LIMESTONE HILLS

Maintenance Corporation

COMMUNITY NEWSLETTER

Thank you to everyone who attended our Annual Meeting! Your participation and engagement make Limestone Hills a great place to call home. Below is a summary of the key reminders and community updates discussed during the meeting.

Trash & Recycling Reminders

Proper trash management is one of the most visible ways we maintain the beauty of our community. Please keep the following guidelines in mind:

Trash Receptacle Storage

- Keep trash receptacles in enclosed areas, out of sight, except on regular collection days when they can be temporarily placed at the curb. Repeated violations may result in fines.

Evergreen Waste Services – Neighborhood Discount Program

Limestone Hills has an opportunity to earn discounted trash collection rates through Evergreen Waste Services. Once 50% of community households participate, everyone benefits from reduced pricing. Current promotional rates for new customers:

- $24.50/month ($73.50 quarterly) – Trash & Recycling
- $32.50/month ($97.50 quarterly) – Trash, Recycling & Yard Waste (includes 1 Christmas tree/year + free yard waste bin)
- $40 delivery fee WAIVED during this promotion
- Service day: Monday – please have cans curbside before 6:00 AM (preferably the night before)

Contact Evergreen at 302-635-7055 for details or to sign up.

Bulk Item Pickup – Did You Know?

Evergreen also offers bulk item pickup at no additional charge! Large items such as furniture, televisions, and other oversized household items can be picked up on your regular Monday collection day. Simply call Evergreen ahead of time to schedule, then place the item at the curb alongside your trash bins. It's that easy – no extra fees, no special trips. Take advantage of this great service benefit!

Stormwater – No Yard Waste Dumping

New Castle County has issued an official notice regarding improper yard waste being dumped into stormwater management areas, particularly near Woodstock Lane and S. Waterford Lane. Please remember: ONLY clean stormwater should enter the drainage system. Never place grass clippings, leaves, chemicals, or other materials near storm drains or basins.

To report dumping, call the (302) STOPPIT Hotline: 302-786-7748 or visit www.302STOPPIT.org

Parking Reminder

We ask all residents and guests to be considerate when parking on community streets:

- Be considerate of neighbors when street parking; do not block driveways or park facing against traffic for safety reasons.

Please note: except for a few courts in Limestone Hills East and North, the streets are owned by the State of Delaware. NCC Police (302-573-2800) can be contacted for parking violations. Overflow parking lots are available throughout the community.

Pet Reminders

We love our furry neighbors! Please follow these guidelines to keep the community clean and comfortable for everyone:

- Always leash your dog when walking in the community.
- Clean up after your pet immediately; carry waste bags and dispose of waste properly.
- Avoid walking dogs on neighbors' lawns to maintain community aesthetics and prevent public health issues.

Lawn & Exterior Property Maintenance

Maintaining the appearance of your property benefits everyone in the community. Please review these important reminders:

Lawn & Landscaping Upkeep

- Lawns should be kept mowed and edged regularly throughout the growing season.
- Overgrown landscaping or dead vegetation should be removed promptly.
- Sidewalk and roadway tree branches must be kept pruned if overhanging – this is the homeowner's responsibility, not the Association's.

Exterior Mold

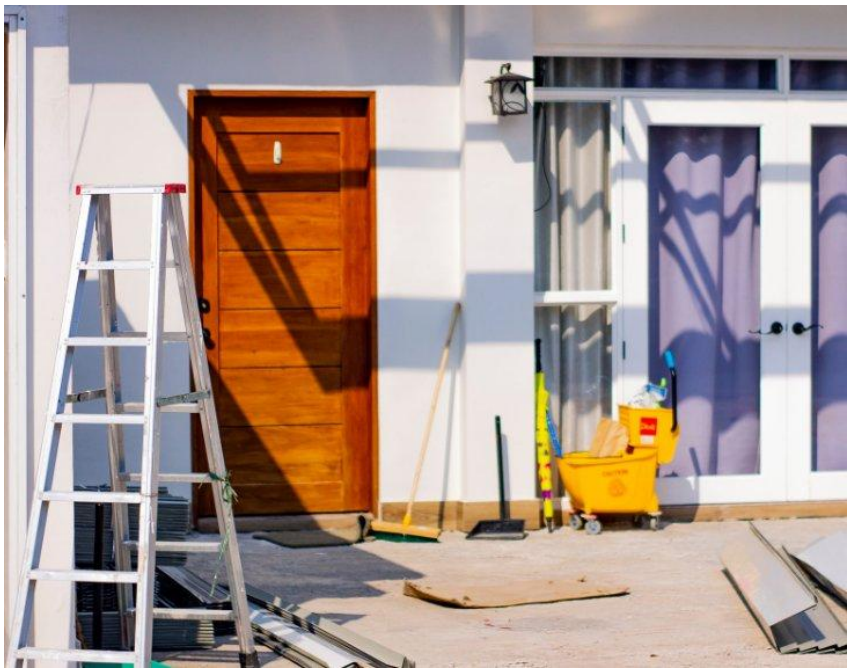
Please inspect the exterior of your home for mold. Mold can damage siding, wood, and other materials over time – and it is not pleasing to neighbors! Easy-to-use remedies are available at local hardware stores. Please address this before it becomes a more serious (and costly) issue.

