

July 2008

ISSUE: 5

Village of Cool Branch  
100 Hitch Pond Circle  
Seaford, DE 19973



# Cool Branch Chronicles

## Memorial Day Festivities



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The Memorial Day Yard/Bake Sale and Picnic were a big success. The average family made over \$100 and the bake sale made well over \$300. Thanks to all who contributed

to the success. The purpose of the Picnic was to give all the residents a chance to meet one another and to make friendships as well as be a part of the Community you call home. A Pot-Luck luncheon was the best way to start. Proceeds from the bake sale will go towards future Community functions.



For more information join us for our Community meeting which is held the third Tuesday of every month at the pool area from 6:30 p.m. - 7:30 p.m. The next meeting will be July 15th. Some topics will be Pool Parties, Karaoke, dancing, pot luck snacks, etc. "COME ON OUT"

**"Winner"**  
**Sue**  
**Colaiani**  
**109**  
**Hitch**  
**Pond**  
**Circle**

## Name your Newsletter "Winner"

Congratulations to Sue Colaiani of 109 Hitch Pond Circle for entering the winning name of your community newsletter contest.

"Cool Branch Chronicles" was submitted by Sue on March 20th. Two other residents submitted the same name at a later date.

Many other great suggestions were given. Sue will be given a \$50 gift card to a restaurant or store of her choice. "Congratulations Sue"

## *EASTER CELEBRATION AT COOL BRANCH*



On Saturday March 29th at 2:00 p.m. fun was had by all who joined in the Easter Celebrations at Cool Branch despite a cold start to the day. Some of the festivities included an Easter Egg hunt, volleyball, and a hat decorating contest.



## *Relocation Trust Authority*

For those of you who have questions about the \$1.50 you pay each month in addition to your monthly fee towards the Relocation Trust Fund, there is a web site where information and statistics can be obtained to further inform you. Visit [www.demhra.delaware.gov](http://www.demhra.delaware.gov). The Delaware Manufactured Home Relocation Authority is a non-compensated Board of Directors appointed by the Governor from among community owners and residents to administer the Delaware Manufactured Home Relocation Trust Fund. The fund is to be used solely for the purposes set forth in the Manufactured Home Owners and Community Owners Act, which is found in Chapter 70, Title 25 Del Code. The assessment is for the sole purpose of assisting residents and community owners when a change in the use of land requires termination of the existing rental agreement. This law requires a \$3.00 per month (\$1.50 per homeowner and \$1.50 land owner) assessment per leased lot to be submitted to the Delaware Division of Revenue on a quarterly basis, to be held in trust as the Delaware Manufactured Home Relocation Trust Fund.

**Information and statistics can be obtained at [www.demhra.delaware.gov](http://www.demhra.delaware.gov)**

## *Safety Reminders*



With the summer upon us more and more children are coming outside to play. Management would like to remind all parents/grandparents to make sure young children are supervised at all times at the playground, bus stop, or any common area of the com-

munity. Also children riding bikes, scooters, skateboards, and rollerblades are to be extremely careful not to ride near or around the entrance/exit of the community. Please be respectful of vehicles and ride on the side, not the middle of the road. If you must ride after

dark we suggest wearing a helmet and reflective gear to be easily visible to all vehicles. Also, no weapons of any kind including BB guns or fireworks are to be carried or discharged within the Community. We want everyone to have a happy and safe summer.

## *Proud Grandmother: Marion Terry of 142 Mill Pond Circle*

My name is Dean Caudill; Marion Terry's grandson and I'm 6 years old. I started riding a 2 stroke motorcycle when I was 2. My dad was a pro motocross rider and I have been at the track since I was 8 weeks old. I got my first real dirt bike when I was 2. It was a Kawasaki 50. Then when I turned 3 my parents got me a Yamaha PW 50. I rode it until I turned 4 and took off my training wheels 2 months before my first race. I turned 4 in Sep. of 2005 and raced my first race in Oct. of 2005. My parents took me around to the tracks and by the end of the year I had finished 4th in a 50cc oil injected 4 to 8 class and I was only 4 years old. I did so well my parents bought me another KTM50cc Water cooled bike. When I started my second year in racing (2007) I started racing in 2 classes and I have 2 different bikes. I race in the 50cc oil injected 4 to 8 year olds and I race in a 4 to 6- 50cc class. I call the 4 to 6 50cc class my fast bike class. I will be going to Nevada for a National motor cross race. For more information on Dean Caudill or if you'd like to be a sponsor visit [www.deancaudillracing.com](http://www.deancaudillracing.com).



## **COMMUNITY POOL REGULATIONS**

The Village of Cool Branch Pool is strictly for the use of Cool Branch residents and their authorized guests only.

An adult Resident must accompany guests at all times. Only two guests per adult Resident will be permitted.

