

President's Update

I hope everyone is enjoying this incredibly hot and humid summer. I want to take this opportunity to share several updates with you.

As a reminder, the annual assessment of \$250.00 was approved at the Annual Meeting for the 2010-2011 FY. The increase was necessary to replace some of the Capital Reserve account monies that were used to help get us thru the unusual snow amounts that impacted our community this past winter. The Board takes seriously its responsibility for the community and the funds under management, especially when those funds need to be rebuilt so that we can again be prepared for unexpected events – whenever they may occur. We appreciate everyone's understanding for the need to replenish most of the Capital Reserve account and for prompt payment of the assessment.

The Board has been working on several initiatives to help improve Limestone Hills. First, directors in each cluster have performed a visual inventory of the busted and eroding curbs and the potholes thru our community. A request has been submitted, seeking direct involvement from the three state representatives and the one state senator that represent Limestone Hills, to get these repaired. In addition, we have requested their assistance in having DelDOT provide a comprehensive review of the state's 14 miles of roads thru the Limestone Hills community.

In a second initiative, a few members from each of the Berkshire Townhouse, Berkshire Condos, Stoney Batter Condos and Limestone Hills Maintenance Corp. boards met to discuss ways that we could leverage 1,700 homes in hopes of providing lower prices for particular products/services (e.g., recycling and trash pickup, phone/internet/cable, lawn mowing and/or treatment, etc.). We call this the "Economies of Scale" initiative. A few of us are reaching out to businesses to assess whether there is interest. Obviously, this initiative has the potential to help residents save money and we think that's a good thing. We look forward to providing you with more details as soon as additional information is available.

A third initiative the Board has implemented addresses the "No Solicitation" policy of our Deed Restrictions, which seem to be constantly violated by local businesses. A director from each cluster has volunteered to notify a business when it violates our "No Solicitation" policy. The business will be encouraged to purchase an ad in this newsletter and advised that further violations will result in prompt reporting to local authorities for enforcement and possible prosecution.



Further, a communication will be made to the LHMC residents when the business is a repeat offender.

Always be cautious when a stranger knocks on your door. If someone offers products or services – ask them to leave the informational brochure and contact information on the doorstep. If possible document their name, description, and car's license plate. Provide all this information and the brochure to the appropriate director listed below for action:

<u>Cluster</u>	<u>Director</u>
East & Vincent Lane	Nancy Goyda
North	Paul Kline
North Pointe	Claire Davidson
West	Colin Patrick

We can also contact local authorities to report the violation – and that is helpful because it puts the police on immediate notice. In these instances, please call the non-emergency number for NCCo Police Dept: 302-573-2800. Only when we join together can we ensure enforcement of this policy.

Lastly, I want to share specifics about two special committees that were appointed following the Annual Meeting in June. The Special Committee on By-Laws was created for the purpose of reviewing and proposing updates to the 1991 version. This Special Committee is comprised of the executive officers of the LHMC Board and any other directors desiring to participate in the review. Substantive changes to the bylaws will be summarized and distributed in advance of the 2011 Annual Meeting.

The Special Committee on Solar Panels was established to research and compile a list of solar energy opportunities for the variety of LHMC homes. The list is to include pros and cons for each option. The report of the Special Committee is expected to be received no later than the Board meeting scheduled for January 2011. Approximately one dozen residents have stepped up to participate on this Special Committee and their involvement is greatly appreciated!

I look forward to providing you with updates on these and other efforts in the next issue of the *Hi-Lites*. Until then, I hope you and your family enjoy the remainder of the summer in the coolest and most relaxing ways possible.

