



From the Horses Mouth

Barclay Farms Homeowners Civic Association, Inc.

PO Box 204

Camden, Delaware 19934-0204

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IMPORTANCE OF BFHCA MEMBERSHIP

Resident relations with HomeTown America have been very amicable but as nice as Stephanie and Sally are, they are employees of a for profit business. Should there be a time when HomeTown America decides to raise the rent above the CPI - U or even decides to sell the property, your homeowners association is there to represent you. At such time your homeowners association becomes a primary player on your behalf.

Your homeowners association is more than a social group. By Delaware law (25 Del C. Sections 7026, and 7040 through 7055), it has the responsibility to represent its community members:

“...pursuant to 25 Del. C. Section 7043(b) the communities HOA shall be the designated representative of those leaseholders who are members of the HOA
...Any leaseholder not a member of the HOA may designate the HOA...” (6(a))

via a written and signed letter of request for representation. Of particular concern to the Executive Council at this point is the potential of raising the rent above the CPI-U. Each arbitration case requires a minimum fee of \$250 from the BFHCA reserve, plus legal fees if a lawyer is involved. The cost to individual homeowners not represented by the BFHCA could be even higher.

Unfortunately, if you intend to wait to join until your rent is really increased, you should be aware that there is little time between notification of a rent increase and the process of protest as stated in the law. You need to be a member of the BFHCA now – just in case.

This process has been tested where situations of raised rents beyond the CPI-U have been occurring in Delaware. A recent situation in Bon Ayre, a Dover 55 + community, sparked this following letter to the editor in the May 4, 2014 News Journal:

Homeowner associations validated

I'd like to express our gratitude to the Attorney General's Office Consumer Protection Division, for enforcing the statutes of Delaware, thereby protecting close to 41,000 people who live in manufactured housing (AG settles suit with operators of Bon Ayre,” May 17).

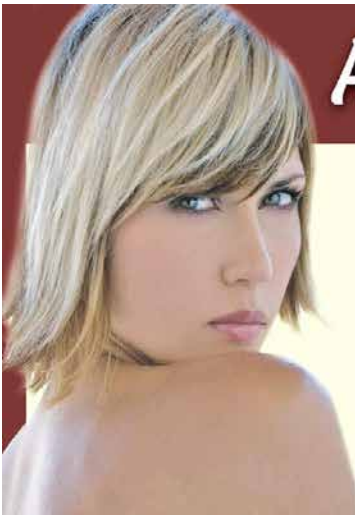
On behalf of so many of us throughout the state, I thank the Bon Ayre Homeowners Association and their leadership for their audacity and the courage in standing up and demanding solid honest business practices, in order to maintain and sustain decent affordable housing for all middle-class Delawareans. This case highlights the importance and dire need for each community to have a homeowners association.

Over the years, so many folks have spent so many hours tirelessly and relentlessly improving the quality of life for Delawareans in manufactured housing; thank you all. We all benefit from your hard work.

Donna Reed
Chair, Land Lease Homeowners Coalition, Inc.
Camden

Our thanks to Donna Reed. We are urging all of Barclay Farms residents to be members of their homeowners association for your own benefit.

BFHCA Executive Council



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Go and have fun.

Enjoy

Maxine Skversky

Join Our New Neighbors to

GET
ACQUAINTED

2:00 PM – 4:00 PM

Clubhouse

Saturday, June 28, 2014

(bring a dessert to share)



BFHCA Executive Council Election

The election of three directors to the Executive Council will take place at the September 19th General Membership Meeting of the BFHCA. Members with a strong interest in the Barclay Farms community are urged to consider running for a council position. Those interested are asked to complete a short questionnaire and return it to the Nominating Committee – **Mary Lou Rowlands** or **Gloria Miccarelli**. The questionnaire will be available at the BFHCA website and in the clubhouse, or you can call Mary Lou or Gloria to have the form delivered to you.

Executive Council

President: Mary K Eggers 697-9430
Vice Pres: Sam Scalzi 697-0151
Secretary: Mary Ann Coutts 535-8580
Treasure: Larry Dougherty 387-1496
Directors: Maggie Aultman 387-1030
William J Kovatch 697-1063
Henry Novian 698-4450
Betsy Salem 697-1846
Carlton Walker 698-1841

FROM THE HORSE'S MOUTH STAFF:

Maggie Aultman, Mary K. Eggers, Jill Fuchs, Ron Gerbino (Editor), Jean Hanacek, Susan Hoecker, Richard Maly, Mary Lou Rowlands, Maxine Skversky, Charlotte Tormey, Barbara Vandegrift

Website: www.bfhca.org

Mary K Eggers, President

Ron Gerbino, Editor

ron_gerbino@msn.com

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