

# NEWSLETTER

PALADIN CLUB XI  
Fall / Winter 2010

*"NO increase of  
condo fees in  
2011!"*

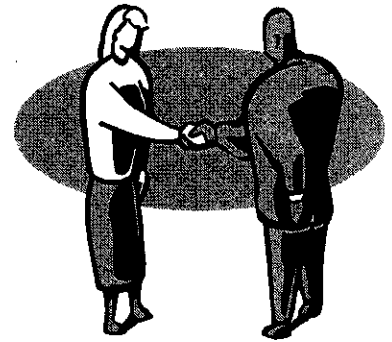
## ANNUAL MEETING



Please join us for the Paladin XI **Annual Meeting** on Tuesday Dec.14, 2010 at the Paladin Clubhouse from 7pm – 9pm. The main topics of discussion will be the 2011 budget, updates on items of interest to the community and **VOTING** for one new Council member.

*Current Council President Rosemary Barat is resigning her position at the end of 2010. She has volunteered endless time and effort over the years and has been an interregnal part of the continued success of Paladin XI. Her years of irreplaceable devotion have impacted all the sections of Paladin Club and we would like to say, 'THANK YOU!'*

## INTERESTED IN BEING ON COUNCIL?



If YOU are interested in serving your community as a member of the 2011 PCXI Council, please send a letter expressing your interest and listing any qualities and/or experience that would be an asset to the association to:

paladinxi@gmail.com

or

5500 Skyline Drive

Suite 6

Wilmington, DE 19808

Candidates must:

- be willing to commit at least 8 hours per month for council meetings & inspections
- be in good standing with their condo fees
- have proven their respect for condominium Rules & Regulations

Paladin XI website  
PALADINXI.GOOGLERPAGES.COM

# Temporary Road Update



By this time everyone knows the story of how severe weather knocked out the sole access bridge for the residents of the three apartment complexes behind Paladin XI, preventing them from getting in or out. In the ensuing emergency situation, Pettinaro granted permission for a TEMPORARY ROAD to be constructed behind our buildings 6600 through 8300. As a result, we have seen a tremendous amount of traffic streaming in and out along that road and the Brandywine Blvd. entrance. In addition to the vehicle traffic, pedestrian traffic has also increased along this road, including school children.

On Wednesday, Nov. 3, 2010, members of the Paladin XI Council were in attendance of an important meeting regarding the rebuilding of this bridge and received some detailed information.

There is a time table, with specific dates for completion of each aspect of the rebuilding. First, debris had to be cleared away from the site. Demolition was begun on Oct. 25, 2010 and scheduled to be completed on Nov. 5, 2010. Next, draft drawings, application submission, permits, bidding for the job, awarding of the job, ordering materials, construction and at last completion of the final surface (**scheduled for MARCH 28, 2011 – weather permitting**).

Periodic updates will be available on the Paladin XI website and on the bulletin boards.

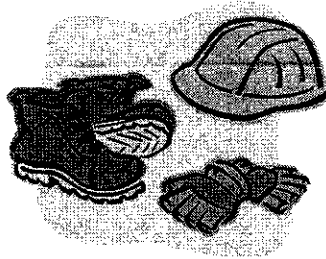
Those in attendance, representing Paladin XI, asked for several safety enhancements which include stop signs, barriers, directional arrows, etc. The belief is that these will be implemented.

The creation of a TEMPORARY walking path across the school property is also a possibility.

Mike Walsh of Pettinaro has stated that:

**THE ROAD WILL NOT REMAIN WHEN THE BRIDGE IS COMPLETED. THE OPENING IN THE FENCE WILL BE COMPLETELY CLOSED.**

## 2010 Projects



Paladin XI had a budget of over \$452,000 for 2010. In addition to paying the monthly bills, the following projects were completed.

