



August 28, 2024

Dear Clear Creek Homeowners,

The purpose of this letter is to update you on a few important items regarding our community and the upcoming events.

- Our annual CCMA meeting will be held at the Christ the Cornerstone Church on Route 896 on Saturday October 5, 2024, at 7 p.m.
 - The meeting agenda will be as follows:
 1. Budget/Dues proposal.
 2. Violations
 3. Board members voting
 4. Annual dues
 5. Questions & Answers
- We would like to hear from our local home improvement professionals, please email us at info@clearcreekma.com if you wish to be part of our website.

Please review your deed restrictions and self-correct as required. If you are in violation of a deed restrictions, a violation letter will be sent to you for self-remediation.

Deed restrictions key notes:

- Keep in mind this is a deed restricted community - the deed restrictions must be upheld by all property owners. Our deed can be viewed on our website.
- New homeowners and sellers, please email us to update New Castle County for HOA billing purposes.
- Please keep in mind that the roads in the development are narrow and street parking is temporary only. When possible, parking should be on your driveway pavement. School buses traveling through our streets require a wider area for turns and maneuvers.
- BEFORE you begin any remodeling at your property, please consult the Architectural Committee for approval to avoid conflict with the deed restrictions.
- SAFETY FIRST: keep that in mind, especially in common areas, neighbors have noticed children riding motorized bicycles and toys without proper helmets. Please also be considerate to your neighbors regarding noising and time of operation.
- Mailboxes: Please examine and where necessary, improve the appearance of your mailbox. Neat, attractive mailboxes make signification contribution to the appearance of our streets and our community.

We have received several deed restriction violation complaints and must act on them if they are not self-corrected immediately. Here are some of the common violations:

- **Commercial Vehicles/work trucks** are prohibited from overnight parking in the development, this includes streets and driveways.
- **Trailers** are prohibited from being parked in driveways or on streets.
- **Above-ground pools** are prohibited.
- **Ornaments** are prohibited from being in the front yards. Exception are made for temporary Halloween/Christmas decorations.

As a Courtesy to Your Neighbors

- Keep yards mowed and tidy - remove grass clippings from streets and roadways.
- Keep bushes/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.

We hope you understand and recognize the importance of following the Clear Creek Maintenance Association deed restrictions to keep property value and enjoy quality of life within our community. This is your community, get involved. For future questions or concerns, please email or write to us at **CCMA, P.O. Box 1472, Bear, DE 19701.**

Best Regards,

Clear Creek Maintenance Association Board Members

www.clearcreekma.com

info@clearcreekma.com

President: Joe Farrell

Vice President: Viet Nguyen

Treasurer: Edilene Janotti

Secretary: Sailaja Polu

Head of Architecture: Dana White