

# DEVON COMMUNITY NEWS

## Council Update

### **Engineering study funding approved**

On January 20, 2020, The Council approved \$6,000 to conduct an engineering study of all of our building systems. This study provides the basis to project the funding requirements for the next 20+ years. It is mandated by state law to be conducted every 5 years.

This plan and the funds we accrue monthly allow us to budget for the long term.

We currently have about \$1,000,000 in the reserve fund and are on track to meet the projected fund balance of \$1.1 million by June 30.

Hank Maier is tasked with the responsibility for oversight of our major systems, excluding landscaping and the pool.

He will provide periodic updates about our major system and physical plant.

Please be aware that engineers will be in the building to conduct the study.

## **Check out The Devon's updated website**

Our website is live and can be accessed at [TheDevonAt2401.com](http://TheDevonAt2401.com). YOU DO NOT NEED A LOGON to access; just enter [TheDevonAt2401.com](http://TheDevonAt2401.com) into your browser's address bar. Navigation is straight forward. Click the tab in the header to go to a page. Feel free to play around with the links. Don't worry - you can't damage the site.

The site is designed for owners, residents, and prospective buyers. To address this audience, we have provided useful links and static descriptions. Moreover, two open pages have been provided to:

- Allow owners, or their agent, to list units or garage parking spaces that are for sale or rent, and
- Provide other useful links that residents or owners wish to share.

Please feel free to share additional pictures, names of favorite area restaurants, or entertainment venues, etc., that you think would be of interest. Or, if you have other content you would like posted or comments, please send a message to:

- [Hank175.Devon@gmail.com](mailto:Hank175.Devon@gmail.com)
- Hank Maier, #604

Many thanks to Hank Maier for his work creating and maintaining the website!

## **January's reported car break-ins**

There were two parking lot incidents on Friday, January 25, 2020. The only cars that were disturbed did not have their doors locked. It seems the perpetrators were just checking handles – if the door was locked, they moved on – if unlocked, they rummaged around in the car.

Please take the time to lock your car doors to help prevent the theft of items left in the car. If you see any suspicious activity, call 911.

## **Be a good neighbor**

Please be courteous and keep the volume on your television and music devices at a reasonable level.

## City/County Tax Help

The City provides a property tax exemption up to \$565 dollars per year to homeowners aged 65 and over who qualify based on income. If you qualify, you could also receive a discount on your water and sewer bills.

To qualify for a property tax exemption, you must meet all of the following requirements. You must:

1. be an owner or part owner of the property;
2. be at least 65 years old before the beginning of the tax year on July 1;
3. make a maximum income of \$19,000 for married couples, or \$15,000 for single persons, **excluding social security and railroad retirement tier 1**; and
4. be up to date on your tax bills and water/sewer bills.

## County and School Taxes

You can also save on County taxes and school taxes. For seniors who meet requirements 1 and 2 (noted above), you may still qualify for a school tax credit up to \$500 regardless of income.

## Contact information

Department of Finance  
Louis L. Redding City/County Building  
800 N. French Street, 5th Floor  
Wilmington DE 19801

Phone: (302) 576-2400

Fax: (302) 571-4283

Earned Income Tax Office: (302) 576-2418

Email your City tax questions:

[CityTaxQuestions@WilmingtonDE.gov](mailto:CityTaxQuestions@WilmingtonDE.gov)

## Important changes

### New recycling rules impact trash collection

Because we are a residential building, we must recycle, and, of course, want to recycle. However, not everything with a recycling symbol is now accepted in Delaware's single-stream recycling program; for example, **plastic bags** and film do not go in your recycle bin; shredded paper, paper towels, napkins, tissues, paper plates, paper cups, coffee cups, hardcover books, wax paper, tissue paper, bubble envelopes, Fed-Ex envelopes (Tyvek), frozen food packaging, plastic containers, Styrofoam, metal, mirrors, window glass, glass cookware, glass drinkware, lightbulbs, and more.

**Plus, all containers with food and liquid residue must be thoroughly rinsed.**

As a result, the Devon can only recycle newspapers, cardboard, and magazines. This means no pizza boxes, no junk mail, no loose paper, no bills, no torn paper--**just newspapers, magazines, and cardboard**. The recycling dumpster will be locked, so only Gary and Rob will have a key. This will stop any residents, contractors, community person, etc., from throwing anything in the recycling dumpster that is prohibited (**resulting in a fine!**).

Residents will still be expected to break down big boxes, but may leave them behind the newspaper box in the trash room. If there is a very large box (TV, furniture, etc.), residents should call the office to request Gary or Rob to meet them at the dumpster to unlock it for recycling.

Waste Management will increase by one day the trash collection (3 trash dumpsters, 3 times trash compactor), and reduce the recycling pick up to once a week.

To recycle anything else, go to the State's website [https://dnrec.alpha.delaware.gov/?s#stq=recycling rules](https://dnrec.alpha.delaware.gov/?s#stq=recycling%20rules) for more information.

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**Devon Office Hours: Monday to Friday 9AM-Noon & 1PM-3PM**

If you have good news, a concern, or a complaint, please contact:

IPS Property Manager: Dino at 302-994-3907/[dinoperonti@ipsde.com](mailto:dinoperonti@ipsde.com)

Devon Office: Kathleen at 302-658-5366/[thedevon@comcast.net](mailto:thedevon@comcast.net).