Best regards,
Alan L. Gardner
President



LIMESTONE HILLS MAINTENANCE CORPORATION

P. O. Box 956, Hockessin, Delaware, 19707
Web Site Address: www.limestonehills.com
2010 – 2011

Composite Board of Directors

Officers

President: Alan Gardner – 740-2942
Vice-president: Paul Kline - 234-0316
Treasurer: Jack Hilaman – 254-0100 x 233
Secretary: Nancy Goyda – 235-7112

NORTH – CLUSTER A

(Entrance on Stoney Batter Rd.)
Jack Hilaman – 254-0100 x 233
Brian Moore – 290-9448
Paul Kline – 234-0316

EAST – CLUSTER B

(Entrance - Shops at L.H.)
Michele Lonsdale –234-7680
Nancy Goyda – 235-7112
Alan Gardner – 740-2942

NORTH POINTE – CLUSTER C

(Entrance on Stoney Batter Rd.)
Florence Graham – 234-4559
Claire Davidson - 234-0947
Fred Naspo – 235-1622

WEST – CLUSTER D

(Opposite Shops at L.H.)
Bruce Bennett – 695-1754
Colin Patrick - 239-4747
Linda DiCampli – 234-1421

VINCENT LANE – CLUSTER E

(Limestone Rd. just north of Rt. 72)
Open

STANDING COMMITTEES

**ARCHITECTURAL REVIEW
DEED RESTRICTIONS**

Tom Cahill –234-7710
tcahill@bccommunities.org
Jack Hilaman - 254-0100 x 233
Paul Kline – 234-0316
Gary Place – 235-2890

GROUNDS COMMITTEE

A – North – Paul Kline – 234-0316
B – East –
C – North Pointe – Claire Davidson – 234-0947
D – West – Bruce Bennett – 695-1754
E – Vincent Lane

WEB SITE

Denise Baroski
webmaster@limestonehills.com

NEWSLETTER

Liz Baroski – 239-2263
ebaroski@comcast.net

WELCOME COMMITTEE

Roberta Gallion – 234-3340

RECREATION COMMITTEE

Jen Teal – Lynn Correll
recreation@limestonehills.com

For questions, information, emergencies, please contact Tom Cahill, BC Communities, Inc. 234-7710

Board meetings are normally held the second Tuesday of January, April, July, and October.

CONDOMINIUM BOARD OFFICERS

Berkshire

President: Catherine Stathakis
Vice-president - Ceci Bieski
Treasurer – David Hall
Secretary – Debbie Sarver
Property Manager – Emory Hill
Maria Simon – 322-9500

Berkshire Town Homes

President - Michele Lonsdale - 234-7680
Treasurer – Bhanu Gunturi
Board Member – Steve Capano
Property Manager – BC Communities, Inc.
Frank O'Brien – 234-7710

Stoney Batter

President – Roger Pool - 239-7578
Vice-president – Sam Graham – 239-2066
Treasurer – Bob Johnson – 239-9414
Secretary – Don Jardine –235-8158
Property Manager - Wentworth
Kay Keller – 998-2115

For non-emergency community matters, please call New Castle County police at 573-2800



LIMESTONE HILLS MAINTENANCE CORPORATION

A meeting of the Board of Directors of the Limestone Hills Maintenance Corporation was held on June 1, 2010.

In attendance: Florence Graham, Claire Davidson, Colin Patrick, Jack Hilaman, Bruce Bennett, Michele Lonsdale, Paul Kline, Alan Gardner, Linda DiCampi and Nancy Goyda. Tom Cahill of BC Communities was also present.

The Election Committee reported the results of the voting. Board members elected were:

North Pointe	Claire Davidson Fred Naspo
East	Nancy Goyda
West	Bruce Bennett
North	Jack Hilaman Brian Moore
Vincent Lane	No votes

A total of 270 proxies were received.

The following Board members were nominated for offices:

President	Alan Gardner
Vice President	Paul Kline
Secretary	Nancy Goyda
Treasurer	Jack Hilaman

The slate was approved unanimously.

The Annual Meeting format was discussed. The agenda items include

- Introduction of Board members and officers
- Presentation of election results
- Explanation of budget and need for the fee increase
- Explanation of the process to approve a change to the deed restrictions and how this applies to the use of solar panels
- Time for resident questions and concerns

The setup for the meeting was discussed.

Other Issues/discussions:

- The surface of the tennis courts is peeling. It was resurfaced in the fall. The contractor proposed that he redo it absorbing some of the cost and requesting that the association pay the remainder. The Board will discuss other options before accepting the contractor's proposal. A motion was made, seconded and unanimously approved.
- The deed restriction sign at the entrance to West was stolen. A motion was made, seconded, and unanimously approved to replace the sign.

