



Annual Meeting

2024
ORCHARD HILL HOA

Meeting Agenda

WELCOME, MEETING ETIQUETTE, OPENING REMARKS

15-MINUTE PUBLIC COMMENT PERIOD

2023-2024 HIGHLIGHTS

SPECIAL THANK-YOU'S

HOA BUSINESS:

BOARD REPORTS
COMMUNITY UPDATES

2024 BUDGET APPROVAL - PENDING QUORUM

ELECTIONS - PENDING QUORUM

BOARD FAQ'S





Welcome, Meeting Etiquette, Opening Remarks

Lynn Byrne, HOA President

Welcome!

2024 Board Members

2024 Committee Members

ARC
Social
Beautification

2023-24 New Residents

First time attendees

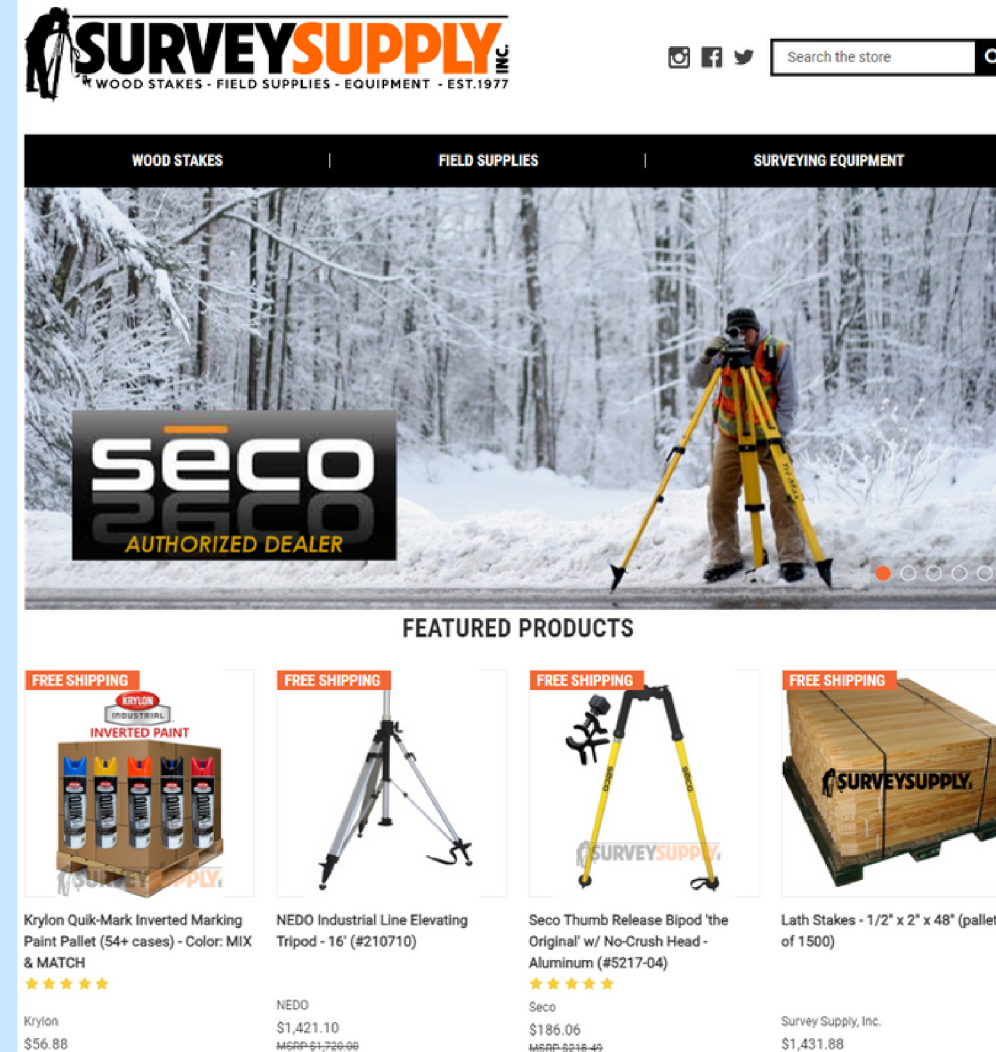




15-MINUTE PUBLIC COMMENTS

2023-2024 Highlights

- **Family Movie Night**
 - Approx. 75 Attendees
 - \$850 in Sponsorships
 - Kevin & Jenn McPherson
 - Survey Supply Inc., Milford, Delaware
 - Lynn Byrne & Carolyn Baier
- **Pond Cleanup**
 - \$12,697 spent LY
 - \$11,000, 2024 YTD
- **Entrance Electricity/Lighting**
 - \$10,000 spent 2023/2024
- **ARC Approvals**
 - New Homes - 1
 - Pavilion - 1
 - Pergola - 1
 - Shed(s) - 2
 - Exterior Paint Changes - 2
 - Roof Mounted Solar Panels - 2
 - Deck(s) - 2
 - Paver Patio(s) - 2
 - Fence(s) - 4
 - Misc. Exterior Renovations - 5



Green Lane Entrance Updates





Main Entrance Lighting



Thank You!

EXECUTIVE BOARD

Lynn Byrne, Tim Metzner, Carolyn Baier, Rick Poltarak, Dianna Atkins
Steve Antonis, Jennifer McPherson

ARC

Ken Fearn, Peggy Reilly, Lynn Baker, Gordon Forbes, Nancy Hughes

PONDS & GROUNDS MAINTENANCE

Steve Antonis

