

August 6, 2025

Subject: Community Updates and Announcements

Dear Clear Creek Homeowners,

We hope this message finds you well. The purpose of this letter is to keep you informed about important community updates, upcoming events, and general neighborhood matters.

1. Community Events and Communication

We are working on enhancing communication and community engagement, please join us:

Clear Creek Community Event
Date: Sunday August 31, 2025 at 4 PM
Location: Canonero and Dearborn (Bunny's Park).

Annual Maintenance Dues status.

Thank you to everyone who has submitted their annual dues. Friendly reminder letters will be mailed to those with outstanding balances.

These dues are essential to support the upkeep and maintenance of our shared community spaces. We appreciate your timely attention and continued support.

Annual Budget Summary.

Based on current annual dues, **estimated revenue** for the year is approximately **\$20,000**. **Projected annual expenditures** range from **\$13,000 to \$16,000**, depending on variable seasonal costs.

Key expense categories include:

- **Landscaping Services** (weekly grass cutting and entrance maintenance): **\$11,500**
- **Snow Removal:** Estimated between **\$1,500 and \$4,000**, depending on weather conditions
- **General Liability Insurance:** **\$1,200** (50% reduced rate from prior years)
- **Taxes:** Approximately **\$500**
- **Miscellaneous Expenses:** Estimated between **\$500 and \$1,000**

The largest portion of our annual expenses goes toward landscaping services, with additional significant costs related to snow removal—depending on weather conditions—and insurance. As a Board, we are always mindful of our budget and have made efforts to reduce costs where

possible. If any members have suggestions or can assist in sourcing competitive pricing for these services, we would truly welcome your input and support.

Ballot Board Election:

As of the date of this letter, we have not received any additional interest from residents wishing to run in the upcoming Board election. As it stands, the current Board members will be listed on the ballot for the next term.

If you are interested in being added to the ballot, please email us and we will be happy to include your name.

Annual Meeting:

Monday, October 6 at 7:00 P.M. at Christ the Cornerstone Church,
located on Route 896

2. Street Paving and Pothole Repairs

We are aware of several pothole concerns throughout the neighborhood and have been in contact with the appropriate agencies. A full evaluation is underway, and **major street repaving is scheduled for 2026**. As of now, Clear Creek Drive is the only street scheduled to be paved. We are working to advocate the County to consider covering other streets in our community.

3. Landscaping Services – Papiro’s Lawn & Landscaping

We appreciate your feedback regarding the performance of Papiro Landscaping. While many residents are pleased with the service, we have also received constructive input on areas for improvement, specially the entrance area. We are currently working with the company to address specific concerns and enhance the overall appearance and consistency of landscape maintenance throughout the community.

If anyone have suggestions in improving the front Entrance Area, please send your comments to **info@clearcreekma.com** so we can ensure your voice is heard and we will consider your suggestions in the annual meeting.

4. Deed Restriction Summary

To help all homeowners better access and understand the Clear Creek deed restrictions, we have taken the initiative to type up a clear and readable version of the full document. Below, you will also find a summary of the key restrictions for your convenience. These rules are in place to protect the character, appearance, and property values of our community. We respectfully ask that all residents review and adhere to these guidelines. If you have any questions, please reach out to the Association for clarification.

Property Use and Appearance

- Homes must be used only for single-family residential living.
- No businesses, commercial activity, or industrial uses are allowed on your lot.

Architectural Changes

- You must get written approval from the Association before making any exterior changes to your property (e.g., additions, fences, pools, paint colors).
- No above-ground pools are allowed. In-ground pools must follow specific fencing rules.
- Fences must be post-and-rail (maximum 4 feet high) unless it's a small privacy fence (maximum 6 feet, 500 sq. ft.).

Yard and Landscaping

- Trees over 8 inches in diameter may not be removed without written approval.
- Vegetable gardens are only allowed in backyards and must be screened if on a corner lot.
- Lawns, shrubs, sidewalks, and drainage areas must be maintained regularly.

Vehicles and Parking

- To help keep our community safe and accessible, we kindly encourage all residents to park in their driveways whenever possible and avoid parking on the street. This is especially important to ensure school buses can pass through without obstruction and to help reduce traffic congestion during busy hours. Your cooperation makes a big difference for everyone—thank you!
- Commercial vehicles, trailers, RVs, boats, and disabled vehicles may not be permanently parked outside.
- Please refer to Title 21, Section 4512 of the Delaware Code for guidelines regarding the parking of oversized motor vehicles and trailers in New Castle County.

Trash and Storage

- Trash bins must be kept out of sight except on collection days.
- No permanent clotheslines. Portable clotheslines may be used during the day only.

Home Appearance

- All windows must show white or off-white fabric or similar neutral colors.
- Ornaments like statues, bird baths, or animal figures are not allowed if visible from the street (except for temporary holiday decorations and flags).

Other Rules

- No outside antennas or large satellite dishes except for normal TV antenna.
- No signs are allowed on your lot, except for one standard “FOR SALE” real estate sign.
- You may be required to move mailboxes or decorations from public right-of-way if asked.
- Only typical household pets are allowed.
- No businesses, factories, or any dangerous or offensive are allowed on the property.
- Keep your yard tidy, fix your sidewalks, and maintain drainage areas to prevent water problems.

Please be reminded that these guidelines are not arbitrary—they are based on the deed restrictions that were formally established and recorded with the county. These restrictions are in place to help maintain the appearance, safety, and overall quality of our community. We appreciate your continued cooperation in adhering to them.

By following these rules, we all help maintain a beautiful, safe, and enjoyable community. For full details or if you’re planning any changes to your property, please visit clearcreekma.com or contact us at info@clearcreekma.com.

We appreciate your attention to these updates and your ongoing support in keeping Clear Creek a safe, well-maintained, and vibrant place to live. Should you have any questions, concerns, or suggestions, please don’t hesitate to reach out.

Thank you for being a valued member of our community.

Sincerely,

Board of Directors

Clear Creek Maintenance Association

info@clearcreekma.com

<https://clearcreekma.com>