

**Welcome to the newest owners and residents of Paladin Club XI.
We are glad to have you as members of the community.**

NEWSLETTER

Paladin Club XI • Fall 2006

Annual Meeting Scheduled

The Paladin Club XI Condominiums Annual Meeting will be held Monday, December 11, from 7 to 9 p.m. in the Clubhouse. The Council will update you on its activities and we'll discuss the 2007 annual budget. Watch your email and mail for additional details.

Additional Council Members

To ensure more thorough owner representation, the Council is looking for additional members.

Candidates must:

- be willing to commit at least six hours per month for Council meetings and inspections.
- be in good standing with their condo fees.
- have proven their respect for Paladin XI Condominiums' Rules & Regulations.

In an email or letter, outline any qualities and/or experience that would be an asset to the Council. Email paladinxi@gmail.com or write Mastriana Property Management Inc., 5500 Skyline Dr., Ste. 6, Wilmington, DE 19808.

Candidates may introduce themselves at the Annual Meeting and give a three-minute campaign speech to the owners. A ballot will then be sent to all unit owners.

Give The Mail Carrier A Day Off

In order to increase communications within the community, and save postage, we're developing a list of email addresses of owners and residents. Send your email address to paladinix@gmail.com.

Councilman's Aide Responds

In response to concerns expressed by Paladin XI residents and the Council about trespassers from the Courtyard Apartments, as well as the opening in the fence between Paladin and Courtyard, Christina Bloemendaal writes, "Things are still moving along in a good direction although not nearly as quickly as we would like. There are a couple of meetings scheduled that should give us a good path moving forward."

Bloemendaal is a legislative aide to New Castle County Councilman John Cartier (D-District 8).

In the meantime, she encourages residents to continue to call the police when issues arise.

The New Castle County non-emergency phone number is (302) 573-2800.

"I know that it is frustrating," she continues, "but calls to the police are the best way to show that additional police are needed to focus on this area."

Bloemendall's phone number is (302) 395-8368 and her email is:
CTBloemendaal@co.new-castle.de.us

Cartier's Web site is: <http://www.co.new-castle.de.us/countyCouncil/Home/webpage12.asp>.

**Visit our new Web site
<http://paladinxi.googlepages.com>**

Answers To Your Questions

I recently switched my phone service from Verizon to Comcast cable. Now I can no longer buzz in my visitors from inside my unit. What happened? The system installed in our buildings works only with a land line, such as Verizon. Any owners who use a “telezapper” will find that this disables the system as well.

One of my neighbors punched in a code at the front door instead of using his building key. What’s the story? Yes, there is a four-digit code (preceded by the “#” symbol) that each building has been assigned to open the door. You should have received this information in the mail last year or, if you are a new owner, with your settlement papers. If you don’t know the code, ask one of your neighbors, or call Mastriana Property Management Inc. at (302) 234-4860. Using the code, rather than your key, means less wear and tear on the door locks, so it is the recommended way of gaining entry to your building.

What are the paint colors used in my unit? Where is this paint available? The colors are Pro Kote Semi-Gloss Shell White (#249711), Builders Masterpiece Flat Shell White (#61917) and Weathershield Semi-Gloss Forest Green (#0397311), to which they add B1Y. The paint is available at Duron in Murphy Road Plaza (near the intersection of Concord Pike). Phone (302) 658-3370.

Bulletin Boards

Please feel free to utilize our bulletin boards located at each mail box site. You can post appropriate Paladin Club related news. The Council checks these areas periodically. Your item may remain up for a maximum of two weeks and will then be removed.

We ask that all residents be respectful of any item on the bulletin boards and to use discretion in deciding what you would like to place there.

Trash

It would be greatly appreciated if you see some trash on the ground to pick it up and dispose of it properly.

Roofs Replaced

Roofs on Buildings 8700, 8800 and 8900 have been replaced, and interior damage repaired.

Condo Fee Reminders:

- ✓ Due on first of month.
- ✓ Based on square footage of unit.
- ✓ Make check payable to **Paladin Club XI Condominiums**.
- ✓ Mark check clearly with unit number.
- ✓ Mail to Mastriana Property Management Inc., 5500 Skyline Dr., Ste. 6, Wilmington, DE 19808; or drop in their mail slot.
- ✓ \$25 late fee imposed if check is not received by 10th of the month.
- ✓ Returned checks will carry a \$20 NSF fee and a \$25 late fee.

Indoor Pool Hours

Monday, Tuesday & Thursday:

9:30 a.m. - 7:30 p.m.

Wednesday & Friday:

9:30 a.m. - 1:30 p.m. & 3:30 - 7:30 p.m.

Saturday: 9:30 a.m. - 3 p.m.

Sunday (residents only): 1 - 4 p.m.

Paladin Club XI Condominiums Council

President: Patrick Ferry

Vice President/Treasurer:

Darryl D. McEwen

Secretary: Rosemary Barat

Mac Galle



Property Manager:

Mastriana Property Management Inc.

(302) 234-4860



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