

Limestone Hills

'Hi-Lites'

DECEMBER 2011



Notes from the V-P.

On behalf of our Board of Directors and BC Communities, I want to extend to everyone our sincere wishes for a Happy Holiday Season! Christmas is a special time spent with family and friends. It is also the time to remember in a special way those who are away from home in the service of our country as well as those who may be less fortunate than we.

It is a pleasure to introduce some new faces that have joined our Board.

We are very pleased to welcome ERIN GILPIN to our group. Erin has volunteered to take the Chairmanship of the Recreation Committee. She and her family are residents of Cluster A, LH-North. Erin is energetic, enthusiastic, and is planning some great activities for our community. If you would like to join Erin's team just give her a call at 302-234-2498.

Next, it is a pleasure to welcome SHARON MOSSMAN to our group. Sharon has volunteered to join Roberta Gallion on the Welcome Committee. She lives in Cluster C, North Pointe, and is very enthusiastic about beginning a "Meet and Greet" program for the new residents arriving in North Pointe. Sharon plans to make a personal "welcome visit" to each new resident and include a packet of "goodies" to help the new neighbor feel right at home. A Great Idea! If you would like to join Sharon's team, just give her a call at 302-239-1055.

Next, we are especially pleased to introduce KAREN & KEN CHARLES, residents of Cluster D, LH-West. Karen and Ken have volunteered to begin a project of establishing standard paint color guidelines for LH-West. Their goal is to develop a set of standards, which will become the Architectural guideline for things like doors, window shutters, trim etc. particularly as it relates to the townhouses in Cluster D. When you think the time has come to do some repainting these standards will be extremely helpful in maintaining not only the overall architectural appearance of your community but your property values as well. They will be made a part of our

ARC Committee Standards and will be available to LH-West, Cluster D owners upon request to the ARC Committee. We are very appreciative of their effort with this initiative.

I want to also acknowledge and say a special word of "thanks" and appreciation to TOM CAHILL and his staff at BC Communities for the dedication and timeless effort they provide in assisting us in managing the day to day affairs of the five Clusters that comprise our community of Limestone Hills. They are nothing less than "The Best"!

On a final note: Winter is just around the corner, which brings with it that beautiful white stuff called snow. It does look nice but also brings the job of moving it out of the way so we can get on with our daily activities. Our snow removal services' first priority is clearing the major roadways in each of the five Clusters in our community. The next step is clearing the additional side streets. The crews work as many hours as necessary to make our roadways accessible to everyone as quickly as possible. Please know that their goal is to have conditions back to normal just as quickly as possible. Your patience is sincerely appreciated.

If you know of a neighbor that, because of age, health issues or physical disability, shoveling snow can be a real problem. Just think how much they would surely appreciate a "helping hand".

Our newsletter and website contain many informative items of community activities and interest. We encourage you to keep in touch with us through these sources of news and events around the community. We cannot say enough about the extraordinary efforts of editor, LIZ BAROSKI and Webmaster, DENISE BAROSKI. Nice work ladies. Well Done!!

Until next time...

Peace on Earth and Good Will Toward Men

HAPPY NEW YEAR!

Paul A. Kline,
Vice-president



LIMESTONE HILLS MAINTENANCE CORPORATION

P. O. Box 956, Hockessin, Delaware, 19707
Web Site Address: www.limestonehills.com
2011 – 2012

Composite Board of Directors

Officers

President: Open
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
Paul Kline – 234-0316

CLUSTER B

EAST (Entrance – Shops at L.H.)
VINCENT LA. – (Entrance Limestone Rd. n. of Rt. 72)
Michele Lonsdale –234-7680
Nancy Goyda – 235-7112
Robert Midgley – 530-1880

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
Tim Stock – 530-9025
Linda DiCampi – 234-1421

STANDING COMMITTEES

ARCHITECTURAL REVIEW

DEED RESTRICTIONS

Tom Cahill –234-7710
tcahill@bccommunities.org

GROUNDS COMMITTEE

A – North – Paul Kline – 234-0316
B/E - East/Vincent Lane – Tom Cahill
tcahill@bccommunities.org
C – North Pointe – Claire Davidson – 234-0947
D – West – Bruce Bennett – 695-1754