BEAUTIFICATION

Patty & Mike Maloney, Dianna Atkins

SOCIAL

Steve Antonis, Jenn McPherson, Carolyn Baier, Lynn Byrne

WEBSITE TEAM

Kevin McPherson, Jenn McPherson

CHANGES TO MONTHLY BOARD MEETINGS

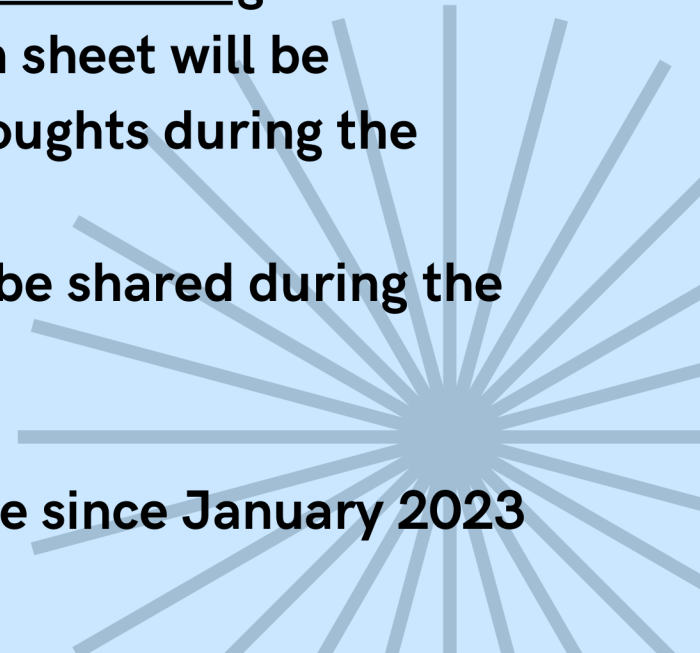


Open Meetings - 2024

All Meetings that are not Executive Sessions will be open to the community to attend per state of Delaware Regulations

- Meeting minutes, agenda and discussion points will be available on the website 10 Days prior to the meeting.
- Meetings are generally held quarterly at a current Board Members residence at 6:30 pm, unless notified otherwise.
- There will be NO May board meeting. The next meeting is slated for June 4, 2024. All future dates will be posted to the website.
- Homeowners are welcome to participate in these meetings and express their viewpoints during the 15-minute public comment period at the start of the meeting.
- Public input on agenda items is welcome.
- To address the group, individuals must provide their name, address, and the specific agenda item they wish to discuss before the meeting commences. This information can be emailed to secretary@orchardhillhoa.org.
- For those who have not submitted in advance, a sign-in sheet will be available upon arrival. Homeowners can share their thoughts during the dedicated 15-Minute public comment period.
- Any written feedback received before the meeting will be shared during the session.

