



Dickerson Farm Service Corporation | P.O. Box 557 | Middletown, DE 19709 | dickersonfarm.com

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## Dickerson Farm Community Newsletter

### June 2024

#### Community Meeting

The Dickerson Farm annual meeting was held on April 11, 2024. In attendance were 13 residents (four of them were board members) and three guests (elected officials).

The newly elected board members accepted the following positions and terms:

President - Lyal Gillen, [jlgillenjr@msn.com](mailto:jlgillenjr@msn.com) - 3 years

Vice President - Doreen Stewart, [bet04bop@aol.com](mailto:bet04bop@aol.com) - 2 years

Treasurer - Linda Barnes, [barnesla52@aol.com](mailto:barnesla52@aol.com) - 1 year

Secretary - Karen Hamilton, [wahkjh@aol.com](mailto:wahkjh@aol.com) - 3 years

Member-at-Large - Bill Hamilton, [wahkjh@aol.com](mailto:wahkjh@aol.com) - 2 years

#### Annual Dues

We are proud that Dickerson Farm has been able to maintain the annual dues at \$150 for over 25 years. This year's annual dues notices have gone out to each homeowner and are due by June 15, 2024. Any dues received after the June 15th deadline will be subject to a late fee plus interest. Thank you in advance.

#### Treasurer Update

Since the last newsletter (2022) all dues for each year have been collected from the residents. A copy of the financial statement for 2023 was recently sent out to all households.

#### Architectural Review Committee (ARC)

As a reminder, any changes to the exterior of your home should be in compliance with Article 3-4 in the Deed Restrictions and submitted to the ARC prior to start of project. ARC forms are located on the website or by contacting an ARC member for assistance or questions. The ARC will review requests in a timely manner and contact you directly with any questions they may have. The ARC will return signed and approved forms to you. The Deed Restrictions are also available from the DF web site, [dickersonfarm.com](http://dickersonfarm.com).

Any changes made that were not outlined in the original ARC form, such as but not limited to, change in structure appearance, construction materials, location, size, colors, should be resubmitted to the ARC for approval prior to change taking place.

Architectural Review Committee members are:

Bill Hamilton, [wahkjh@aol.com](mailto:wahkjh@aol.com)

Brian Redding, [bb\\_reddin11@yahoo.com](mailto:bb_reddin11@yahoo.com)

Rick Stewart, [crstewjr@gmail.com](mailto:crstewjr@gmail.com)

## **Exterior Home Repairs**

To help with the value of our neighborhood, homeowners are reminded to take responsibility for maintaining the exterior of their home and property. Please review the DFSC Deed Restrictions, (Articles 7-11 in particular) and repair any damage to the exterior of your property, including repairs to decks, shutters, and fences; power washing siding; and cleaning up debris, unsightly weeds, and fallen trees. Refer to the upcoming event below for help with disposal of yard waste.

## **Septic System Maintenance**

There have been a couple of homeowners in our neighborhood who unfortunately have had to bear the expense of installing a new septic system in their yard. As a reminder, all septic systems need to be properly maintained and septic tanks cleaned and/or pumped at least every two years, as noted in Article 3. Service companies such as Weaver's Sanitation can be used in our area.

## **Safety Reminder**

School lets out shortly so there will be an increase in kids playing outside, folks taking walks, and dog walkers all out enjoying the nicer weather. We're asking all residents and their driving-age kids to slow down and adhere to the maximum 25 mph speed limit.

## **Upcoming Events**

The Board approved the purchase of a sign that will be used to announce upcoming events and other pertinent community information. The sign will be placed at the entrance circle in advance of events.

### **Community Yard Sale**

**Saturday, June 8, 2024 (Rain date June 9)**

**8:00 am - Noon**

A sign will be posted at the entrance a week beforehand and posted on various Facebook pages.

### **Dumpster for Yard Waste and Household Junk**

**Friday, June 14 - Monday, June 17**

During our annual meeting, Senator Stephanie Hansen offered to secure two dumpsters for the Dickerson Farm community to use. This sounded like a great opportunity for us to clean out our yards and homes without having to leave the neighborhood.

The dumpsters will be placed near the open space off East Dickerson Lane at no charge to our community; one dumpster for yard waste and one for household items you wish to dispose of.

**Note:** This effort does not include "hazardous household waste."

If you have any questions regarding this event, please contact Bill Hamilton.