PUBLICITY COMMITTEE

Newsletter - Liz Baroski – 239-2263

ebaroski@comcast.net

Website – Denise Baroski

webmaster@limestonehills.com

Welcome

Roberta Gallion – 234-3340

Sharon Mossman – North Pointe Cluster C
239-1055

RECREATION COMMITTEE

Erin Gilpin – 234-2498
eringilpin76@gmail.com

For questions, information, emergencies, please contact Tom Cahill, BC Communities, Inc. 234-7710 – tcahill@bccommunities.org

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

CONDOMINIUM BOARD OFFICERS

Berkshire

President: Catherine Stathakis
Vice-president - Janice Rowan
Acting Treasurer – Connie Chung
Secretary – Margaret Shillingford
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 – Sam Graham – 239-2066
Vice-president – Jack Harkins – 239-6504
Treasurer – Bob Johnson – 239-9414
Walt Durham – 239-8468
Alyce Symonds – 239-0446
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
Hi-Lights of Board Meeting October 11, 2011

A meeting of the Board of Directors of the Limestone Hills Maintenance Corporation was held on October 11, 2011.

In attendance: Florence Graham, Fred Naspo, Claire Davidson, Jack Hilaman, Paul Kline, Bruce Bennett, Linda DiCampi, Nancy Goyda and Tom Cahill of BC Communities.

Guests present: Karen Charles and Erin Gilpin

Minutes of the July 12, 2011 meeting were approved by electronic ballot.

Guests were introduced and presented the following information for the Board:

Karen Charles has surveyed the colors of paint used on the doors of the town houses in West and determined that they are not adhering to the design guidelines. In order to make it easier for homeowners to choose the correct paint colors, Karen will select appropriate colors with the help of a professional. They will be then considered the standard and will be published in various places and available through BC Communities. The focus for unifying the colors will be on the town houses.

Erin Gilpin volunteered to lead the Recreation Committee. She presented a variety of activities to the Board for consideration. The first planned activity will be a Meet and Greet with Santa. Activities will be publicized in the newsletter, on the Website and on posted signs.

Vice-president's Report

- The Executive Committee met to closely review the report and recommendations of the Solar Panel Committee.

Property Manager's Report

- Since the last Board meeting, 399 emails and 1,500 calls have been received.
- Our attorney has sent a letter (by both certified and regular mail) to the owner of a home regarding various violations. New Castle County Code Enforcement is pursuing four outstanding citations. Tom Cahill will contact Janet Kirkpatrick, our county representative, to see how we might address this ongoing problem with the county legal department.
- Landscaping work on Naudain Court has been completed.
- Much tree work has been done in the aftermath of Irene and other storms.
- There have been 13 items for Architectural Review.
- Twenty-one violations have been addressed.
- Three cars have been tagged for towing.

Treasurer's Report

The treasurer's report was read and approved.

Directors' Report

- A resident requested that the Board contact the newspapers and request that they stop the delivery of free papers and supplements in the community. The Board did not feel this was feasible.
- A request was made to limit parking to one side of Southampton. This is not possible since this is a state road.

Old Business

- Vincent Lane parking pad: We are waiting for a letter from DelDot in order to get the approval.
- No Hunting signs have been posted in areas where hunters have been seen in the past.
- No Soliciting Violations since July:
Pinnacle Energy (5 times)
B. Mendiola Lawn and Landscaping
Knockout Sports Club
Construction Consultants
Gemini Landscaping
- Overhanging tree trimming: It is the owner's responsibility to do this. Remind the owner or let Tom know and he will send a letter to them.
- Algae on house siding is a violation of the county property maintenance code. Report issues to New Castle County Code Enforcement.
- Snow removal costs. The cost of street snow removal for the 17 miles of road in Limestone Hills is \$421/mile. This is the last year of the contract. Next year we will solicit bids and publish them on the Website.

New Business

- Snow removal for handicapped persons. After discussion it was decided that it was not feasible to make special accommodations for individuals. It was suggested that they contact community residents who advertise their services for shoveling driveways, etc.
- Speed monitor for Cluster A: The county will supply one as soon as it is available.
- A directional sign for Stoney Batter Condominiums was discussed.

Meeting adjourned at 8:45 p.m.





Listen up!

