HOA may only allow homeowners to put up Halloween decorations two weeks in advance and have them remove the decorations a week later. It is also common for an HOA to prohibit offensive, noisy, or too-bright decorations.

7. Additions and Upgrades

If a homeowner wishes to install a new addition or feature, they will likely need to go through the HOA board or architectural committee. This includes additions such as a swimming pool, a shed, a detached garage, and even basketball hoops.

Be Wary of Federal, State, and Local Laws

Homeowners associations may have architectural rules but must ensure they don't conflict with federal, state, and local laws. A good example is the [OTARD Rule](#), the Over-the-Air Reception Devices Rule. According to this federal law, HOAs must not prohibit homeowners from installing a satellite dish or antenna.

Additionally, an HOA must be careful regarding requests for reasonable modifications. To avoid violating the [Fair Housing Act](#), an HOA must allow homeowners to make reasonable modifications to their properties to accommodate their disability, even if it may not align with the HOA's architectural rules.

The HOA Architectural Review Process

An HOA will often require homeowners to seek approval before making any architectural changes or improvements. While the specifics of this process can vary from one association to another, it generally follows the steps below.

1. Application and Documents

First, a homeowner must submit a completed application or a written request for architectural change. The HOA will likely ask for information about the project, such as the nature of the change, the contractor involved, and the materials to be used.

Homeowners may also need to provide a copy of the design plans and any additional documents, such as permits. The board or committee should provide homeowners with an HOA architectural review checklist to ensure they submit all the necessary requirements.

2. Review

The next part of the process is the review. According to most HOA ARC guidelines, the committee must review the application in good faith and with due diligence.

Here are the key considerations and actions involved in this step:

- Review the proposed changes
- Evaluate the effect of the changes on property values
- Determine the quality of the proposed changes
- Confirm all permits and approvals
- Consider any ongoing projects that might conflict with the request
- Assess the impact of the project on neighboring properties

3. Decision

Next comes the decision. The HOA board or architectural committee should always maintain consistency when deciding whether to approve or deny a request. The decision must align with the community's architectural guidelines. If the board or committee denies the request, it must provide a reason. This way, the requesting homeowner can make the necessary changes or submit the additional documentation required for approval.

4. Monitoring

Finally, if a request is approved, the HOA board or architectural committee should monitor the progress of the work. This is so the association can ensure that all changes conform with the approved designs and the architectural

control guidelines. It also helps ensure that the project sticks to the intended timeline.

What Happens When Owners Don't Get Approval?

When a homeowner fails to obtain approval prior to an architectural change, they risk a violation. A violation typically comes with a penalty, which is usually a dollar fine. In addition, the HOA may ask the homeowner to reverse the changes at their own expense. They must go through the proper approval process if they wish to pursue the changes again.

The Bottom Line

While they may seem too restrictive, HOA architectural guidelines serve a significant purpose. They help maintain a community's aesthetics, which, in turn, keeps property values up and the quality of living high. Potential homeowners would be wise to review an HOA's rules, including the architectural standards, before buying into the community.

Grass maintenance along roadways: Did you know that the Town of Blades maintains the streets in our Little Meadows Community, but each member shall maintain the grass all the way to the street? This month, we are sharing Article VI, found on page 12 of our Declaration of Covenants, Conditions and Restrictions (CC&Rs) for your reference. Have a question or need further clarification, please submit your request on the Suggestion and Notification Form.

Article VI

Use of Roads

All streets shown on the plot of Little Meadows are hereby dedicated to the Town of Blades. The Town of Blades shall maintain all the hard surface area only. The individual property owner shall seed and maintain the cutting of the grass along the street frontage of the home site regardless of the size of the home site or the amount of street frontage.

Explore Local:

Your Guide to Hidden Treasures Nearby
Brought to you by Bob and Cathy Francavage

This month, we are highlighting Assateague Island National Seashore. Situated just a short 8-mile drive south of Ocean City on Route 611 (Steven Decatur Highway), and only 45 miles (approximately 58 minutes) from Little Meadows, the National Seashore beckons with its dynamic barrier island landscape and diverse recreational opportunities. The iconic wild horses are easily observable and quite abundant. In April, the island tends to be peacefully serene, allowing you to enjoy its tranquil beauty with only a handful of fellow visitors. If you're seeking an escape from the hustle and bustle, a trip to Assateague is ideal. Here, you'll find nothing but the beach itself, devoid of restaurants, hotels, or stores, along with a few picturesque hiking trails. The three main trails – Life of the Marsh, Life of the Forest, and Life of the Dune – each under a mile, offer scenic vistas and natural beauty aplenty. Every visit brings the possibility of encountering something new, whether it's a herd of horses or just a few grazing peacefully. While the experience may vary with the seasons, the early spring ambiance holds a particularly enchanting allure.

Upon arrival, your first stop should be the visitor center to gather information, peruse exhibits, and catch an intriguing movie. Crossing the Verrazano Bridge, you enter the park proper. Directly ahead lies the state park, typically closed at this time of year. A right turn leads you into the national seashore, where a \$25 entrance fee (valid for 7 days, covering all occupants of your vehicle) is required. For visitors aged 62 or older, a Senior Annual Pass priced at \$20 grants access to all US National Parks for the year. Alternatively, the Lifetime Senior Pass, priced at \$80, offers unlimited access to all US national parks indefinitely. Veterans can obtain a complimentary lifetime military pass by presenting qualifying documentation such as a DD-214, Veteran health card, Veteran ID card, or a state-issued driver's license with a Veterans designation. All passes are conveniently available for purchase at the park entrance.