Residents and their guests entering the Pool Area are required to show one piece of valid ID with a picture (until the lifeguards familiarize themselves with the residents, **pool passes from last year can be used for the 2008 season**).

Children 14 years and younger must be accompanied by a responsible Resident adult. Only 2 children per adult are permitted unless they are your own children (i.e. a resident that has three children). A Resident parent cannot supervise another person's children if that RESIDENT is accompanied by 2 or more of his/her own children.

Children between the ages of 12 – 14 years that can pass a swim test given by the lifeguard will be permitted at the pool without adult supervision.

**Children 17 years and younger are not permitted to supervise younger siblings or other children in the pool or pool area.**

Only children that can pass a swim test given by the lifeguard will be permitted beyond the three-foot roped area of the pool, unless an adult directly supervises them.

Only children 5 years and younger will be permitted in the Kiddy Pool area and must be accompanied and supervised by a parent or grandparent at all times.

Children still in diapers must wear rubber pants over the diaper or an approved swim diaper. No children are permitted in the pool without rubber pants or an appropriate swimsuit. You can purchase little swimmer swim pants from your lifeguard for \$2.00 each.

**Lifeguard has full authority to eject residents and their guests due to violations of any of the pool regulations.**

**Lifeguard has full authority to request that residents/guests exit the pool if Lifeguard must briefly leave the pool area for any reason.**

**Lifeguard has full authority to request valid identification in order to establish identity or age.**

**Absolutely no swimming allowed without Lifeguard present.**

Everyone must shower before swimming.

NO suntan oils permitted in Pool. Shower oils off before entering Pool.

Swimsuits must be worn in the Pool. NO cut-off shorts permitted.

Long hair must be pulled back in a ponytail or contained under a swimming cap.

No Running, Diving, or Horseplay permitted. No baseballs, basketballs, soccer balls, footballs, etc. are allowed in or around the pool.

No glass or canned beverages. Plastic only permitted. Neither drunkenness nor lewd behavior permitted.

Neither cursing nor use of obscene language permitted.

No smoking. Pool area and Pool Building are smoke free.

Only lifeguard-approved plastic or rubber toys will be permitted to be used in the Pool.

Chaises, chairs, and tables are available on a first come first serve basis only.

No Food or Alcoholic Drinks allowed inside Pool Fence.

No one except lifeguard may sit at guard table or guard stations at any time.

**Every effort will be made to maintain the established pool hours. However, the pool is subject to close without prior notice due to weather conditions, a sudden drastic change of chemical residual in the pool water, or unexpected lifeguard absences.**

Village of Cool Branch  
100 Hitch Pond Circle  
Seaford, DE 19973

stamp

Community Phone: 302-629-4375 or 302-629-4376

Sales Phone 302-629-0770 or 302-629-5363

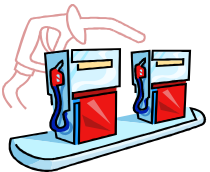
Toll free 1-866-629-0770

Fax: 302-629-0799

Address labels.

Visit us on the web:

[www.coolbranch.com](http://www.coolbranch.com)



## Referral Reward!!! \$500 Gas Card

*For current residents who introduce a new homebuyer for The Pines of Cool Branch. Resident must accompany buyer to Office on initial visit. Reward payable when buyer has moved into new home. Visit Community Sales Office for more details.*

### 2008 Landscapers Challenge

Cool Branch Management would like to offer their residents a landscaping challenge. We will be awarding the top three winners in the Community with gift cards to Lowe's home improvement center. Things to take into consideration are attractiveness and creativity. The winners will be notified and announced in our next quarterly Newsletter. Join in the fun and help keep this Community the best in Sussex County.

#### Friendly Reminders:

1. Know your lease, it addresses your rights & responsibilities along with ours. Call on-site management if you have a question or need clarification on any issue (302) 629-4375 or 4376.
2. After hours, for a **water, sewer or gate emergency only**, you may call 629-4375 or 4376 and hit #9 to leave a message on the emergency line; someone will return your call as soon as possible.
3. If you are interested in selling your home and it is to remain in the Community, please keep in mind that our "**Resale Procedures**" must be followed.
4. If you experience problems within the Community that are not of an emergency type nature, and you want them addressed— **you must put them in writing!**
5. The Community is still having problems with cloths, wipes, rags, etc., finding their way into the sewer system. Please do not flush anything down your toilet except waste and toilet paper. Nobody likes unnecessary costly repairs.
6. Delaware Sate Fair begins Thursday July 17, 2008.
7. Community / Sales Office closed Monday, September 1, 2008 for Labor Day

### Rising Gas Prices

Sharp Energy Customers:  
Make sure you contact Sharp at 302-856-6648 if you are interested in the Pro Cap Plan and lock in current rates for this winter.



Many of you have furry friends that are a part of your family. Please remember to always have pets on a leash when outside of your home and to pick up their droppings to keep your Community looking nice.