****Board Meeting Summaries - Have been posted to Website since January 2023**





BOARD REPORTS & COMMUNITY UPDATES

REPORTS

DIANNA ATKINS, MEMBER AT-LARGE

Beautification Update

STEVE ANTONIS, MEMBER AT-LARGE

Ponds & Grounds Maintenance Update, Electricity

CAROLYN BAIER, SECRETARY

Approval of Minutes, Violation letters

RICK POLTARAK, HOA TREASURER

Update of Finances

2024 Proposed Budget

2024 Budget Approval

LYNN BYRNE, HOA PRESIDENT

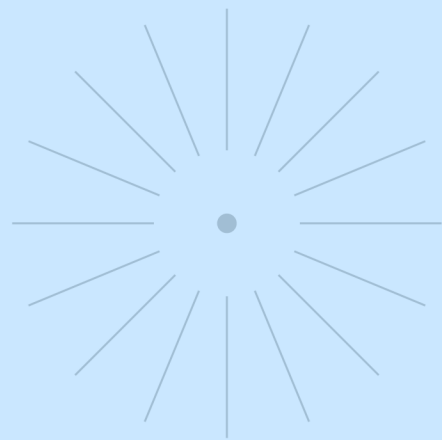
ARC/Board Challenges:

New Protocols

Community Compliance

Board Member Elections

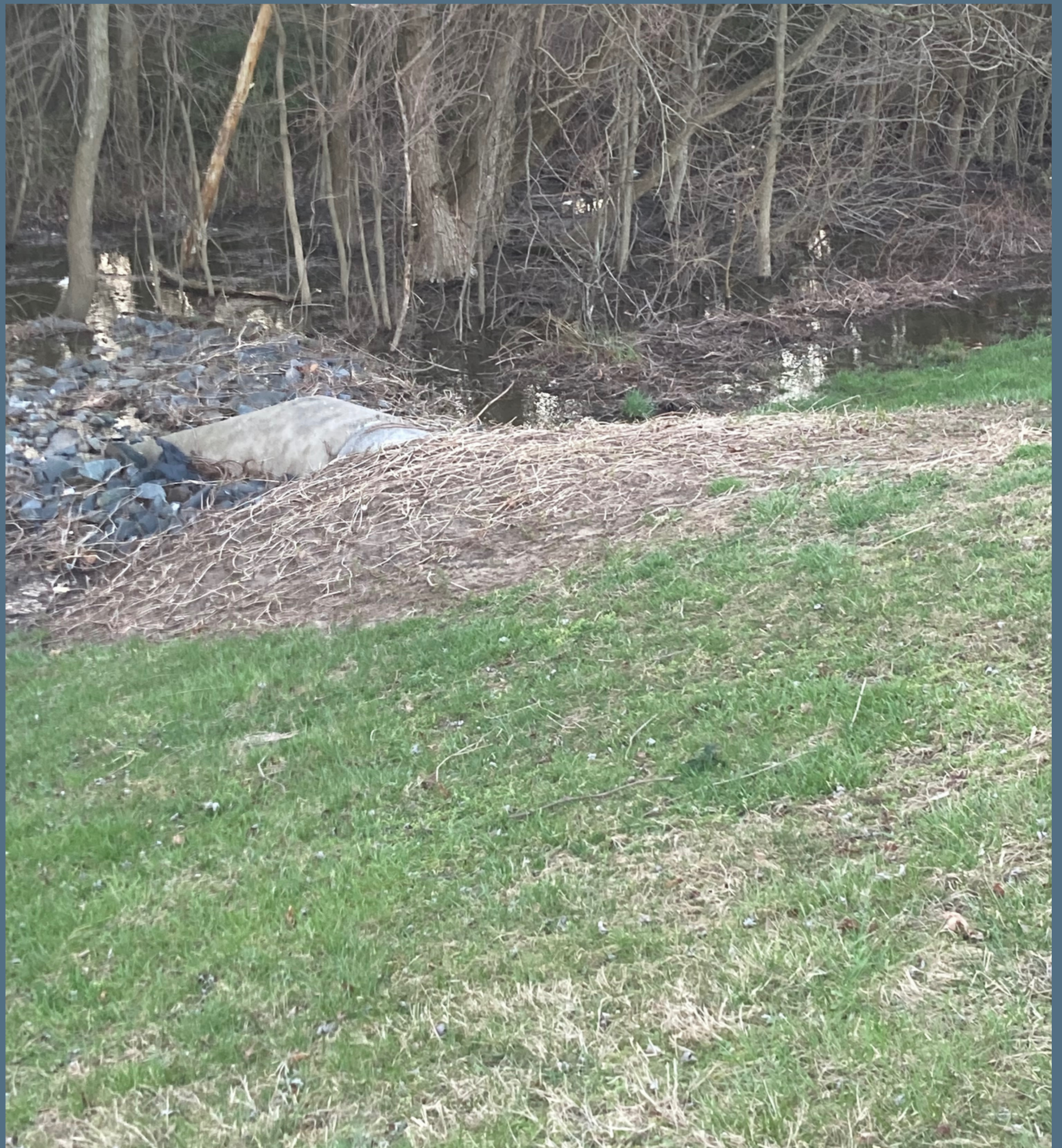
Electricity & Front Entrance Lighting



Pond Clean-Up (Before)

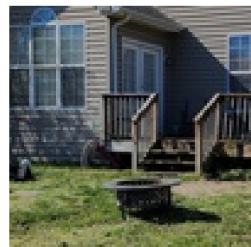








Based on issues you've acted on in the past, we felt you would be interested in this recently reported issue.



Property Maintenance (Exterior of Structure in Disrepair/Unsound/Unsanitary)

27 E Green Ln Milford, DE 19963, USA