Synopsis of the General Use Restrictions Please refer to Article I "General Use Restrictions" of your Declaration of Restrictions for full text:

Private Residences. The lots shall be used for private residential purposes only, and no buildings of any kind except private dwelling units shall be erected or maintained thereon.

Trailers, Mobile Homes, etc. No temporary structure, including trailers and mobile homes, shall be permitted or maintained upon any lot.

Animals and Pets. No animals of any kind other than usual household pets shall be kept or maintained on any part or portion of the properties or lots, - no breeding - no pet outbuildings. 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.

Vegetable Gardens. No vegetable gardens shall be created, constructed, or maintained on the front yards or side yard of any lots where such garden can be seen by pedestrian or vehicular traffic.

Trash Receptacles/Recycle Cans. Trash receptacles/recycle cans shall be kept in enclosed areas, hidden from view, excepting on regular collection days, when they may be placed temporarily at the curb.

Prohibited Vehicles. No trucks, buses, travel trailers, boat trailers, boats, utility trailers, or campers whatsoever, and no disabled vehicles of any description shall be kept or maintained on any street, lot or driveway, except that any of the same may be kept within enclosed garages; excepting that pick-up trucks up to and including 3/4 ton and enclosed vans up to 10,000 lbs. G.V.W. are permitted, provided that they do not exceed a height of seven feet.

Signs. 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. Real Estate directional signs are not permitted.

Fences. No enclosing or non-enclosing fence or barrier (hereinafter "fence") shall be erected on any lot closer to the front street line than the rear face of the principal building on said lot except that fences which are dividing lines between two lots may extend along side lot lines. Fences shall be according to the specifications as described in the Declaration of Restrictions. No fences shall be permitted on any townhouse or duplex lot except those erected as part of the original house design.

Swimming Pools: No swimming pools shall be permitted on any townhouse or duplex lots.

Window Treatment. All windows from the exterior shall show white or off-white fabric or color compatible with color of exterior finish of dwelling. Any disputes regarding color selection or compatibility will be determined at the sole discretion of Limestone Hills Maintenance Corporation.

Clothes Lines. No permanent outside clothes lines or clothesline posts are permitted. Portable outside lines approved by LHMC, will be permissible, provided same are used and clothes are hung out during daylight hours only.

Privacy Fences. Privacy fences are defined as those types of fences that enclose only a small portion of the rear yard close to the building itself; for example, a privacy fence may closely enclose a rear patio. Such fences are permitted on single family lots only provided they follow the permissible specifications. (See Declaration of Restrictions)

Lawn Mowing. The owner of each lot shall be responsible for the maintenance of grass and weeds thereon and shall mow said lot in accordance with the Grass and Weed Control

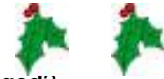
Ordinance of New Castle County, or mow said lot at least once each month between April 15th and November 15th of each year, whichever is more frequent.

Yards. No statues, sculptures, painted trees, bird baths, replicas of animals or other like objects may be affixed to or placed on any lot or building, where they would be visible from any street, without prior written approval of the Architectural Committee.

Exterior Lighting. No exterior lighting fixtures other than as shown on the model homes constructed by developer or developer's designated agent, are permitted on any lot, or on any structures on any lot, without the prior written approval of the plans and specifications for same by the Architectural Review Committee.

Exterior Design and/or Color Scheme Changes on Townhouse and/or Duplex Houses. No owner of any townhouse and/or duplex house or occupant shall cause or permit any alterations or changes of the exterior design and/or color scheme of any townhouse or duplex house, or fences surrounding said townhouse or duplex house, unless the Architectural Review Committee has approved such alteration and/or color change.

Trampolines. No trampolines of any kind shall be kept or maintained on any lot.



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.

They will ask for information as to the location – the nearest address or number on the pole.

Trees: If the trees on your property are overhanging the sidewalk or roadway creating potentially hazardous conditions for pedestrian or vehicle traffic, they should be pruned. It is the owner's responsibility to keep them properly trimmed.

No Soliciting signs appear at all entrances of Limestone Hills. Soliciting is not permitted and flyers are not to be distributed in our community. Violators will be contacted.

Community News Newspapers:

If you choose not to have this paper or any papers of this type delivered to your home, you may simply cancel delivery by calling the numbers provided within the paper.

For the Hockessin Community News, the number is 302-239-4644. For News Journal Crossroads: 1-800-801-3322.