During the summer months, Assateague's beaches offer a quieter alternative to the more popular tourist destinations like Ocean City, Bethany, Dewey, and Rehoboth. On the bay side, kayak, paddle board, and canoe rentals are available, or you can bring your own watercraft. Learn about Assateague's natural and cultural history aboard your own kayak or rent a tandem kayak with a friend! The bay's calm waters, typically only 2 to 3 feet deep except in the boat channel, provide a safe environment for water activities and exploration. It's an excellent opportunity to try something new in a stunning natural setting. Assateague Island National Seashore has undoubtedly earned its place as one of our favorite destinations. If you've never experienced it, the journey is well worth it.

From the Home
By Susan Seltzer

Whew, it is very warm today! Summer holiday weekends remind me of fellowship with friends and family members, cornhole and horseshoes, crazy traffic, and yummy food. This month in From The Home, I am sharing a recipe for Grape Salad. This is a light and refreshing treat that is so easy to make for a big picnic, or a smaller cookout at home. I made this for the Little Meadows picnic last summer and it was a hit.

Grape Salad

2lbs green grapes
2 lbs red grapes
8 oz cream cheese
8 oz vanilla Greek yogurt
dash of cinnamon
Topping
1 cup brown sugar
1 cup cashews

Cream together yogurt and cream cheese, add cinnamon, and then coat grapes. make a quick topping of 1cup brown sugar and 1 cup chopped cashews and spread over top of grape mixture.

I hope you all enjoy this delicious dessert salad and we'll check in again next month From The Home!

Respectfully submitted by Susan Seltzer.

I made this Grape Salad, and It Is awesome a real winner! Try It! Kathy

Hot tips by Cathy Coggianno

The last couple of months have been very hectic for my sister, Judy and I, needless to say. Recovering from the flooded rooms and now getting ready to put the house on the market; I've been networking all over Delaware trying to hire some people to help me, to no avail. Until last week! "Seniors Helping Seniors" recommended Stacy Himler Owner of Caring Transitions. Her company is dedicated to helping seniors relocate, downsize, and set-up online Auctions. With free in-home consultation I felt the stress just drain away! On Thursday she and a helper took care of the Living and dining rooms cleared the boxes, stacked the garage and took away the corrugated and donations.

In 3 1/2 hours she got me ready for the furniture to be delivered on Friday for staging. I was amazed! I was able to downsize, Almost painlessly. They also pack and will meet your movers at your new location. They will unpack and organize your kitchen and bath put everything where it belongs and if they are not finished, they will return the following day and even hang your Pictures! They even remove all corrugated which they recycle. They are just terrific! A copy of their brochure follows.

I also have a recommendation for appliance repair and maintenance. O'Neil Appliance Repair LLC, Donovan O'Neil 443-571-7174 services Millsboro and surrounding areas. Basic dryer yearly cleaning service includes blow-out, take Dryer apart and clean, also, clean air duct to the outside. The price for this basic service is \$225.00 however, I negotiated A special price for Little Meadows of \$165.00. Good Deal for safety and peace of mind.

I have one item that I'm looking to sell, a recliner/lift chair that was given to my husband shortly before he passed. He only used it 2 times and it's like new. His children bought it at Johnny Janosik for \$2,000.00. It lifts a person to aid in standing, reclines, has heat and massage. The fabric is easy clean, liquids just bead up on it. It's very comfortable and I don't have room for it in my new place. Best Offer takes it. My phone number is 302-362-0598.



I was thinking that it would be great if we could find someone to take over this column after I move. We all network. And it would be Great if we could pass along to our neighbors our finds and tips. Eventually, if we get enough recommendations we could start our own

Guide and charge companies for appearing in the publication. Something to think about.



We make it easy.

Take what fits, we'll figure out the rest!

The Caring Transitions Difference

Total Solutions Provider: Senior move management, downsizing/rightsizing, full or partial liquidations and estates sales.

CRTS Certified: A professional accreditation mark of ethics and excellence in the field of relocation and move management.

Screened, Bonded & Insured: Our employees are held to the highest standards and maintain on-going education requirements.

200+ locations strong

Nationwide Network: The Nation's largest professional resource for relocation and the resale of household goods services.



Our Promise is Simple

Our fully-insured bonded and trustworthy employees will take you from feeling overwhelmed to a stress-free experience.

Stop Stressing and Call Today!

Stacey Himler
Office: (302) 648-5552
Mobile: (302) 604-8689
www.caringtransitionsouthdelaware.com
Shimler@CaringTransitions.com


www.crtscertification.com

All Caring Transitions locations are independently owned and locally operated. Each owner has earned the Certified Relocation and Transition Specialist (CRTS) designation, the most rigorous industry credential awarded in the fields of senior relocation and move management. All employees are background screened, bonded and insured.
Copyright © 2017 Caring Transitions®. All rights reserved. | CT0817TF



Stacey L. Himler
Owner

Mobile: (302) 604-8689 | Office: 302-648-5552
shimler@caringtransitions.com

Where to start? Right here.

  

RELOCATION DOWNSIZING ESTATE SALES


Senior Relocation • Downsizing • Estate Sales

A Total Solution

Call for your **FREE** in-home consultation!

Created with Scanner Pro

Nature Residents of Little Meadows





Birthday Wishes for June
3rd. Keith Redmond
8th Pamela Gallamore
15th Linda Parrish
26th Nancy Ruland

Thank you for making Little Meadows a great place to call home!
