

NEWSLETTER

Paladin Club XI Condominium • Fall/Winter 2009

Small Monthly Condo Fee Increase Expected For 2010

Annual Meeting Scheduled December 16 In Clubhouse

The Paladin Club XI Condominium Annual Meeting for all owners will be held Wednesday, December 16, from 7 to 9 p.m.

in the Clubhouse.

Council will update you on its activities and will discuss the 2010 annual budget.

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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 7.

Current Council members Patrick Ferry and Stacey Back will be resigning their positions. Rosemary Barat has agreed to remain on 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 on December 16.

Candidates must be:

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

Your Condo Fees At Work

Interior Painting - All of our building halls have been painted recently, and brass kickplates were installed on the entrance doors. In addition, clear plastic wall edge protectors were placed on certain corners to minimize damage.

Residents need to take proper care to ensure that these newly painted areas stay in the excellent condition that they now are in because our budget does not call for repainting these areas until 2014 (five years from now).

It was obvious that, in the past, bikes and other items had been knocked/slammed against the walls and trim. Such abuse needs to end so that your monthly condo fees are being put to worthwhile use.

Owners may decorate their own unit's doors, but, at this time, Council has not authorized any items to be hung on the walls or placed in the halls. This policy will be re-examined in January by the new Council and the vote will be made known at that time.

Due to fire/safety regulations, no furniture is permitted in the hallways at all.

Please note that Council has complete, final and absolute discretion in deciding what can be placed in the limited common areas (hallways) and the common areas.

Exterior Work - Our next major capital expense will be power washing and painting all decks, patios and building entrances. All exterior wood trim also will be painted and minor repairs to these areas will be completed where necessary.

Residents will need to remove small items from decks/patios. Heavy grills may be left in place.

Further details will be forthcoming on this project. We are expecting to start in November, but due to the large scope of this project, it will need to stop during the winter months and then resume in the spring for completion.

Paladin Club XI Condominium Council

paladinxi@gmail.com

President: Patrick Ferry

Vice President/Treasurer:

Rosemary Barat

Secretary: Stacey Back

Property Manager:

Mastriana Property Management Inc.
(302) 234-4860