

NEWSLETTER

PALADIN CLUB XI
June 2010

LETTER FROM THE PRESIDENT

PALADINXI.GOOGLEPAGES.COM

paladinxi@gmail.com

How fortunate we are in PCXI to have our own website and email address - they are listed above. At this time, no other section of Paladin has this feature. Owner, webmaster, Darryl McEwen has volunteered his time and talents for our community's benefit. Our very sincere thanks go out to him.

Darryl would like to have EVERYONE's email address so as to be able to send important community news quickly to all with computer access. Please send your email address to him via the website.

The benefits we get are almost endless! We can have everything from guidance on what to do if a hall fire alarm sounds or get answers to our questions about putting in a hardwood floor and/or a patio door screen. We can advertise a condo for sale, get names of the Paladin paint colors or find the New Castle County police non-emergency number.

Using the email, you can reach a Council member with any question you may have. Ever wonder what the Council talks about at those monthly meetings you can't make because of your job or class? All meeting minutes are on the website, as well as the monthly financial report.

Misplaced your copy of the PCXI Rules/Regs, or wonder if the copy you have is the updated (2005) one? Just download it from the website and it's in your hands.

Want to make a suggestion to Council to improve PCXI? Send us an email and we'll be sure to get back to you. When I found one day that there was no water pressure in my building, I could get the Wilmington Water Company number from the website, call and find out about the broken water main in the neighborhood (our water comes from the City of Wilmington, the sewer from New Castle County). This was a great example to me of the value of the website information.

While calls to Mastriana Property Management, Inc. are still important to report something broken /malfunctioning or to ask certain questions, the website provides an enormous amount of information about Paladin XI and the greater local community.

ACCESS OUR WEBSITE!!

Rosemary Barat, President PCXI

EXTERIOR PAINTINGS

As you recall from the Fall/Winter Newsletter, we are undertaking the project of power washing and painting of all decks, patios, entry porches and any exterior wood trim. Minor wood repairs are also being done. There is a metal strip (lintel) external to each window that will be painted (Paladin tan) as well. We realize that your doors and windows belong to you and are your responsibility to maintain, but Council was able to include the external painting of all the patio doors in this project. Window painting (green frame) is not included in this job. For those of you whose buildings have been completed, thank you for your cooperation in removing items from the decks/patios while the work was going on.

Buildings 6600 – 8300 will be completed this summer. They are our "oldest "buildings." Buildings 8400-9200 will be done next spring.

REVIEW THOSE RULES AND REGS

Some of the problematic issues that arise here in Paladin XI:

notices on your car concerning expired tags, signage on vehicles, furniture/plants in the hallways, items left outside dumpsters, excessive noise in your unit after 9pm, window treatments of a color other than white, dogs that run off leash, etc

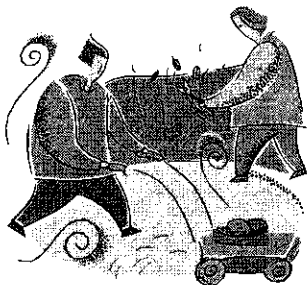
all could be avoided if owners/renters would familiarize themselves with the condominium rules and understand that we live by them. When you move here, you are saying YES, I ABIDE BY THE COMMUNITY LAWS. It's what condominium living is, respect and compliance. So, PLEASE GET OUT THOSE RULES AND REVIEW THEM.

SNOW REPORT COST



We never have had such snow removal bills before! We budgeted \$30,000 for snow in 2010. This seemed fine as we had budgeted the same amount in 2009 and only ended up spending \$17,785.00. So far this year, including Dec. 2009 bills for snow removal, we have paid \$61,000 in 2010. And there is still December 2010 to come. Luckily we are in good financial shape and can absorb the extra expense, thanks to the contingency fund and a little interest we have made.

LANDSCAPING



Thank you to Stacey Back, owner and former Council member, for being our contact person with the landscapers, Eastern Horticultural and others who provide service to our trees. We are currently addressing the damage caused by snow to some of our tall arborvitae and other shrubs.

Thank you also to all those who have planted flowers and taken care of bushes and young trees.

BUILDING CAPTAINS

Building Captains continue to do a great job watching out for their buildings, checking the weekly hall cleaning, reporting burned out lights, picking up phone books, greeting newcomers, etc. Thank you!

We still need captains in the following buildings:

6800, 7300, 8100, 8300, 8600,
8900 and 9200

Please email if you can help

Pool Reminder

The pool is open and maybe you will be coming over for a swim, bringing a guest perhaps. PLEASE have your Paladin Club membership card with you, obtainable from the clubhouse desk, with proof of residency.

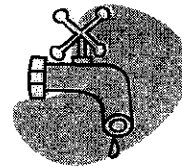
**THOSE IN ARREARS
WITH YOUR CONDO
FEES WILL BE ASKED TO
LEAVE THE
CLUBHOUSE, POOL OR
WORKOUT ROOM**

? QUESTION OF THE DAY

Would you use a recycling bin if we had one here and if so, where would you propose that it be placed?

- please reply to the PCXI email address on the top of page 1

WATER CONSUMPTION



Even though water / sewer is included in your condo fee, there are a few easy steps each homeowner can take to prevent waste and keep the costs down, which in turn keeps the condo fees down. If you hear water running in your toilet tank when not in use, this is a red flag that your flapper ball assembly may need replacing. If the seal inside the tank is not secure, water will constantly run, which wastes an enormous amount of water.

This translates into higher water bills, higher sewer bills and then higher condo fees. You can check your toilet tanks for leaks by sound, but sometimes a leak can exist without a sound to warn us. To check, place a "toilet leak tablet" or food coloring in the tank of your toilet before you leave for work or before bed. If that color is in the bowl when you return from work or wake in the morning, **you have a leak.** A new flapper ball assembly can be purchased very inexpensively (under \$10) at any hardware store and is easy to install for even the most novice of plumbers. If you need help, have a friend, neighbor or family member help you. This small precautionary measure will save a tremendous amount of water and money for the condo association and homeowners. Thank you in advance for your cooperation.

BOARD MEMBERS

Rose Mary Barat - 7503 Pleasant Ct.
Charmain Imburgia - 8703 Park Ct.
Andy Kleinman - 9006 Westview Rd.