Dog feces and storage of autoparts, etc. in yard and driveway. [more...](#)

Follow

Comment

Share

What's a POI?

"POI" stands for point of interest. You're receiving this POI alert because you've reported, commented on, or voted on issues nearby this one. We strive to only send you issues you'd be interested in, and you can always [click here](#) to manage your POIs.

[Unsubscribe](#) - [Manage your POIs](#)

Copyright SeeClickFix, Inc. All rights reserved.
770 Chapel Street, New Haven, CT 06510

Report Violations

Download the App (SeeClickFix):

https://seeclickfix.com/milford_2

Upcoming Community Events

Annual Community Yard Sale

- Always held on the 3rd Saturday in June,
Father's Day Weekend
- 2024 Date - Saturday, June 15th

ELECTIONS





BOARD FAQs

Can the HOA send out communications via regular mail versus electronic mail?

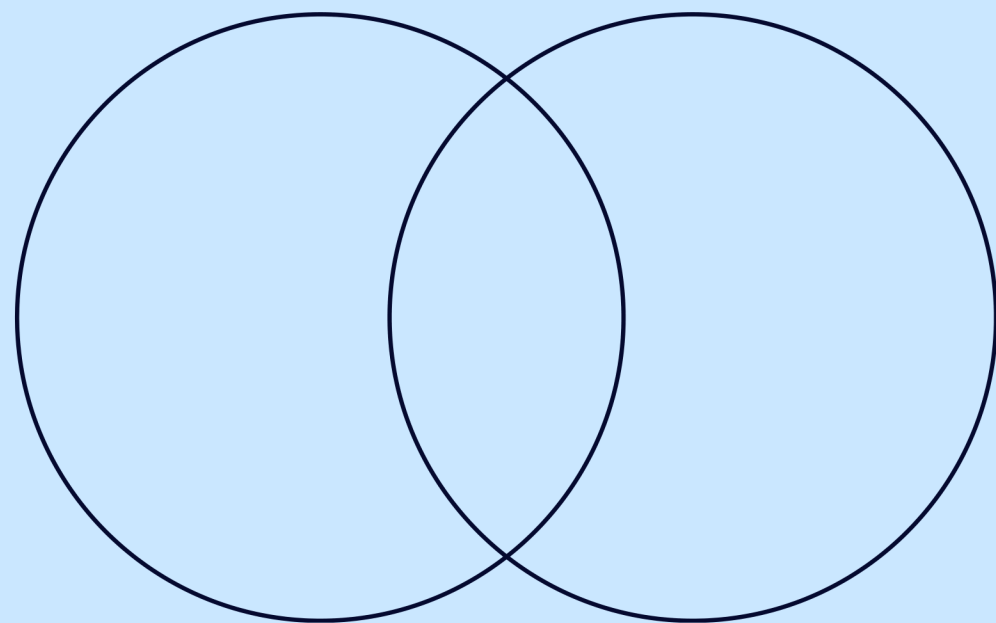
"Absolutely! Get in touch with the board, and we'll hook you up with all the juicy updates!"

