



January 2019

Greetings Stenning Woods Neighbors and Happy New Year to you and your families!

In the next few months we will be holding our annual meeting and there is a topic that I want to address before the meeting. It has to do with raising the yearly assessment that is used for open space maintenance, lawn care and snow removal. For the past several years our assessment has been set at \$190.00 with a \$25.00 early payment discount, effectively making our assessment \$165.00 a year, (if you paid early).

We propose changing the annual assessment to \$225.00 with a \$25.00 early payment discount, if your payment is postmarked no later than the early discount due date. That would make the effective assessment \$200.00/Yr.

This is a \$35.00 increase and the reasons for the changes are:

1. The assessment has not increased in 3 years while our costs have continued to increase.
2. Our development is categorized as mature and we are having more issues with trees in the open areas that need work such as trimming and even removal due to storm damage.
3. As stated in number 1, costs from our providers for open space maintenance, lawn care and snow removal have increased.
4. Both the State of Delaware and New Castle County continue to cut back on funding available for developments based on their own budget challenges, such as snow reimbursement and for our stormwater basins which require more periodic maintenance because of their age.
5. Developments that are closer to our age (>30 years old) and size (180 homes) have assessments on average of \$300/year.

The Stenning Woods Board has always been cost conscious and maintaining a very strict budget, all while closely watching expenditures. Our providers have worked with us to creatively keep costs as low as possible, but we are at the point where reasonable price increases are necessary.

Further, the board has held off doing some much needed maintenance work in the open areas but it is clear that these areas need attention both from safety perspectives and to provide a better look overall for our community.

You will have two options to vote on the increase. The first by is by proxy which you will receive in enough time before the annual meeting or if you attend the meeting in person. We ask for your support and vote in favor of this necessary increase so that we can continue to maintain a positive look for our development as homeowners and in order to preserve and maintain our collective property values for those seeking to purchase a home in Stenning Woods.

Thank you,

Ralph Lopiano, President & Chip Fody, Treasurer  
Stenning Woods Board