

Orchard Hill Home Owners Association  
Informational Meeting  
May 12, 2009

Meeting called to order at 7:10 pm. Due to low attendance the meeting became an informational meeting only.

The following items were discussed:

- By-laws will be changed for the number of home owners that will make a quorum which is not in accordance with Delaware law today. This will make it easier to have meetings as the quorum is lower than our present by-laws. Delaware law states 20% of home owners must attend versus majority of homeowners.
- 33 Homeowners or 19% of the community have not paid dues. The Board will attach a lien on any non payments. There must be a lien attached for every year of nonpayment.
- Architectural Committee Update -Ken Fearn (Chairman)
  - One submission was approved by the committee.
  - When submitting to the Architectural Committee the following will make the submission easier for the committee to review:
    - What are the materials being used.
    - Description of what is being done.
    - Attach a phone number with the address
    - Type of pavers and colors if applicable
    - Size of deck and/or patios
  - Issue was raised of shed that was approved for an 8' x 10' but was built larger then size approved. The Board commented that there are larger sheds on other lots and they will have to go after all lots. The Board also stated if they go after one issue must go to all lots and make a issue out of all lots non inclusive. The question was raised what the HOA is doing if they can't do anything unless they go to all lots.
  - There was also discussion on sending out letter on violations and follow up with City on measuring sheds.
- New Business- Suggestion was made to propose vote by members on what to do to enforce rules and assessments that may be needed.
- Rules Committee- Frank Dula (Chairman)
  - The Home owners were asked to review rules and determine if they have violations and correct them.
  - 30 days will be given to correct and then a letter will be sent to each home that has a violation.

- Most violations are garbage cans being in the front or side of the house. Garbage cans can be on the side if they are enclosed. This is a Milford City ordinance that garbage cans may not be in the front of the house.
- Any enclosures of garbage cans must be submitted to the Architectural Committee before work can be done
- Beautification Committee-Camille Croteau (Chairwoman)
  - The Committee reported they have cleaned up the common grounds, the ponds and the front entrance.
- Updates to the Community by the Board:
  - Grass on the common ground is being mowed by the company hired by the HOA
  - The vacant lots that are still owned by Croll are being cut by them.
  - Bids on the common grounds ponds were received (3) and the Board has hired one to take care of the ponds.
  - LaCrosse homes have had their grass mowed and will be maintained by LaCrosse.
  - The frequency on cutting the common area will be every 2 weeks unless needed sooner.
  - If the other areas grow over 6" and Croll has not mowed it will be reported to the City of Milford
  - The Milford City Hall phone number will be added to the web site for anyone that would like to call.
  - The roads are still owned by Croll-paperwork has not be submitted to the City of Milford. The City is working with the HOA Board on this issue.
  - Dirt Pile on West Green Lane and the Construction Trailer
    - Can request to move the trailer if no construction for more than one year. Once that time has been reached the Board will ask the City to have LaCrosse move the trailer.
    - The city of Milford can't force Croll to move the dirt pile. They are requesting them to level the dirt pile.
  - A question was asked by the audience on the house on Iroquis that was foreclosed and sold and how the new owners will know about the HOA. The lawyers will do a search and find that there is an HOA in Orchard Hill.
  - A question was also raised on code enforcement on rentals and if the Covenants can be changed on the rules regarding rentals. No follow up action at this time.
  - Web Site: Updates have been done up to this time by the Webmaster. The President and Treasurer of the Board will now be able to update the web site which will include Phone numbers, the P.O. Box number and will have dates posted on the Calendar.

- Real Estate Signs-The model home and other homes in the community owned by LaCrosse are now being sold by ERA and Darrin Simpson. LaCrosse plans to continue to build homes in the community.
- Question was raised on the foreclosed home that have grass over 6". The Board recommended calling the City of Milford to let them know
- It was recommended by someone in the audience that Homeowners be aware of Methane leaks that might occur and to purchase Methane detectors. This information will be added to the Web Site as Community information.
- There were no lights at the front entrance for 3 weeks due to the bill not being paid by LaCrosse. They owned the meter and it was in arrears for 2008. They have since paid and the city is turning the meter over to the HOA.
- Lou Waldorf was nominated to be a member at large to the Board for Orchard Hill.

The meeting was adjourned at 8:35 pm. A notification will go out when the next meeting is scheduled.

Submitted by:

Peggy Reilly