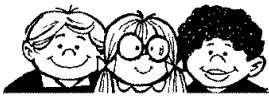
Parking: Some of the streets in our community are narrow. However, if your vehicle(s) must be parked on the street, please be advised that parking on the grass or sidewalk is not permitted. Do not block fire hydrants, mailboxes, or your neighbor's driveway. This could result in your vehicle being towed at owner's expense



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 website www.limestonehills.com before you make any exterior paint changes, especially on the trim of your home, your deck, and garage doors. .

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



COMMUNITY SERVICES
BABY-SITTING-CHILD CARE

Diane Skolnik*		239
Jessie Strickler***	22 yrs.	234-2657
<u>Fairhill Dr. area</u>		
Emma Sweeney	17 yrs.	234-9546
Julianne Powers	20 yrs.	239-2516
Tara Sforza	16 yrs.	235-1765
Taylor Wacksman	14 yrs.	743-8682
<u>Tern Ct. area</u>		
Melissa Rudolph	18 yrs.	234-4949
<u>Limestone Hills West</u>		
Amanda Hewlett	17 yrs.	239-0801
Molly Johnson	20 yrs.	690-6648
North Pointe		
Jennifer Lamonaca**	15 yrs.	239-4863
Jessica Lamonaca**	15 yrs.	239-4863

PET CARE

<u>Fairhill Dr. area</u>		
Emma Sweeney	17 yrs.	234-9546
Julianne Powers	20 yrs.	239-2516
Amy Powers	13 yrs.	239-2516
Taylor Wacksman	14 yrs.	743-8682
<u>Laurel Ct. area</u>		
Rachel Wilkins	16 yrs.	893-8824
<u>Naudain Ct. area</u>		
Brian Kasey	15 yrs.	235-0256 (690-2664)
<u>North Pointe</u>		
Jessica Lamonaca	15 yrs.	239-4863
Jennifer Lamonaca	15 yrs.	239-4863
<u>Charleston Dr.</u>		
Jessie Strickler	22yrs.	234-2657
<u>Limestone West</u>		
Molly Johnson	20 yrs.	690-6648

LAWN CARE-YARD WORK

<u>Tern Ct. area</u>		
Rene Rudolph	16yrs.	234-4949
<u>Naudain Ct. area</u>		
Brian Kasey	15 yrs.	235-0256 (690-2664)

Snow Removal: (Driveways and Walkways

<u>Naudain Ct. area</u>		
Brian Kasey	15 yrs	235-0256 (690-2664)

*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)



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)
- **Massage:** Certified Massage Therapist – Please contact Heather Renee Langhaus (302) 235-2116
- **Dance Class:** Learn the Motown dances from the 60s/Wagner Walk, Chez Vous, Crossfire, Spanky and some of the new R&B dances. Monday nights at the Five Points Fire Co. Beginner's Class @ 6:30 pm, Intermediate @ 7 pm. \$5 Instruction by Joanne O'Neill McMahon. (302) 437-5553 email jodonmc@aol.com

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



Recreation Committee

By Erin Gilpin

Our small Recreation Committee is asking for a few good volunteers. Please let me know if you would be interested in helping in one, a few or many of the upcoming events in our community. Please remember these events cannot be held without the help of some of our neighbors. A few upcoming events include the Meet and Greet with Santa and friends, an Easter Egg Hunt, Meet the Easter Bunny, block parties, a possible Fourth of July activity, and a Halloween Parade. If you are interested or have any suggestions for an event, please call Erin Gilpin at 234-2498 (eringilpin76@gmail.com) Thank you in advance for your support.





SNOW IS COMING – AGAIN...

PLEASE REMOVE ALL VEHICLES FROM THE STREET WHEN SNOW IS PREDICTED. IF YOUR VEHICLE REMAINS ON THE STREET, IT WILL EITHER BE PLOWED IN OR THE CONTRACTOR WILL BE UNABLE TO PLOW YOUR STREET!!!

Emergencies and problems should be brought to the attention of the property manager, Tom Cahill, 234-7710. Please refrain from contacting the workers operating the snowplows.

Residents are responsible for clearing their driveways and walkways.

