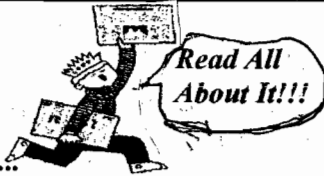


HIGH POINT PARK

RESIDENTS ASSOCIATION

219 Lake Shore Drive, Frederica, Delaware 19946-2626 Telephone (302) 335-4889



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PRESIDENT FAY'S MESSAGE

Hello everyone. I hope you had a wonderful Thanksgiving. Christmas is not far behind. I wish you good health and happiness for the coming year.

Did you know we have a "celebrity" that lives among us? Mrs. Bessie Sherwood McCracken turned one hundred years old on Nov. 14th. That's right....100!!! On Nov. 15th, her family had a birthday celebration at the Felton Fire House. Bob Walls, our State Representative was there to present her with a proclamation from the Del. House of Representatives for her 100th. She not only was there, looking lovely, I might add, (no where near her age) but, she also danced!! I hope you have 100 more birthdays to celebrate!

We have applied to have our organization incorporated. We need to be ready if the park goes up for sale. We have the right of first refusal now. We're waiting to hear from the State for approval.

Our next meeting will be the third Wednesday in January at 6:30 p.m. Please come out. I believe Rep. Walls will be there to speak with

us. He's been quite helpful to our park. Our manager has had some problems getting law enforcement to respond. Rep. Walls stepped up and offered assistance.

Fay Freeman

EDITOR'S COMMENTS

Following is excerpt from a Letter to the Editor which was in the Nov. 18, 2009 issue of the Wilmington News Journal. It would be great if other community owners followed this owner, i.e., Sun Communities and did not raise our lot rent in 2010.

The park is Maple Square located in Newark, DE. The article did not say how many leased lots were in the community.

The homeowners received their notice of no increase in lot rent for the 2010 lease year. The notice said, "Our hope is that this will help relieve some of stress of the holidays and daily living, as we are all in this together."

Obviously the park owner was taking into consideration the country's economical problems, increases in home owners expenses, loss of jobs and no cost of living increase for Social Security recipients and other retirees.

Letter was submitted by:

Richard H. "Rick" Lemire

NOTE!!! See Bulletin Board for copy of article.

ASSOCIATION TIDBITS

Please, if you have something you would like included in the newsletter or thoughts on improving the publication, let us know. We welcome suggestions. Call Fay @ 335-4889, Ernie @ 335-1285 or Chuck @ 335-0434.

Be safety conscious when driving through the community. Do not exceed the park's posted 15 MPH speed limit. Remember darkness is now upon us earlier and December 21st has the shortest number of daylight hours. Be careful.

Together Everyone Achieves More

DECEMBER 2009 LIGHTHOUSE BEACON BULLETIN

MEETINGS

Next *HPPR Association* meeting will be Wednesday, January 20, 2010 @ 6:30 P.M. in the Spring Valley Community Center, 312 Jean Bradley Circle.

The Association has invited Robert E. Walls your Representative - 33RD District - State of Delaware to the meeting. Representative Walls will discuss Manufactured Home Ownership Issues on Leased Land and take questions from the membership. Please mark your calendars and plan on attending. A large turnout will show Representative Walls that we appreciate his concern for us and that we need his support with our problems.

Delaware Manufactured Home Owners Association (DMHOA) meeting - Monday, December 21, 2009 in the Indian River Fire Hall, Millsboro, DE @ 6:00 P.M. There will be a short meeting followed by a Holiday themed get together with refreshments. Please bring finger foods or dessert items. Let HPPR Association show DMHOA we are in the game. Thank you.

(See *Spring Valley Bulletin Board*, check DMHOA WEB site @ www.dmhoa.org for information and map to Fire Hall or call Chuck @ 335-0434 for further information.)

DMHOA CORNER

The DMHOA meeting on November 16, 2009 had DNREC Secretary Collin O'Mara as a guest. A most interesting person, young with quite a resume. He fielded many questions dealing with standing water in several of the Manufactured Home Communities there in Sussex County. He was told of several cases where the community owner was in violation of the law but did nothing to correct the problem. He told of having recently receiving a case to look into and that the problem was ongoing since 1988. He could not believe no action in 20 plus years. Mr. O'Mara seems ready to address environmental problems. Let's hope so.

Throughout the USA Delaware is looked at as a leader with its successful legislation, its literature and lobbying efforts. Many of the

materials developed in Delaware have been modified for local use. Ed Speraw, the President of DMHOA and past president of the national organization, is a folk hero in manufactured housing because of the success of legislation, often in the face of resistance by the Republican controlled House of Representatives in past years.

