

Stenning Woods Maintenance Association

Ralph LoPilato, President



December 12, 2018

Greetings Stenning Woods Neighbors!

This is my first message to residents of Stenning Woods as President of Stenning Woods Maintenance Association (SWMA). I have lived in Stenning Woods at 511 Stenning Drive for more than 27 years with my wife, Charlotte. We raised our two children here and we have always had a role in making Stenning Woods a great place to live. I look forward to working with you to maintain and improve our neighborhood. My first message addresses our architectural review process.

Stenning Woods Architectural Review Committee Approval Process

The SWMA Deed Restrictions require residents to obtain approval from the Architectural Review Committee (ARC) for ANY exterior change, addition or replacement before that work can begin.

Any item that is just being repaired does not require approval. Replacing a piece of broken window or glass pane, window insert, fixing a garage door section or motor, reattaching siding that came loose or fell off, replacing a missing post, wire, rail on a fence, damaged or missing fascia or trim does not require ARC approval provided the same materials are used to repair existing items.

Changing or replacing doors, windows, siding, roofing, gutters, exterior walls, garage doors, walkways, steps, front landings, decks, driveways or adding solar panels etc., changing of paint colors to above items on the exterior does require the submission of an ARC request, review and disposition before ANY work can begin.

The Architectural Review Committee requires 30 days to respond to a completed request. This allows enough time for internal discussion, vacation, holidays and possible adjustments to a design. Generally, if the ARC request is complete and straightforward, we respond within two weeks.

Stenning Woods is a Deed Restricted Community and we follow the deed restrictions that were put in place by the original developer and Chapter 7 of New Castle County Property Maintenance Codes, revised 3/24/2008. These deed restrictions and codes are meant to maintain home values and present a consistent positive look of the development to potential new residents. Our deed restrictions have been in place for 30 years and they are in the process of being updated to reflect changes that have taken place in developments such as ours. You will receive the proposed Deed Restrictions within the next month and you will have the opportunity to approve each of the changes.

Lastly, one of my primary roles as President will be to ensure that residents are aware of our deed restrictions and by-laws, new residents receive these documents, sign off that they have reviewed and agree to the deed restrictions and by-laws and proactively address the residents who are not following the ARC process. This will be accomplished through letters from our property management partner A2Z with possible legal action. We hope that legal action will not be necessary; however, compliance to our Deed Restrictions will ensure that we maintain the highest standards possible and protect our home values.

If you have any questions regarding the process, you can contact any of the below ARC members.

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