



Clear Creek Maintenance Association (CCMA)
P.O. Box 1472
Bear, DE 19701

April 4, 2024

Dear Homeowners,

As a follow up to our annual meeting, held in October 2023, please review the following agenda items that were discussed:

- Your 2023/2024 board members are:
 - **CCMA President** – Joe Farrell
 - **CCMA Vice President** – Viet Nguyen
 - **CCMA Treasurer** – Edilene Janotti
 - **CCMA Secretary** – Sailaja Pulu
 - **CCMA Head of Architecture** – Dana White

Clear Creek Maintenance Association dues are \$150, billed annually. (Due 4/30/2024) Payment is made to New Castle County and ***not*** to Clear Creek Homeowners Association. Please note that homeowners who have delinquent CCMA dues, late fees, or interest outstanding will be billed for all costs incurred by the CCMA to collect delinquent amounts, if the account is sent to collection.

We now have a WEBSITE: <https://clearcreekma.com/>

Clear Creek at Lexington Farms is a deed restricted community. As our community gets older, it is important that we all do our part to maintain our property values and follow the established deed restrictions. These restrictions are in place as a common agreement within our community and must be abided by all. If you would like a full list of deed restrictions, please email at the new email: info@clearcreekma.com and a digital copy will be sent to you, or you can also view it at our website: <https://clearcreekma.com/>

The current board members are planning to stay another year, but if any member is inclined to be part of the board, please act now and provide your name for our next “ballot” in October 2024.

If you received a letter to act, and you did it, we like to thank you.

We would like to have the participation of all members in keeping our properties in the best shape possible. Please avoid having damaged/or inactive things in front of the

house. We will start to send letters to have things fixed. Do not keep your trash containers in front of the house, except on the day of collection.
Basket hoops, if not in use or safely installed, please remove them.
Our streets must remain clear, please use your driveway to park, do not park in the curb. Avoid noise in common areas.

No overnight street parking, based on our restrictions.

NO COMMERCIAL VEHICLE PARKING AT ALL TIME.

Please review the most common violations listed below. If applicable, please self-correct as necessary. Action may be taken if violations persist.

- **Prohibited vehicles:** Commercial vehicles, trailers, recreational vehicles, and boats are prohibited from being permanently parked in driveways or on streets.
- **Ornaments:** No statues, sculptures, painted trees, water fountain, or bird baths may be placed on any lot where such object is visible from the street.
- **Architectural control:** No building, shed, fence, wall, retaining wall, pond, pool (above ground pools are prohibited), or exterior addition or alterations should be commenced without the approval of the Architectural info@clearcreekma.com with Architectural Review in the subject line.

As a courtesy to your neighbors, and to avoid other deed restriction violations, please...

- Keep yards mowed and tidy - remove grass clippings from streets and roadways
- Keep bushes and flowers trimmed and tidy
- Keep front yards clean - remove unused bags of mulch, stones, dirt, trash, and debris, etc.
- Remove equipment such as lawnmowers, etc. from front yards
- Power wash mildew, algae, etc. from property
- Keep backyards clean and maintained - no debris, blow up or plastic toys, plastic pools, etc.
- Park in your driveway. Parked cars and trucks on streets reduce traffic flow, and it is a risk especially for school buses.

We hope you understand and recognize the importance of following the Clear Creek Maintenance Association deed restrictions to maintain property values. Thank you in advance for your understanding and your help in keeping our community looking, feeling, and being its best.

Please direct all questions or concerns to info@clearcreekma.com or write to us at **CCMA, P.O. Box 1472, Bear, DE 19701.**

Best Regards,

Clear Creek Maintenance Association Board Members