Meeting adjourned at 8 p.m.

Limestone Hills Annual Homeowners Meeting

The Annual Homeowners Meeting was held at Independence School on June 8, 2010.

Directors in attendance: Fred Naspo, Florence Graham, Claire Davidson, Bruce Bennett, Colin Patrick, Jack Hilaman, Paul Kline, Alan Gardner, and Tom Cahill of BC Communities.

The names of the newly elected board members were announced and the current board members and committee chairs were introduced.

The Treasurer presented the 2010-2011 budget. He highlighted several areas, concentrating chiefly on the cost of the past winter's snow removal. The corporation has been reimbursed \$31,333 by the state. Another request for reimbursement has been submitted which he anticipates will provide an additional reimbursement. It was noted that the board budgets for average costs of snow removal, but has no control over how much snow will fall. Since the corporation documents do not allow the board to assess the residents for operating issues, the additional funds needed to pay for this year's snow removal were taken from the capital reserves. The board proposed raising the yearly assessment to \$250 to reimburse the capital reserve funds in order to continue to protect the community,

Discussion of the process for meeting future extraordinary snow removal costs followed.

- Several residents said that they felt the increase was excessive.
- A resident suggested that the board be given the authority to assess residents at such times. He stated that raises in yearly fees usually stay forever.
- The treasurer responded that the board's intent is to lower the fee if the snow removal costs do not require using capital reserve funds in the future.
- The resident moved that: The board initiate a community wide change to the deed restrictions so that assessments for operating issues can be made as necessary by the board. The motion was seconded.

The following items were included in the discussion of the motion.

- The cost of mailing, printing, etc. associated with such an initiative was estimated to be around \$4,000. It was suggested that the board should review all the by-laws so that if changes were to be made they could be included in the process.
- The board should set up a reserve fund for snow removal. This suggestion did not address the reimbursement of the current capital reserve fund.
- The capital reserve fund is critical to the community and must be built up again.
- Annual meeting type gatherings should be held to decide on assessments.
- The motion did not include a cap on the amount of assessments the board could levy.

A resident called for the question. The request was seconded and was approved by voice vote.

- The motion was defeated by voice vote.

A motion was made and seconded that the budget be approved as proposed, including the \$250 yearly fee.

The motion was amended to read that the yearly fee be \$200, an increase of \$18 over last year's fee.

The amendment was not accepted so that it was not included in the motion.

Discussion of the motion included:

- Explanation of how bids for various services are offered and to whom
- Explanation of how the proxy process works

The motion was voted on by paper ballot. The results were reported: Against: 18 In favor: 326 (This includes the 271 proxy votes.) The motion was passed.

The Board officers for the next year were introduced. They are:

President	Alan Gardner
Vice-president	Paul Kline
Treasurer	Jack Hilaman
Secretary	Nancy Goyda

An open discussion on solar panels included the following:

- Solar panels are prohibited by the deed restrictions. A vote of 2/3 of the residents is needed to change the restrictions.
- The state has stated that new developments cannot prohibit solar panels. This does not apply to existing developments.
- If they were to be allowed, there would have to be rigid placement guidelines.
- New technologies such as solar shingles and paint are being developed.
- It would be prudent to pursue the subject and be prepared before there is a critical decision to make.
- Solar power has been shown to increase the value of a home. However, homes that overlook panels could be devalued because of them.
- A suggestion was made that the board set up a committee of interested people to research and share information about solar energy that in turn would be shared with the community. A sign-up sheet for the committee was made available for those interested.

Meeting adjourned at 8:45 p.m.

Regular Meeting of the Board of Directors of July 13, 2010

A regular meeting of the Limestone Hills Maintenance Corporation was held on July 13, 2010.

In attendance: Claire Davidson, Jack Hilaman, Brian Moore, Colin Patrick, Paul Kline, Florence Graham, Alan Gardner, Nancy Goyda. Also present was Tom Cahill of BC Communities.

