

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/Winter 2008

No Monthly Condo Fee Increase For 2009

Annual Meeting Scheduled December 15 In Clubhouse

The Paladin Club XI Condominiums Annual Meeting for all owners will be held Monday, December 15, from 7 to 9 p.m. in the Clubhouse.

The Council will update you on its activities and will discuss the 2009 annual budget.

Council Members Needed

If you are interested in serving your community as a member of the Paladin XI Council, email the Council president or send a letter to arrive no later than December 8.

Current Council members Rosemary Barat and Patrick Ferry have agreed to remain on the Council, but Darryl McEwen is resigning his position. Pending the outcome of an election to amend the current Paladin XI Declaration to expand the Council from three to five members, there will be one or three vacancies that need to be filled.

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 on December 15.

Candidates must be:

- willing to commit at least six hours per month for Council meetings and other activities.
- in good standing with their condo fees.

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.

Please note that there will be no increase in condominium fees for 2009. In addition, there will be an election for the open position(s) on the Council (*see related articles below*). If you are unable to attend the meeting, please return the enclosed proxy no later than December 12, 2008.

Votes Needed To Increase Council

Enclosed with this Newsletter is a ballot to increase the size of the Paladin XI Club Condominiums Council from three to five members. The Council recommends you vote in favor of this amendment to the Declaration.

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.

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

Thank You!

Special thanks to our "Building Captains." Currently 20 of our 27 buildings have volunteers who reset lighting timers, report damage or needed work inside their building, and act as the "eyes and ears" for the building's residents. If you would like to help, please contact Rosemary Barat at 302-764-4721 or email robarat@verizon.net.

Rules & Regulations Committee

Three Paladin XI residents have volunteered to review and revise the current Rules & Regulations. We hope to have revisions in place by early 2009, thanks to Steve Dutko, Charmaine Imburgia and Joe Schaefer.

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.

Door Hinges

Please do not place anything in the entry door hinges to prop the doors open. The doors can easily become out of alignment, breaching the security of the building door locking system. We have had to make a number of repairs over the past few months, and this also becomes very expensive.

NCC Motor Vehicle Regulations

According to New Castle County Code Enforcement regulations (and Paladin Club XI regulations), all motor vehicles must be properly registered, i.e., inspection tags up-to-date, and operable at all times. Over the past few months, several vehicles in violation of these regulations have been towed, and will continue to be towed if they do not meet County standards.

Emergency Services

In the event any emergency services require access to buildings in Paladin XI, county law enforcement officials have been given a master code to enter all buildings.

Keep Dryer Vents Clean

If you have a dryer installed in your unit, be sure that the vent and hose are kept clean. Heat can build up and cause lint and other

debris to catch fire. There are a number of vendors in the area who offer cleaning services for minimal fees.

Parking Stickers

Paladin parking stickers no longer are being distributed through the Clubhouse. The Council is currently meeting to determine how best to proceed with this.

Friends of Sellers Park

An informal group has been organized to monitor any city or county plans for Sellers Park, adjacent to Paladin XI. In addition, the group sponsors "clean-up days" and other activities. Email former Paladin XI owner Brody Brovero at bbovero@hotmail.com.

Paladin Clubhouse Hours

Monday - Thursday <i>9 a.m. - 9 p.m.</i>	Friday <i>9 a.m. - 8 p.m.</i>
Saturday <i>9 a.m. - 5 p.m.</i>	Sunday <i>Noon - 5 p.m.</i>

Indoor Pool Hours

Monday, Wednesday, Friday <i>9:30 a.m. - 1 p.m. 3:30 p.m. - 7:30 p.m.</i>	
Tuesday <i>9:30 a.m. - 7:30 p.m.</i>	Saturday <i>9:30 a.m. - 5 p.m.</i>
Sunday (residents only) <i>1 p.m. - 4 p.m.</i>	

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Paladin Club XI Condominiums Council paladinxi@gmail.com

President: Darryl D. McEwen
Vice President/Treasurer:
Patrick Ferry
Secretary: Rosemary Barat

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