

# THORNWOOD NEWS



**COMMUNITY NEWSLETTER: Winter 2007**

[www.neighborhoodlink.com/newark-de/thornwood](http://www.neighborhoodlink.com/newark-de/thornwood)

## **Welcome New Homeowners**

All new homeowners should receive a welcome letter. If you have not, please contact Becky Minner at 832-9119.

## **Countryside Nursery Reward**

Thank you for mentioning Thornwood when purchasing your items at Countryside. We received \$250 worth of free plants this past October and will use this money to assist with Four Season's Parkway tree replacements in the spring this year. We plan to participate in their "Green-up" program again this spring, so keep on mentioning our development.

## **Thornwood Board (TMA) News**

A special thanks goes to Carol Lopes who, after many years of service to our community, has resigned. Also, a special thanks goes to Rick Ficarra for stepping up when our community needed an additional board member. He was appointed and voted in as the new treasurer. Additionally, a special thanks goes out to our new webmaster, Dave Stokes. Check it out at: [www.neighborhoodlink.com/newark-de/thornwood](http://www.neighborhoodlink.com/newark-de/thornwood). The web site contains sections including a Board Activities page, local school and sports information, community government information, as well as many links. If you find anything you would like added, feel free to contact the new webmaster or any board member.

## **Neighborhood Reminders**

Our development has a lot of homeowners who take walks, both with and without pets. Two issues have recently been expressed to the board:

- Several sidewalks within our development are getting narrower due to grass growth. Please remember the sidewalk around your home is yours to maintain, and that should include the proper edging.
- Pets doing their business should be cleaned up by the owner walking their animal. Even though some need coaxing, please be as diplomatic as you can when discussing this issue. We are a neighborhood, and we would like to see it remain friendly.

## **Snow Removal**

It is the homeowner's responsibility to clear the sidewalks in the front, back, and side of their

properties after a snowfall. This is especially important for those homeowners whose property abuts Four Seasons Parkway. Clearing the sidewalk is not only a neighborly thing to do, but also is your civil responsibility. Many people walk to school or to the bus stop each day. If someone gets injured on your property, you are civilly liable. TMA ensures the sidewalk on Thornwood's private open-space (playground) is cleared.

## **Deed Restrictions**

Enforcement of deed restrictions is a necessity and function of the Homeowners association. Each year, the board (TMA) spends your money, and valuable time and resources, on community compliance. Homeowners can assist the community in controlling these costs by:

- 1) Being aware of all deed restrictions and honoring each of them
- 2) Prompt acknowledgement & correction when you are notified of a violation
- 3) Permanently rectify each occurrence, e.g. Don't make the board send you a letter each year because you want to leave your boat in your yard for two weeks
- 4) Call immediately if you have a question or concern, do not wait for a second letter.

Recognize we would much rather focus on positive enhancements to our development. We act only to preserve the integrity and property values of the community each of you has invested in, and where you have chosen to reside. Copies of the deed restrictions may be requested through Becky Minner.

## **Trash Receptacles**

There are many homeowners that have been leaving their trash cans in front of their garages. Please remember they must be stored either in your garage or in other ways hidden from view.

Thornwood's deed restrictions state:

*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. Each owner or occupant shall take all reasonable steps to prevent his garbage and refuse from omitting odors sufficient reasonably to annoy any other occupant or owner.*



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## **Architectural Control Reminder**

Prior to constructing/maintaining any exterior improvements, plans must be submitted to the Architectural Control Committee (ACC) for consideration. Upon approval of your plans, you will receive a letter from the ACC for your files.

Please submit all future plans in writing to the Architectural Control Committee (c/o Becky Minner, PO Box 75, Kirkwood, DE 19708-0075). Please be aware it is your responsibility to obtain building permits and county approval, if necessary.

Thornwood Deed Restrictions state:

*No building, shed, fence, wall, retaining wall, pond, post, cover, swimming pool, or other construction shall be commenced, erected or maintained upon any lot nor shall any exterior addition to, or change, or alteration thereof including but not limited to exterior façade color change and or change in grade or drainage be made until the plans and specifications showing the nature, kind, shape, color, height, materials and proposed location of same shall have been submitted to and approved in writing by Declarant (i.e. TMA's ACC). In granting or withholding any such approval, Declarant shall consider whether such request is in harmony with respect to design and location to surrounding structures and topography.*

*In any event, no such swimming pool or swimming pool fence shall be constructed or maintained upon any lot until plans for the same have been approved by Declarant, its successors and assigns.*

## **Mail Delivery**

In order to ensure uninterrupted mail delivery, it is necessary for homeowners to keep their mailbox area clear so that the mail carrier can reach it without getting out of his truck. Keep the area clear of snow, cars (at least one car length), and any other obstructions, such as basketball hoops, ramps, etc.

## **Important Contact Information**

### **Property Management Firm:**

Becky Minner  
PO Box 75 Kirkwood DE 19708-0075  
(Tel: 832-9119; Fax: 832-9579)

### **Board of Directors:**

President: Scott Simmons (731-0484)  
VP (Architectural Control): Dave Clark (456-3621)  
Treasurer: Rick Ficarra (456-1772)  
Secretary: Rick Palma (738-6524)

### **Area Representatives:**

Area 1: Oakview/Clover Mill - Kathy Swain (455-9079)  
Area 2: Hazelwood/OBP – Carl Dickert (738-7346)  
Area 3: Thistleberry Drive - John Vitalo (292-2199)  
Area 4: Charles Pointe - Dana Mihalko (738-2241)  
Area 5: Briarcliffe - Patty Masten (731-0359)  
Area 6: Alanrose /Spur Ridge - Helen Ficarra (456-1772)

### **Street light outages:**

Delmarva: 454-0300

### **County code violations:**

New Castle County: 395-5555

