

NEWSLETTER

PALADINCLUBXI.COM

paladinxi@gmail.com

ANNUAL MEETING



Please join us for the Paladin XI **Annual Meeting** on Tuesday Dec. 27, 2011 at the Clubhouse from 7pm – 9pm.

The main topics of discussion will be the 2012 budget, updates on items of interest to the community and the voting of any new Council members.

There will be a question and answer session at the end of the meeting.

The Paladin XI Board along with Mastriana Property Management, Inc. have worked successfully to reduce the cost of trash, insurance, electric and other line items for 2012.

Despite these efforts, dramatic increased costs in water / sewer, reserve requirements and other unpredictable line items (such as snow) cannot be absorbed into the budget without an increase in condo fees for 2012.

Your condo fees are the only source of income that fund the services provided to Paladin XI. Without the proper funding, basic services would be compromised and/or eliminated.

2012 Increase

A copy of the 2012 Budget is attached on the last page

New Fees begin 1/1/12

COST SAVINGS

1. *Paladin XI went from three trash pick-ups per week to two pick-ups per week after recycling was instituted, saving the community \$8000/year*
2. *The Council switched to WGES as our electric provider instead of Delmarva, savings community \$2000/year. Delmarva still handles the maintenance.*
3. *The Council decided to extend the maturity of CD's. The projected income is \$4500 for 2012.*

Those in arrears of condo fees forfeit the right to use any of the clubhouse facilities until the fees are paid. In addition, all legal means possible will be used to collect delinquent fees, including but not limited to, judgments, wage attachments and Sheriff Sale.

The Council was pleased that at many meetings there were over a dozen owners in attendance. We are hoping the general meeting will have high attendance. We are always looking for your input and you can reach the council at:

paladinxi@gmail.com

INTERESTED IN BEING ON COUNCIL?

The three (3) current members of the Paladin XI Council are interested in returning for another year of service.

If YOU are interested in serving your community, please write a letter and send it to my office by 12/22/11, expressing your interest and listing any qualities / experience that would be an asset to the association.

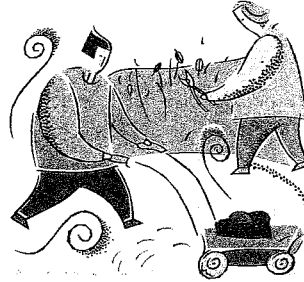
Candidates must:

- be willing to commit at least 6 hours per month for council meetings & inspections
- be in good standing with their condo fees
- have proven their respect for condominium Rules & Regulations

Interested candidates may introduce themselves at the Annual Meeting on 12/27/11.

We are also looking for volunteers to be Building Captains and to fill various committee positions

LANDSCAPING



It is no coincidence that the landscaping has looked so green and well cared for this year. The Council had aeration /seeding and a lime application done in addition to fertilization in both spring and fall. Our landscaper, Eastern Horticultural, has been dependable and has provided good service levels.

- only small flowers and bushes are permitted to be planted in the mulch
- no fencing/brick bordering of any kind is to be erected by owners

**PLEASE HELP
KEEP OUR
COMMUNITY
CLEAN!**

SOME 2011 PROJECTS



- Preventative roof maintenance and gutter/downspout cleaning
- Finished painting all the common area hallways
- Completed the power washing and staining of all the decks
- Several new roofs were installed on buildings in need of replacement
- Blacktop and concrete repairs / improvements
- Several drainage projects were completed to improve water flow problems
- Continue upgrading the landscaping with plants, shrubs & re-seeding of poor lawn areas
- Yellow marks were repainted on all the curbs to assist in parking

How to Prevent Frozen Pipes this Winter

- ✓ Keep the heat on in unoccupied units, even if you are away on vacation, etc.
- ✓ Leave open kitchen, bathroom and laundry doors to allow heat to circulate

HARDWOOD FLOORS

Please remember to notify Council, through management, if you are contemplating installing any hard flooring in your unit (see rule #19 of the PCXI Rules). Council can give you some guidance in regard to this and may possibly be able to help you save some money.

RULES

The Council has been intricately reviewing the Paladin XI Rules/Regulations.

These Rules/Regulations will be updated to adapt to current conditions in our community.

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PALADIN CLUB HOLIDAY PARTY



All Paladin Club residents are invited to the Clubhouse on Thursday, Dec. 8 from 6pm-8pm for a holiday party!

Mingle with other Paladin Club residents while enjoying some food and refreshments.

For further details and to RSVP, please call the Paladin Clubhouse directly at (302) 764-5335 or email Amanda at akearns@Pettinaro.com

A/C UNITS

Though this is not the time of year we often think about air conditioning, the Paladin XI Council wants to stress the importance of maintaining you're a/c unit and the pad that it sits upon. Many of these pads (concrete or plastic) are in desperate need of repair. These pads, as well as the a/c unit itself, are personal property and must be maintained by the owner of the condo.

REMINDER

Please note the following:

* **Condo fees** are due on the **first** of each month per the By-Laws, either by mail or in the mail slot at our Pike Creek Office. A late fee of **\$40.00** will be imposed after the 10th of the month if not physically in our office.

* ALL **CHECKS** PAYABLE TO:

Paladin Club XI Condominiums

- **NOT** Mastriana Property Mgt.

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

* Returned checks will carry a \$20 NFS fee, plus a \$40 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

Patrick Ferry
Charmaine Imburgia
Andy Kleinman

**HAPPY HOLIDAYS
AND A
PROSPEROUS NEW YEAR
2012**

Jon J. Mastriana
Managing Agent for Paladin XI
Mastriana Property Management, Inc