The Utah Home Owners Association copied several DMHOA items including this one:

**Delaware UFOs Identified!
Manufactured Housing Landlords
Fleet of Cash Cows**

✂ **Fleet fueled by unrestricted rent...**

✂ **Equity Stripped from Homes
Financial Evictions!**

✂ **Largest Block of non-government
affordable housing is threatened**

✂ **"Fair Market" balloons only go up for
land lords Doesn't go down in down markets
for Home Owners**

✂ **\$150 Million or more leaves State
economy each year in pockets of
corporations**

*NOTE! Above taken from Wild Meadows
September-October News Letter.*

SPRING VALLEY BULLETIN BOARD

Located adjacent to the Spring Valley mail boxes and across from the Senior Clubhouse.
Please read frequently.

COMMUNITY EVENTS

*Spring Valley Senior (55+) Social Club
Activities and Information.
Held in the Spring Valley Senior Clubhouse*

Together Everyone Achieves More

DECEMBER 2009 LIGHTHOUSE BEACON BULLETIN

312 Jean Bradley Circle

Monthly dinners the 3rd Saturday of each month @ 6 p.m. Cost \$2.00 per person plus a covered dish or dessert item.

**Next Dinner: Christmas Dinner
December 19, 2009 - 6 p.m.**

Please bring a grab bag gift (\$5.00 value) if you wish to participate. Men bring a gift for a male and women a gift for a female. Only those bringing a gift may receive a gift.

BINGO every other Thursday @ 7 p.m.
Must be 21 years of age

Next Bingo Dec 3rd & 17th, 2009 @ 7 p.m.

Questions: Call Jim Smith @ 335-4438

Note: The Spring Valley Senior Social Club and the HPPR Association are not affiliated. They are separate organizations.

FOOD FOR THOUGHT

Payment of Kent County Property Taxes. Senior citizens having lived in Delaware for 5 years or longer and 1 year in Kent County can receive a reduction in property taxes. If your gross income is below \$12,000.00 per year for a single person or \$22,700 for a married couple you may not have to pay any property taxes. Remember your Social Security income is not included in your gross income total. Act now, contact Kent County Receiver of Taxes @ (302) 744-2341 for details on applying for the benefit.

A news report By: Alex Ruoff The (Salisbury, MD) Daily Times, appeared in Wilmington's The New Journal dated Nov 27, 2009. "**Sussex County seeking input on updating zoning codes.**" A Manufactured Home Committee was created so property owners with a vested interest can meet and make recommendations to the council concerning possible code changes.

Many manufactured home owners are being denied permission to put up a replacement shed, put an addition on their home, etc. all brought about by antiquated laws.

A resident of Sun Communities' Sea Air Park in Rehoboth when replacing a shed that was in bad shape was denied a permit to do so. Even though it was being installed on the identical

foot print as the former shed. The fight to do so has been ongoing for over a year and is still not resolved.

Established set backs and leased lot property lines are being ignored. Here in High Point many leased lots do not have property markers and the dimensions of the leased lots are not defined in leases. A clear violation of Delaware State Law per Title 25 Chapter 70.

Please contact your Kent County Levy Court Commissioner Eric L. Buckson and ask if they are looking into establishing a similar code for Kent County. Also Rep Walls @ 302-744-4351.

NOTE!!! A copy of the news article will be posted on the Bulletin Board.

Please remember that a copy of this newsletter is posted on the Bulletin Board, a limited number of copies are available in the park office and is posted on the DMHOA web site go to www.dmhoa.org.

Also read the daily newspapers regularly and especially the Dover Post for upcoming meetings.

COMMUNITY

MANAGER'S CORNER



Thank you all for cooperating with the leaf cleanup. We do appreciate it very much. Hopefully all the leaves will fall and we can be done with that task very soon.

We see that some have already put up Christmas decorations and they look beautiful. We hope to see more go up as the day gets closer and please do not forget the contest. Our Judges will be kids from the community from the age of 5 to 9 and judging will take place December 19.

From the Staff to our valued residents we wish you and your family a safe, wonderful Christmas Holiday and the best New Year yet.

Becky and Andy Locati

Together Everyone Achieves More

DECEMBER 2009 LIGHTHOUSE BEACON BULLETIN

CELEBRATIONS & HOLIDAYS

To those celebrating December birthdays
we wish you all a



HOLIDAYS

Holiday greetings to those celebrating Hanukkah,
Christmas and Kwanzaa.

Best Wishes for a
Happy, Healthy, Safe and Prosperous
Holiday Season.

HAPPY



NEW YEAR

2010, can you believe 10 years, one
decade, gone from the 21st Century.

**SEE YOU ALL AT THE NEXT
HPPR ASSOCIATION MEETING
JANUARY 20, 2010
@ 6:30 P.M.**

**SPRING VALLEY CLUBHOUSE!!!
ASK A FRIEND OR NEIGHBOR
TO COME ALONG WITH YOU!!!
LEARN WHAT IS HAPPENING
IN YOUR COMMUNITY!!!
REMEMBER TEAM (TOGETHER
EVERYONE ACHIEVES MORE)!!!
START THE NEW YEAR 2010 OFF
ON THE RIGHT FOOT!!!
THAT'S ALL FOLKS.**

Together *E*veryone *A*chieves *M*ore