

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 • Summer 2007

### Former School Site Plan Update

A formal plan is on file with the New Castle County Department of Land Use calling for “apartments” to be built on a 12-acre site, formerly the Edgemoor Elementary School. Gregory Pettinaro, CEO, Pettinaro Real Estate Development Co., said in a June 6, 2007, email to a Paladin Club XI Council officer, “I am not going to tell you that under any situation we will not do apartments. Our current plan is to sell condominiums and to make the school site the new Paladin 13.” Nine of Paladin Club XI’s buildings overlook this area. Brandywine Boulevard will be the only way to reach these proposed units. Overflow parking already has raised concerns from residents on Pleasant Court and Paladin Club XIII. Several Paladin Club XI owners are contacting Mr. Pettinaro, as well as their elected officials (*see box on page 3*) noting that the current plan is unacceptable.

### Courtyard Apartments To Be Sold

The Delaware State Housing Authority has taken back the Courtyard Apartments adjacent to Paladin Club XI and plans to sell it. The Authority holds the mortgage on Courtyard.

Lea Apartments, a public subsidiary created by the housing authority, is now managing the site. Residents will be given Section 8 vouchers to find other housing.

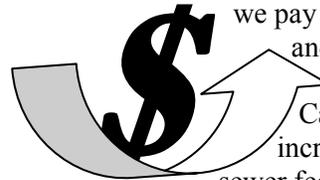
New Castle County Councilman John Cartier (D-8), whose district includes Courtyard Apartments, said the transition is the result of more than two years of negotiations with the housing authority by him and a group of other elected leaders.

**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 regarding these meetings.**

### Why Condo Fees Increased In 2007

Paladin Club XI Condominium Council members share concerns expressed by some about increases in the monthly fees which went into effect January 1. “As owners and residents,” says Council President Patrick Ferry, “we face these same increases.”

However, costs are increasing everywhere. Increases in oil prices affect everything from snow removal to landscaping and maintenance. Last year’s increase in the cost of electricity by Delmarva Power affects what we pay both for outdoor and indoor lighting. In addition, New Castle County’s 2006 increase in water and sewer fees have a significant impact on our annual operations. Unlike an individual homeowner, you don’t pay for your water or county sewer charges. These are included in your monthly condominium fee.



In developing the 2007 budget, the Council looked very carefully at every line item and budgeted as conservatively as possible, all the while being mindful that the budget needed to reflect realistic costs.

Several items actually decreased this year. By pooling our association with others, we are saving a significant amount on insurance premiums. Cleaning fees – the cost of vacuuming and dusting hallways and stairwells – was reduced by 50 percent.

“Unknowns” such as snow removal, as well as emergency repairs to buildings (which no longer are under warranty from Pettinaro) ►

add to our annual costs, and must be accounted for whether we spend the money or not.

Finally, funds for long-range maintenance of Paladin's roads and buildings also must be figured into the annual budget, even though that money may not be spent for 10 or 15 years. We cannot burden owners in 2015 with the entire cost of repairing sidewalks, streets, roofs and other building maintenance that may be required several years in the future. Shared costs are both the advantage and disadvantage of condominium living.

Please be assured that members of the Council watch our condominium budget as carefully, if not more carefully, than their personal budgets.

### How You Can Help Us Save Money

Report problems in your building or on the grounds to the management company.

Does your toilet run? Faucet drip? Get them repaired. All of us pay for the water used throughout the community.



### Trash

Please remember to put all your trash **inside** the containers.

If you believe you have something that someone else might be able to use, please donate it to your favorite charitable organization which accepts these sorts of items.



Our trash service will not collect items left outside the containers, and the extra cost to dispose of these directly affects the Paladin Club XI budget and, in the long run, your monthly fees.



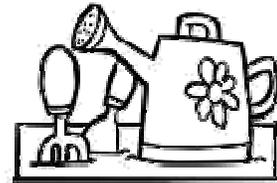
### Bulletin Boards

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.

### Grounds Committee

We always are looking for additional members to our Grounds Committee. Do you have expertise in horticultural matters or do you just enjoy working with flowers, plants, shrubbery and trees? Are you willing to help water the plantings near your building? If so, contact Council Secretary Rosemary Barat.



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

### Unregistered/Inoperable Vehicles

According to New Castle County Code Enforcement regulations (and Paladin Club XI regulations), unless stored in a fully enclosed structure, all motor vehicles are to be properly registered and operable at all times. Placing a tarp or cover over the vehicle does not cure the violation.



## Outdoor Pool Hours

**Monday - Friday:** 11:30 a.m. - 7:00 p.m.  
**Saturday & Sunday:** 9:00 a.m. - 7:00 p.m.

**NOTE:** Clubhouse management is strictly enforcing the policy of legitimate photo IDs, along with valid Paladin Club cards, by Paladin residents when they use the facilities. Those in arrears of condo fees forfeit the right to use the pool and clubhouse until the fees are paid.

## Noise Disturbance Restrictions

New Castle County prohibits the operation of any radio receiving set, musical instrument,



television, phonograph, drum, speaker or loudspeaker or other device for the production or reproduction of sound in such a

manner as to cause a noise disturbance between the hours of 9 p.m. and 8 a.m. A "noise disturbance" is defined as "plainly audible through partitions common to two parties within a building; or across real property boundaries." Fines range from \$250-\$5,000. Each day any violation continues constitutes a separate offense. To report violations, call the New Castle County Police, (302) 573-2800.

## Electronic Entry System

In order to allow guests to ring your unit, or for you to buzz them in, whether you have a landline with Verizon, phone service with Vonage through the Internet, or solely use a cellphone, you must have at least one phone plugged into an outlet, even if it is not connected to any outside phone service.

The New Castle County Council member representing Paladin XI is John Cartier (D-8), 800 N. French St., 8<sup>th</sup> Floor, Wilmington, DE 19801; phone (302) 395-8348; fax: (302) 395-8385; email [jcartier@co.new-castle.de.us](mailto:jcartier@co.new-castle.de.us). State Representatives interested in this issue are Dennis P. Williams (D-1), 3414 N. Madison St., Wilmington, DE 19802; phone (302) 577-8476; email [dennis.williams@state.de.us](mailto:dennis.williams@state.de.us); Hazel D. Plant (D-2), 523 Eastlawn Ave., Wilmington, DE 19802; phone (302) 577-8476; email [hazel.plant@state.de.us](mailto:hazel.plant@state.de.us), and Diana M. McWilliams (D-6), 810 Bezel Rd., Wilmington, DE 19803; phone (302) 744-4351; email [diana.mcwilliams@state.de.us](mailto:diana.mcwilliams@state.de.us). Developer of the property is Gregory Pettinaro, CEO, Pettinaro Real Estate Development Co., 234 N. James St., Newport, DE 19804; phone (302) 999-0708; email [gpettinaro@pettinaro.com](mailto:gpettinaro@pettinaro.com).

## Paladin Club XI Condominiums Council

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



**Property Manager:**  
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