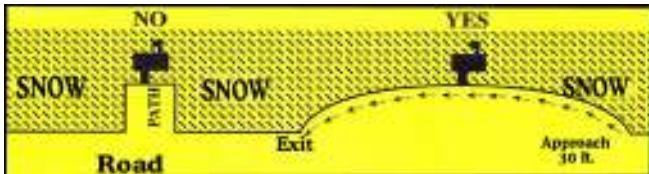
Condominium areas should follow their council's guidelines.

If there is a **fire hydrant** located on or near your property, please keep it clear of snow so that it may be easily located in case of an emergency. You will be helping your fire department and your neighbors who might need their assistance.

If there is a **storm drain** near your property, it would be very helpful, during a snowstorm, to keep it clear, allowing melting snow to drain quickly. Thank you!

From the U. S. Postal Service

"Please clear the full approach and exit to your mailbox. Due to the safety factor, mail carriers are not permitted to back up or exit their vehicles at the mailbox. If the mailbox is not properly cleared, mail cannot be delivered safely".



Please be advised that plowing out mailboxes is not part of the service provided by LHMC. It is the responsibility of the owner.

Welcome 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.

No Solicitation Policy Making An Impact

The strategy to implement a zero-tolerance for businesses violating the "No Solicitation" policy is helping to keep solicitors out of Limestone Hills.

As previously reported, a director representing each cluster has been sending certified letters to first-time violators informing the offending vendor of Limestone Hills' "No Solicitation" policy. The letter also advises that further violations will result in our pursuit of enforcement and potential prosecution through local or state authorities. The Board's collaboration with state authorities, specifically State Trooper Tim Stock, continues to yield positive results.

If you encounter any solicitor, please collect any information you can from the solicitor (e.g., name, brochure, car make/model/license #, etc.). Ask them to leave the property at once, and contact: Nancy Goyda, (Cluster East/Vincent Lane) – Paul Kline (North) – Claire Davidson (North Pointe) – Linda DiCampi (West). Phone numbers are listed on page 2.

The following companies are repeat offenders and have been notified:

- Russell Anthony Exteriors (3 times)
- Pinnacle Energy (5 times)
- CaliDry (5 times)

(Recent conversation with the owner of CaliDry resulted in his blatant refusal to respect and abide by our policy. He further stated that he will continue to solicit in our community as he sees fit. Therefore, we strongly urge all residents to REFRAIN FROM FAVORING THIS COMPANY WITH YOUR BUSINESS.

Dog Poop!

Yes, here we go again. Dog poop on neighbor's front lawns, along the walkways, the recreation field on Middleton Drive – (hello!... children play on that field!...), and now we hear that people walk their dogs through the condominium areas without bothering to pick up after them. We see you!

As we drive thru the community we appreciate noticing the pet owners who carry their clean-up bags and our thanks to them. Please take your dog poop home – it belongs to you.

Litter:

We know there are several residents in Limestone Hills who care enough for our community to pick up litter as they take their walks. Alyce Simons has been doing this for years and she can still be seen carrying her bag of litter almost every day in Cluster A-North. Just a note of thanks to all of you.

Visit your Community's Website!

www.limestonehills.com



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

www.limestonehills.com

Advertisers: Mark your calendar!

February 5th is the deadline for March 2012 ads.

We will not send reminders.

Cost \$50 per issue. Size 3,1/2" x 2" (business card size)

Contact Liz at 239-2263 – ebaroski@comcast.net



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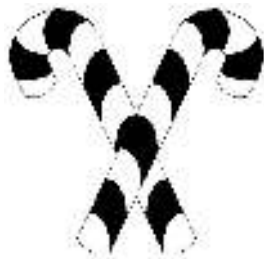
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Limestone Hills

First Annual

Meet and Greet Santa

And his friends!!

Saturday, December 17, 2011* at 2:00 p.m.
Covenant Wealth Strategies in Limestone North
(The stone barn on Middleton Drive)

(*At press time, this date was not definite. Final information will be posted on the Website, www.limestonehills.com Signs will appear at the entrances.)

Santa will be looking for children from all clusters of Limestone Hills!

After meeting Santa, please stay for some juice and cookies.

Also meet Mrs. Claus, The Grinch, a Dalmatian, the Gingerbread Man, Rudolph, Mr. And Mrs. Frosty, and an elf.

This event is presented by our new Recreation Committee and hosted by Covenant Wealth Strategies.