Why can't my commercial vehicle be parked in my driveway?

Associations require this to maintain the aesthetic appeal of the community and therefore keep property values high.

Found in Covenants - Article VIII, Section 2, (d.)

Why can't I make an addition to my home without ARC approval?



Article V, Section 2, 2a

Orchard Hill is a deed restricted community. Upon the purchase of your home in Orchard Hill, you agreed to the covenants (rules) of the community which is managed and enforced by the homeowners association. These covenants restrict or limit some of the activities that take place on your property and the common areas within the community. Deed restrictions are put in place to maintain the appearance of the neighborhood and protect your property values.

Why does my dog need to be leashed?

Both state and city laws require all dogs to be on a leash.

Found in Delaware Code Title 16, Chapter 30 F, 3048F
Milford, Chapter 79, Article II, Section 79-2A

Where should my trash cans be placed?

All trash cans should be placed out of sight (not in public view), except on days of trash collection.

Found in Covenants - Article VIII, Section 2, (e.)

What happens if I don't comply with the covenants of the community?



The owner of each property is responsible for the care, maintenance, repair and replacement of their lot & dwelling.

In the event that any owner should fail to maintain their property, after majority vote, the Board has the right of entry to repair, maintain and/or restore the property, the premises, and improvements erected with 15 days notice to the owner. Costs shall be added to and be part of the lien for assessment to which the owner is subject to pay.

Article VI, Section 2, (a) & (b)

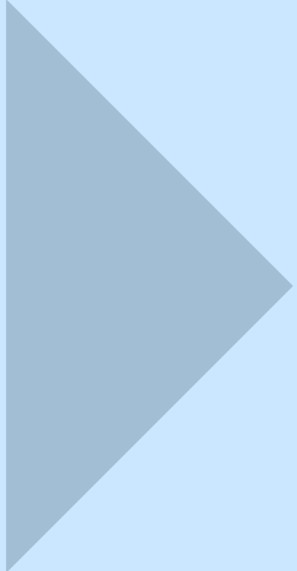
Can I attend a Board Meeting?

Yes, Please review our website for information regarding Orchard Hill HOA board meeting expectations per the State of Delaware.

Why did my fees increase in 2024?

The board has the right to increase the annual assessment each year by up to 10%. The annual assessment this year increased due to inflation and the need to cover increased expenses.

Found in Covenants - Article IV, Section 3a



Why can't we make the circle one way?

This matter has been raised multiple times with the City of Milford. The Orchard Hill HOA board cannot make a decision on this as it falls under the city's jurisdiction.

Does Orchard Hill have a website?

Yes! Our website was updated in July of 2022 and can easily be accessed on all mobile devices and computers.