Property Maintenance Concerns

To report a property maintenance issue within unincorporated New Castle County:

- Online: https://www.newcastlede.gov/251/Report-a-Concern
- Email: PropertyMaintenance@newcastlede.gov
- Phone: (302) 395-5555

Architectural Review – Don't Skip This Step!



Before making any exterior change to your home, you MUST submit an Architectural Change Request (ARC) and receive written approval. This applies to both new projects and changes already underway.

Common Changes That Require ARC Approval:

- Painting the exterior or trim of your home
- Installing or redesigning landscaping
- Constructing a fence
- Adding a secondary structure (shed, playhouse, etc.)
- Installing solar panels or satellite antennas
- Changing the style of windows or doors
- Adding an awning

Homeowners who begin work without prior approval will be contacted by management and required to submit a request retroactively. If the change does not meet community standards, removal or modification may be required at the homeowner's expense.

How to Submit:

Contact Kelly Management Services to request an ARC form or download it from the Design Guidelines section at www.limestonehills.com. Return your completed form to KMS for processing.

Approved Architectural Guidelines

The following guidelines have been reviewed and approved by the Architectural Design Review Committee and the Board of Directors. Please familiarize yourself with these standards before making any changes to your property.

Basketball Hoops

Permitted at detached (single-family) homes only. The hoop must not be attached to the dwelling and must be positioned to the side of the driveway, at least 10 feet back from the street or sidewalk. Equipment must be kept in good condition. Not permitted at townhomes.

Bird Baths, Feeders & Bird Houses

These items are considered structures and are not permitted in the front or side yard of any dwelling, whether mounted on a post or placed in a tree.

Children's Playhouses

Restrictions apply to permanent structures only. Pre-cut play equipment designed specifically for children's use is permitted. All other designs must be submitted to the ARC for review. Color must be compatible with the home exterior or natural wood. The structure may not extend beyond the side of the home.

Clotheslines

Permanent clotheslines are not permitted if visible from the street. Only portable styles (umbrella or retractable/pole types) are allowed, and these may only be visible during daylight hours.

Flagpoles

Flagpoles must be attached to the dwelling. Free-standing flagpoles are not permitted. The pole may not exceed 6 feet in length.

Lawn Ornaments

Lawn ornaments are prohibited per the community's Deed Restrictions.

Mailboxes & Mail Posts

Replacement mailboxes must match the original in size and shape (black finish). The exterior design should complement the home. No signs of any kind may be attached to the mail post (including security signs). Mail posts must be a 4" x 4" unpainted wood post of the original design, finished with a clear protective sealant.

Storage Sheds

Maximum size is 8’ wide x 10’ deep x 8’ high (80 sq. ft.). The shed must be located within 6 feet of the rear of the dwelling and may not extend beyond the side of the home. If angled, it must remain attached to the rear of the home and not extend beyond the side. Not permitted on townhouse lots.

Storm Doors

Only full-lite or ¾-lite (all glass) storm doors are permitted on the front entry. Door color must match the front door or door trim.

Satellite Dishes

Satellite dishes must be placed in the least visible location possible – preferably on the rear of the dwelling. If rear placement is not feasible, the dish may be placed on the side of the dwelling at ground level with a landscape screen. (Approved by LHMC Board, May 9, 2002.)

Solar Panels – 2022 Update

Homeowners interested in adding solar panels should be aware that Delaware law now removes certain barriers to installation. Governor John Carney signed legislation voiding “unreasonable” land-use restrictions on both roof-mounted and ground-mounted solar systems at private residences. Homeowners are still encouraged to submit an ARC request prior to installation so the committee can document the project and ensure placement meets community guidelines where applicable.

Additional Community Reminders

PODs / Portable Storage Units

If you need a portable storage unit (e.g., PODS), prior written permission is required from the LHMC Board via KMS. Units may only be placed in your driveway for up to 30 days. Contact KMS before scheduling delivery.

Motorized Scooters

As of January 1, 2026, Delaware House Bill 114 prohibits the operation of low-speed motorized scooters on sidewalks. They are permitted on public streets, bike lanes, and multi-use paths only.

Car Safety Reminder

There have been recent car break-ins in the area. Please lock your vehicle, keep windows fully up, and remove all valuables from sight. Report suspicious activity to local police.

No Soliciting

Soliciting is not permitted in Limestone Hills. If a solicitor does not leave when asked, they are trespassing – call NCC Police at 302-573-2800 or 911.

Annual Assessment – Payment Reminder

Annual assessments should be submitted promptly to:

Limestone Hills MC
c/o Kelly Management Services
PO BOX 98403, Las Vegas, NV 89193-8403

Stay informed! Visit the Limestone Hills community website for the latest news, updates, and resources: **www.limestonehills.com**

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