- A new roof was put on the 9100 building. This makes 11 of the 27 buildings that required a new roof since 2005!
- Deep cleaned all hall carpeting in every building. This was last done in 2006.
- Power-washed, painted and made minor repairs to decks/patios in buildings 6600-8300. Council made the decision to include payment for owner's patio doors and frames with this work. The remainder of the buildings will be done in 2011.
- Core aeration/seed, pellet lime and fertilization of lawn areas to improve the turf
- Preventative roof maintenance and gutter / downspout cleaning

- Water diversion by 7300 and 8900 was completed, ending problems with standing water and flooding problems
- Damaged street signs, sewers, etc were repaired from last winters snow removal
- Extra work on snow damaged arborvitae completed (tying, trimming and removal )
- 2 additional handicap parking signs were installed per owners request
- Kerns Bro. Tree Service inspected and cared for the communities trees
- All 49 pole lights on the property were labeled numerically. This makes it very easy to identify when calling in a pole light that is out and for the repairman to locate it
- Proposals are being considered for replacement of the dumpster fencing (both locations)

Council hopes the decisions they made on behalf of all the owners are agreeable, as they did their best and had the community's best interest in mind

### Other areas of action:

1. Council voted to allow only floor mats and wall pictures in the halls. This was a fire safety consideration. Residents of course may decorate their own condo doors, which belong to them.
2. Council members instituted visits to all new owners, bringing them the "Welcome Packet" of information provided by management.

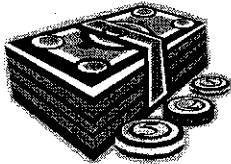


Newcomers are oriented to their building, for example how to turn off the water supply to their unit, answer questions about condominium living, etc.

This policy has been very well received. Renters are scheduled to receive the same visits.

**BUT WE NEED TO KNOW WHEN A RENTER MOVES IN. WE DO NOT RECEIVE THIS INFORMATION UNLESS ANOTHER RESIDENT IN THE BUILDING LETS US KNOW. PLEASE HELP OUT HERE AND INFORM US BY PHONE OR EMAIL.**

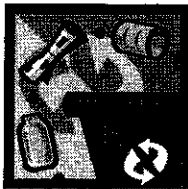
- All investments were systematically reviewed, making some positive changes, which have resulted in more income from interest.



- A decision was made to allow owners to plant flowers and small bushes in the mulched common areas by their condo. This has resulted in some very nice displays this year – thank you



- As a result of discussions with the Clubhouse manager, there are now 3 recycling bins by the tennis courts. Please use them!



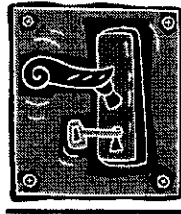
**Those in arrears of condo fees forfeit the right to use any of the clubhouse facilities until the fees are paid.**

## FIRE ALARMS



Please note that when the fire alarms sound, they **ARE NOT** sending a signal to the fire company. The alarms are warning you to exit the building -don't assume it is a false alarm. Exit the building and call the fire company or 911. Every minute is of utmost importance in an emergency!!

## SECURITY DOORS



The buildings at Paladin XI have a security system in place which incorporates the front doors and the "Door King" keypads. In order for this system to work, the residents of the whole community must cooperate. Leaving the doors propped open breaches the security of the building and in turn the safety of the residents. Please make sure when you enter/exit the buildings, that the security doors are completely shut. You will hear a click when the door is locked. These systems are in place for your protection. Thank you in advance for your attention in this matter.

## REMINDER



Please note the following:

\* Condo fees are due on the first of each month

\* A late fee of \$25 is charged if not received in my office by the 10th of each month. ( please allow enough time for the mail to be delivered)

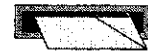
\* ALL CHECKS PAYABLE TO:

### PALADIN CLUB XI

- not Mastriana Prop. Mgt..

\* make sure your check is clearly marked with your unit number

\* Returned checks will carry a \$20 NFS fee, plus a \$25 late fee



\* WE HAVE A MAIL SLOT AT OUR OFFICE FOR YOUR CONVENIENCE ( located at the secondary entrance of Suite 6)

## Current Paladin XI

## Board Members

Rose Mary Barat  
Charmain Imburgia  
Andy Kleinman



A HAPPY AND SAFE  
HOLIDAY SEASON TO ALL &  
YOUR FAMILIES