President's Report

- ❖ The president asked that board members become directly involved in projects that the board will be undertaking.
- ❖ A list of board accomplishments will be developed throughout the year and sent to residents before the next annual meeting.
- ❖ A special committee to review and revise the by-laws has been formed. It includes all members of the executive committee and any other board member who is interested.
- ❖ A special committee on solar panels has been formed. Those residents who attended the annual meeting and indicated they interested have been contacted. A meeting will be scheduled soon.
- ❖ The board is working on ways for LHMC to leverage economies of scale in obtaining various services for the community, e.g. trash pickup and recycling. Alan will be meeting with the presidents of the condo and town home communities to discuss areas of joint interest.

Treasurer's Report

The report was presented. A motion was made and seconded to accept the report.

Property Manager's Report

- Tom received a letter indicating Limestone Wine and Spirits has applied for a license to open a store in the Shops at Limestone Hills.
- Independent Disposal Services has offered to increase its discount for homeowners in Limestone Hills. IDS' rates will be posted in the newsletter.
- Pothole/curb issues will be taken to state legislators who represent the Limestone Hill area for consideration.

Directors' Reports

- North: A complaint was received that a homeowner is allowing his dog to run loose on open space and failing to pick up after it. The homeowner should report this violation to the New Castle County police

Old Business

- The "No Soliciting sign" at the West entrance has been replaced.
- **The North Pointe sign:** The lattice work on the sign will be removed.
- **Tennis Courts:** A bid was received for repairing the court which was resurfaced in the fall. The funds are not available and the company responsible for resurfacing the court has agreed to repair it for a cost. A motion was made and seconded to ask the original contractor to fix the court and stating that we will pay only if we are satisfied with the work.
- **North Entrance Sign:** The cost of work on this sign will be included in the summary the board is creating for other projects to be submitted to our legislators requesting payment.
- **Community Trash Cans:** We are going to include the cost of replacing these with the requests for

pothole/curb repairs that we are submitting to our legislatures in our request for state funds.

- **Saratoga Playground:** The sign will be removed. The fence has been repaired, the swing is being repaired and mulch has been added.
- **Solicitors:** A letter will be sent to solicitors who drop leaflets in the community. The letter will state that if this occurs again, law enforcement will be contacted. A copy of the letter sent will be sent to BC Communities. Directors for each cluster agreed to send the letters for their community.

Meeting adjourned at 9:00 p.m.

Vandals Strike Light Poles

During the morning of Saturday, August 14, individuals tore down light poles along Middleton Dr. and North Pointe Blvd. Numerous other streetlights along North Point Blvd. were also struck; the light portions were destroyed. Delmarva dispatched a crew that afternoon to address the destruction, but repairs could not be made immediately to all the lights.

All forms of vandalism to our community cost us thru tax dollars or thru annual assessments, and impacts our property values. Police stress being vigilant about reporting vandalism. As soon as it is noticed call 573-2800. Documenting vandalism is critical to helping police apprehend suspects. If you hear unusual noises or witness vandalism, call 573-2800.

Talk to your teenage children and ask if they know who did this or heard anyone talking about it. Send an anonymous tip to the LHMC mailing address. Let's work together to protect our community!

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An invitation to the Stone Barn

As a resident of Limestone Hills, we invite you to enjoy a lunch or an evening with **Jeffrey Kleintop**, Chief Market Strategist, LPL Financial and frequent guest on CNBC, Bloomberg News, PBS and FOX News. Don't miss his commentary on the markets and economy.

Thursday, October 21, 2010 at 12:00 PM and 6:30 PM
Covenant Wealth Strategies – 15 Middleton Drive
RSVP: Nancy Williamson 234-5655, opt. 1

Paid Advertisement

"I sold 17 Addicks Ct within 36 hours of first showing"

When you are ready to buy or sell your home, call your neighborhood realtor!

Michael Linder
michaellinderhomes.com
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mlinder@psre.com

Patterson Schwartz
REAL ESTATE
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Newark De 19713
302-733-7000 Office

My assistant "Rosie" - Please adopt your next pet from the Delaware Humane Association. I did! A portion of every transaction is donated to their efforts.
This is not intended to solicit currently listed properties

For information concerning business ads, please contact Liz Baroski at 239-2263 – ebaroski@comcast.net
Ads are business card size (3,1/2 x 2) – Cost \$50 per issue.
Deadline for the December issue is November 5th.