WWW.ORCHARDHILLHOA.ORG

Included on the Website:

Board contact information

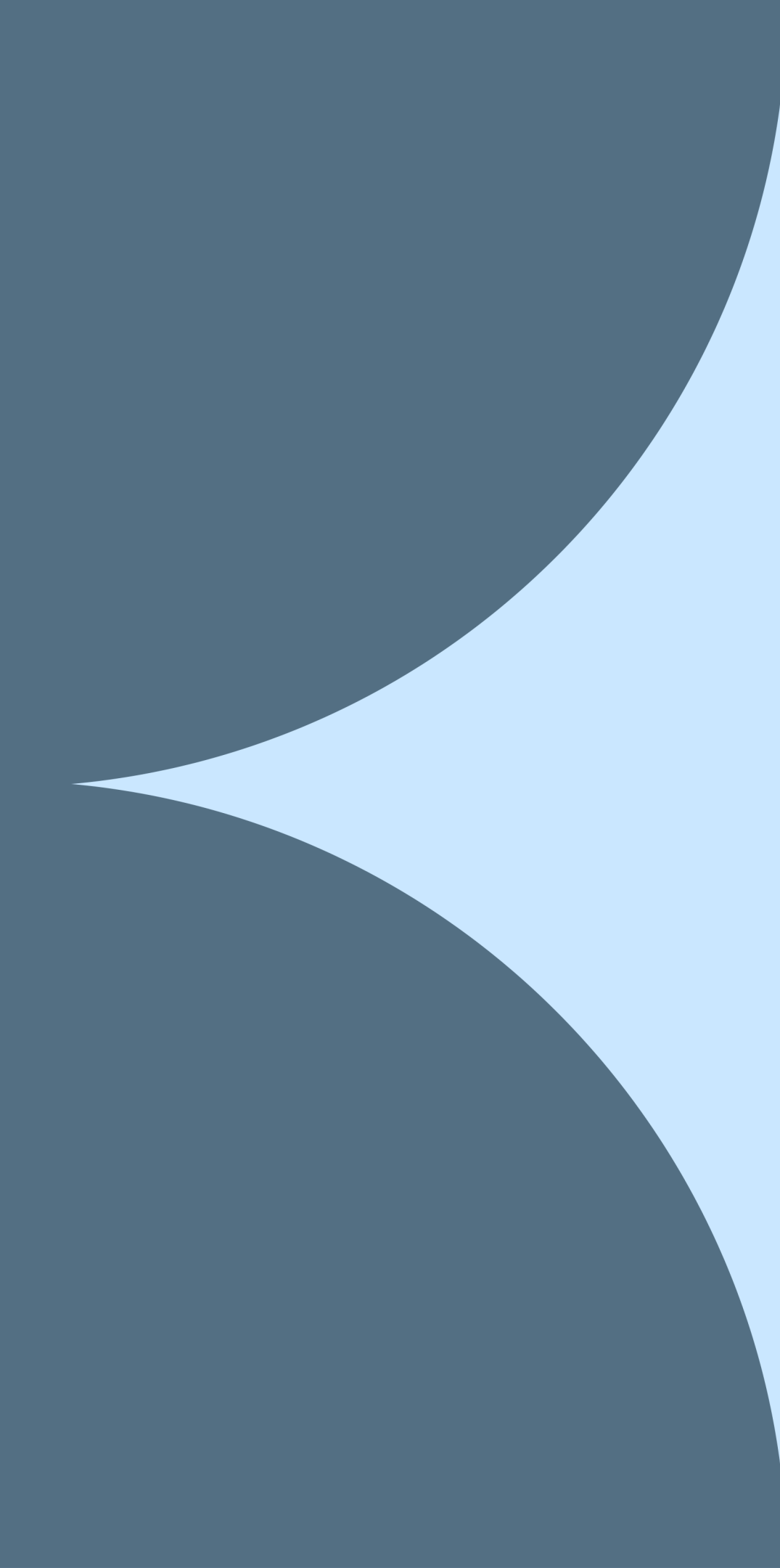
Upcoming events & notices

Meeting summaries

Community information

Covenants & bylaws

ARC Guidelines



**Why can't I park my car on
my lawn instead of my
driveway?**

This is a city ordinance. ??? Where can I find this??

DOOR PRIZES





Thank you!!!!