

DEVON COMMUNITY NEWS

Essential repair list

In an effort to minimize Gary and Robert's visits to units, please see the list of essential maintenance repairs below:

Clogs and leaks

- Anything that could potentially impact or damage another unit, such as clogs and leaks

Some electrical issues

- blown breaker, light completely out (i.e. no kitchen or bathroom light)

Smell of gas

Additionally, **no food can be put down the garbage disposal.** In the last couple months, residents have created very significant clogs by putting food down the sink and into the disposal. It also resulted in costly plumbing repairs for the resident.

Please call 302-658-5366 if you have a question about a repair. We greatly appreciate your cooperation.

Friendly reminder

While Covid-19 restrictions are easing, face masks in public and social distancing are still in effect. Let's work together to keep our community safe.

Memo from Council President

Membership, finances and lobby update

The Council of The Devon elects our own officers. Last fall Joan Taylor accepted nomination for another term as President. At the time, she agreed to serve for 6 months and then step down. When she stepped down, Joan nominated me to replace her as President of Council. The Council voted and confirmed me as President. I accepted that honor. Joan remains on Council and is a valuable resource.

As we were transitioning, we asked Dick Franta, our legal counsel, about filling the vacant Council positions. During this process he reviewed our Condo founding document "The Declaration." Council was originally specified as a 5-member body. Sometime in the past, 2 members were added, but The Declaration was never changed. Thus, we are again properly constituted as a 5-member Council.

When I ran for Council, my major topics were to work to improve communications between The Council and Owners and to earn a decent return on our reserve accounts. The Devon is fortunate to have Theresa Morrissey as our Treasurer. I am pleased to report, Theresa identified Fidelity and a process to have our reserve funds invested in the highest possible money market rate. The new Fidelity approach is paying the premium current market rate – far better than the 0.05% local banks were paying!

As you have seen in the Fiscal 2020/2021 budget distributed a few days ago, your monthly fees have not changed for this year. We made this decision out of concern about the potential financial impact of Covid-19. The other major item of note is that we have accelerated the renovation of the Lobby by four years from FY 2024/25 to FY 2020/21. This project is fully funded by the reserve fund. We decided to act now to upgrade our Lobby, rather than wait. The new Lobby will make The Devon more competitive versus surrounding condominiums and will complement the many renovations made to our The Devon units.

Future letters are planned to address various Devon topical issues and questions. If you have a topic(s) you would like to know more about or a question, drop a line to Kathleen. She is compiling a list.

Best regards for a good summer.

Stay safe and well,

Hank Maier
Devon Council President

**Parking lot monitoring:
maximizing availability**

Residents vehicles are required to display a DC sticker. For guests, residents can request a pass which can be easily displayed on the dash board. Both stickers and passes can be obtained from the Devon office.

The front entrance area is for 15-minute parking. This excludes delivery vehicles - USPS, Fed Ex, etc.

In an effort to ensure that our parking lots are being used by residents, guests and/or office patrons, periodically, a Council representative will sweep the parking lots. If the representative notices missing Devon parking sticker, no guest pass, or incorrect parking, he will leave a note on the car mentioning the infraction.

If at any time a resident sees an infraction, we suggest taking a photo of the infraction, the vehicles license plate, and Devon sticker. Please forward these pictures to the office, noting the date time they were taken, for follow up.

As always, your cooperation is greatly appreciated.

FYI

Sugarfoot Fine Foods, a longtime Wilmington cafe featuring "West Coast-themed" homemade soups, salads and sandwiches, has closed its doors after 21 years.

Balcony etiquette tips

Be courteous while enjoying your outdoor space

Our balcony can be a wonderful refuge during these times of COVID-19 and social distancing. Balcony etiquette is pretty simple, but often overlooked. The most common breach of etiquette is when occupants:

- Don't repair or remove damaged windbreakers.
- Don't keep the balcony clean and organized, even if not used.
- Water their plants allowing drainage, dirt, and mulch to trickle down to the balcony or balconies below. Or, allowing water, for any reason, to drain off the balcony.
- Groom their pet, give haircuts, or release other wind-blown debris that litters all areas down-wind.
- Carry on loud, argumentative, detailed relationship conversations.
- Play music that can easily be heard from neighboring occupants.
- Sweep debris from their balcony onto someone else's balcony.
- Allow old plastic furniture to remain. Patio furniture should be able to withstand the wind. Anything that blows off your balcony, potentially causing damage to the building or people, is your responsibility. Choose sturdy and stable furniture.

Balconies are not immune from the regulations that ensure safety and decorum. Be a considerate neighbor while enjoying your outdoor space.

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

Devon Office: Kathleen at 302-658-5366/thedevon@comcast.net.

Devon web site is <http://thedevonat2401.com>