Circulation, approximately 1700

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REMINDERS:

Changes to the exterior of your home?

- The Architectural Review Committee must approve all exterior additions and/or changes to your home. Please contact Tom Cahill at BC Communities – 234-7710 or visit our Web site www.limestonehills.com before you make any exterior paint changes, especially on the trim of your home, your deck, and garage doors. A form must be filled out and approved by the committee.

Also needing approval are the following: exterior lighting, mailboxes/posts, satellite dishes, fences, roofs, and style and color of garage doors.

- Court Surfaces**

In order to prevent damage to the court surfaces, skateboards, bikes, and roller blades are not permitted on the tennis and basketball courts.

- Street Lights out or damaged?**

Please call Delmarva at 1-800-375-7117. Street light pole down or exposed wires? Please call Delmarva immediately at 1-800-898-8042.

- Tennis Court Use**

If you are a resident of Limestone Hills and wish access to the tennis courts in North Pointe, you will need an entry access code, which is issued to owners only. Please contact BC Communities, Inc. at 234-7710 to receive this code. The code is private and we trust that it will not be shared.

- No Soliciting** signs have been installed at all entrances of Limestone Hills. – No soliciting permitted and flyers are not to be distributed in our community. Violators will be contacted.

- Pets** Please refer to Section 3, Article I of the Limestone Hills **General Use Restrictions**: "All domestic animals, when outside of its respective owner's residential dwelling, **must be on a leash and otherwise comply with all local, municipal, county and state laws and ordinances**".

Reports have been received that dogs are running loose on the recreation areas, and owners are not picking up after them.

Children use these areas – not very pleasant or healthy for them to step in dog poop. Please be considerate.

We appreciate the effort most residents make in cleaning up when they walk their pets. Thank you

- Vandalism:** The new "No Soliciting" sign at the Limestone Hills West entrance was stolen sometime in May and had to be replaced. If you see activity of this kind in your travels through the community, please use your cell phone to call the New Castle County police at 573-2800.



New Resident of Limestone Hills?

If you are a new resident of Limestone Hills and you did not receive a welcome letter from the Limestone Hills Maintenance Corporation, please contact Roberta Gallion at 234-3340. Enclosed with the welcome letter, you will find a contact page and a map of Limestone Hills.

Visit your Community's Web Site!

www.limestonehills.com



The next issue of "Hi-Lites" is due the first week in December, but in the interim, you may keep informed on all Limestone Hills events by checking this Web site.

SIGNS:

Article I, Section 8 – Deed Restrictions:
No signs of any nature whatsoever shall be erected, placed or maintained on any lot within the premises described, except that a single real estate "For Sale" sign may be so placed and maintained, but must be removed within five days after a contract for sale and purchase for such lot has been signed by all the parties thereto.

Note to Realtors: Real estate directional signs and balloons are not permitted, especially at the entrances.

Security signs are to be installed close to the front of the house and not attached to the mailbox post.

More signs not permitted:

Contractors	Garage Sales
Lost and found	Political
Outside events	"None".

Trash Hauler Announces Rates for LHMC Residents

Independent Disposal Services (IDS) offers a volume discount to Limestone Hills residents for trash, recycling, and yard waste removal – or a combination thereof. IDS currently services *332 individual residences in Limestone Hills. The following rates are available based on the number of individual homes serviced:

	Standard Monthly Rates		Volume Discount Rates	
	<u>Std Rate</u>	<u>Senior Rate</u>	<u>*250-449 homes</u>	<u>450-649 homes</u>
1x/wkTrash	\$25.50	\$24.00	\$23.00	\$22.00
1x/wkTrash EOW recycling (every other week)	\$30.50	\$29.00	\$28.00	\$27.00
1x/wk Trash & EOW yard waste	\$32.50	\$31.00	\$30.00	\$29.00
1x/wk Trash & EOW yard waste & EOW recycling	\$34.50	\$33.00	\$32.00	\$31.00

- These rates apply to individual billing and reflect the recent landfill increase assessed by the Delaware Solid Waste Authority on July 1, 2010.
- Senior Citizen rates apply to a household of two people or less and one person must be age sixty or over, but do not apply when a volume discount is in effect because that rate is lower.
- A five percent discount is available to anyone who pays for a year's service in advance, and there is no activation fee for new customers.

