

Cadbury at Lewes Residents Association¹

Newsletter - 7/10/2007

Items gleaned from Coffee with Vic yesterday:

- The possibility of improving the view of the back of the cottages (hiding the distracting heat pumps, etc) will be looked into.
- The pool has been filled, but will not be available for use for a while. Water will be kept at 90 degrees with little variation to make it more comfortable for water aerobics, etc.
- They fully expect the certificate of Occupancy for the clubhouse to be issued by this coming Monday.
- In two weeks meetings will be held in the clubhouse instead of cottage 10.
- The back walkway (farthest from Gills Neck road) will be extended to the back door of the clubhouse; entrance through the back door will be handled by a staff member in response to a button-push.
- Residents will be provided with a name-tag with a bar code which can be swiped to pay for meals, etc. No need to wear the name tag.
- Fencing and landscaping around the perimeter of the campus will start Monday; it will extend only for the edge facing Gills Neck Road until later on when it will be completed.
- There will be a list of acceptable tree types for individual planting issued shortly. Lois Nickerson has volunteered to coordinate tree plantings by residents , which probably should be in the fall.
- Credits (\$) will be given for services which have been missing (maid service, etc); they should show up on next month's bill. No identification of the amounts was given, it will be determined on a case-by-case basis without any need for residents to initiate anything.
- There will be scheduled weekly bus transport available for such things as group transport to shopping areas. There will be a list published shortly. Most trips will be free, but those for long distances will involve a fee.
- There was a clarification of the transport arrangements for medical purposes. (Note: this is an interpretation of what was said, for specific circumstances please check with Carol Holtzman.) If a resident chooses to have the Cadbury-contracted physician as their primary care doctor, then transportation to any specialist that doctor orders will be provided at no cost. If a resident chooses a different doctor or specialist, transportation will be very difficult to obtain, depending on the other scheduled trips for the company vehicles, and will be available only for a fee.
- There may be a list developed of people who would be willing to transport fellow residents.
- Taxi service is available in the area; information on this will be distributed.
- The maintenance staff is being increased. However, the primary effort at this time is directed toward getting the contractors to complete the clubhouse on schedule.
- When the clubhouse is finished, meals will be served: breakfast and lunch in the "bistro" and dinner in the dining room. Prices will be by menu item (paid for with Cadbury dollars, through use of the bar-code ID badges).
- All facilities and services should be complete by 1 August except for the health services, which will probably be available by 1 September.

- The Cadbury physician is on a one-year contract, and his services will be reviewed at the end of the contract to determine whether he will continue in the job or be replaced. He will keep regular but limited office hours in the clubhouse.
- Basement well baffles (screening. Louvers) will be installed to prevent “critter” occupancy of the crawl spaces.
- Bus service from the cottages to the clubhouse will be provided for meal times during inclement weather.
- Cadbury employees are prohibited from accepting tips; they should not be offered and any solicitation by them should be reported. In lieu of this, it is noted that the residents association at Cherry Hill has given a single sum to management for them to parcel out to employees based upon the hours of work the employees have put in since the last such donation. This has resulted in some employees receiving in the order of \$200 (distributed a month or so before Christmas).
- The mailboxes have not yet been delivered, they are behind schedule.
- The schedule for installation of flag holders is planned but the schedule is up in the air.
- Final grading and seeding can be expected to be done in the Fall; there is a pile of topsoil which can be expected to be used in this process.
- Francis is out this week doing military reserve duty.
- Starting the 23rd maintenance will be handled out of the offices in the clubhouse; the phone there will be answered by Michael Marcinek.

It seems that the time is coming soon when the residents association should be formed. We now have - or soon will have - a sufficient number of residents to establish at least an interim “advisory” association; such an interim association would lay the groundwork for the eventual organization, install temporary officers, develop a set of bylaws and investigate the need for incorporation. I’d like to hear from residents on their opinion on this - Go to our web site at <http://www.cadburyresidents.org/> or drop a note off at cottage 15 (35010 Cadbury Circle West). Results of the survey will be shown in this newsletter. If enough are interested and there are no significant dissents we can arrange a general meeting.

1. The association has not yet been formed, and there are no officers. This newsletter has been created on an ad hoc basis to satisfy an immediate need.