

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

# NEWSLETTER

## Paladin Club XI Condominiums • Fall 2007

### No Monthly Condo Fee Increase For 2008

### Annual Meeting Scheduled December 10 In Clubhouse

The Paladin Club XI Condominiums Annual Meeting for all owners will be held Monday, December 10, from 7 to 9 p.m. in the Clubhouse.

The Council will update you on its activities and we'll discuss the 2008 annual budget. Watch your email and mail for additional details.

### Council Members Needed

If you are interested in serving your community as a member of the Paladin XI Council, in an email or letter – to arrive no later than December 7 – outline any qualities and/or experience that would be an asset to the Council.

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.

Email [paladinxi@gmail.com](mailto: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 on December 10.

A ballot will then be sent to all unit owners. This ballot will consist of the names of existing Council members who wish to return, as well as candidates who are interested and who have fulfilled the above requirements. The ballot would be filled out and returned to Mastriana Property Management Inc. with the next month's condo fee payment.

### Service Your Appliances

Please remember to regularly service your heating and air conditioning systems, your water heater, and other appliances, as well as change the batteries on your smoke alarms annually.



This is an individual owner's responsibility – not something covered by your condominium fees.

Follow the procedures recommended by the manufacturer in the installation manuals you received when taking possession of your unit.

If the manuals for any of the appliances included with your purchase – are missing, check the manufacturer's Web site.

### Give Your 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:  
[paladinxi@gmail.com](mailto:paladinxi@gmail.com).

No emails will be published or given to third parties without your specific permission.

## Tax Exemption For Cell Phones

In the state of Delaware you are entitled to an “Exemption from Public Utility Tax on Cell Phones” if you meet the following conditions:



- Your cell phone is basically your only phone.
- You don't have a “plain old telephone service” (POTS), i.e., a land-based telephone service.

To get the exemption, go the Delaware Web site [[www.delaware.state.gov](http://www.delaware.state.gov)] and search for Form 5506CPE-0505. (There also is a link on the Paladin XI Web site.)

## Council Meetings Open

The Paladin XI Club Condominiums Council meets monthly, usually the third Wednesday, in the Clubhouse. Contact Mastriana Property Management Inc. if you have any questions about these meetings.

## Your Condo Fees At Work

A certified arborist from Kerns Bros. Tree Service is planting 11 new trees, and removed and pruned several of Paladin XI's other trees. While it's important to keep as many of the older trees as possible, we also want to replace many of those removed over the past few years. In addition, all of the garages are being repainted and the curbs have been restriped to delineate parking spots.

## NCC Leash Law/Pet Waste

Please remember that New Castle County law requires that all pets be on a leash when they are outdoors. Also, remember to clean-up after your pet. This, too, is a county law.

**If you see trash on the ground or around the dumpsters, please dispose of it properly.**

## Please Don't Feed The Animals!

Leaving food out for animals might seem like a nice gesture, but foxes, raccoons and other wild animals can be dangerous and should not be encouraged to wander the Paladin grounds searching for meals. Plus, this same food attracts rodents, bugs and other creatures.

## Answers To Your Questions

### *May I install hardwood flooring in my unit?*

Yes, but this requires approval from the Paladin XI Council. And, if you live on the second or third floor of a building, you first must get the written approval of the owners below you. In addition, if laminated flooring is used, it must have foam or sound barrier attached; if actual hardwood flooring is used, it must be glued to a sound barrier between the wood and the floor. Finally, after installation is complete, if the owner below is disturbed, you will have to use area rugs in the main traffic areas. This requirement would be incumbent on any future owners of your unit and would have to be disclosed at time of sale.

## Bulletin Boards

Feel free to use our bulletin boards located at each mail box site, but please use discretion in deciding what you place there. Items may remain for a maximum of two weeks.

## Paladin Club XI Condominiums Council

**President:** Patrick Ferry  
**Vice President/Treasurer:**  
Darryl D. McEwen  
**Secretary:** Rosemary Barat  
Bob Barbarita Mac Galle

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**Property Manager:**  
Mastriana Property Management Inc.  
(302) 234-4860

**EMAIL**

[paladinxi@gmail.com](mailto:paladinxi@gmail.com)