For more information, please call IDS at 378-5400.



COMMUNITY SERVICES

BABY-SITTING-CHILD CARE

Diane Skolnik*		239-7749
Yvette Jackman*		239-2903
Vicki Sullivan*		267-664-1141
Virginia Sachs*		438-5436
Jessie Strickler***	22yrs.	234-2657

Fairhill Dr. area

Emma Sweeney	17 yrs.	234-9546
Julianne Powers	19 yrs.	239-2516
Tara Sforza	14 yrs.	235-1765

Tern Ct. area

Melissa Rudolph	18 yrs.	234-4949
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Limestone Hills West

Amanda Hewlett	16 yrs.	239-0801
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North Pointe

Jennifer Lamonaca**	15 yrs.	239-4863
Jessica Lamonaca**	15 yrs.	239-4863

PET CARE

Fairhill Dr. area

Emma Sweeney	17 yrs.	234-9546
Julianne Powers	19 yrs.	239-2516
Amy Powers	12 yrs.	239-2516

Laurel Ct. area

Rachel Wilkins	16 yrs.	893-8824
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Naudain Ct. area

Brian Kasey	14 yrs.	235-0256
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North Pointe

Jessica Lamonaca	15 yrs.	239-4863
Jennifer Lamonaca	15 yrs.	239-4863

Charleston Dr.

Jessie Strickler	22yrs.	234-2657
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LAWN CARE-YARD WORK

Tern Ct. area

Rene Rudolph	16yrs.	234-4949
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North Pointe

Arthur Cahill	15 yrs.	302-373-1535
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Naudain Ct. area

Brian Kasey	14 yrs.	235-0256
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*Mature, responsible, adult available days and/or evenings.

**YMCA certified

***Red Cross certified

To have your name listed in Community Services, or to make changes, please contact: Liz Baroski, 239-2263 (ebaroski@comcast.net)

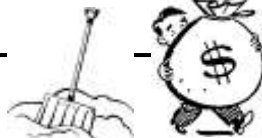
SNOW REMOVAL (*Driveways and Walks*)



Hey Kids!

Remember all that snow we had last winter? Think of all your neighbors who needed their driveways and sidewalks shoveled! Think of all the cash you could have earned!

Don't know what this next winter will bring, but you could sign up for this service in the December newsletter. Call 239-2263 ebaroski@comcast.net



FREE NEIGHBORHOOD ADS

For Limestone Hills Residents Only

- Make an announcement,
- Sell household items,
- Form card clubs, children's play groups, etc.
- Advertise services: tutoring, housecleaning, etc

Experienced Tutor: S.A.T. Math Test Preparations
Retired engineer; call John at 239-9552

Have Grandpa's old tackle box in the basement?

Collector wants to buy old fishing tackle...lures, reels, tackle boxes & related memorabilia. Contact David Low at 302-234-4639 (home) or 302-632-8050 (cell).

Tutor, Pre-K-8 Experienced teacher/tutor with over 25 yrs. experience. BS degree in Elementary Education from Temple University. Test taking skills, study skills, math reinforcement, reading assist certified. Flexible hours. Dina LaMastra at 302-234-0255 302-354-0785 (cell)

Housekeeping – Clean with “green” products! All natural, no harmful smells, pet and child safe! Contact Megan Spencer, 302-437-6834

To list or repeat ad in future issues, please contact Liz Baroski, 239-2263 or email ebaroski@comcast.net



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Hundreds of References

Limestone Hills Maintenance Corporation
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Mark your calendar!



Limestone Hills

Annual Halloween Parade



Saturday, October 30th

3:00 p.m.

The park at Middleton Dr. and Saratoga (Cluster A)

***There will be three categories: Funniest, Scariest, and Most Creative
Winners will receive a gift certificate***

