



Village of Becks Pond

Homeowners Association Community Meeting

Location: Bear Library, Room 1A

Minutes

Wednesday, May 7, 2025, 6:30 P.M

Meeting commenced at 6:30pm

We introduced and welcomed our guests:



Councilman

David Tackett



Senator Bryan Townsend



State Representative

Kamela Smith



Marie Rinehart

Becks Woods M.A.



Legislative Aide Bradley Lofton

New Castle Councilman Tackett: Our first speaker presented on **PROPERTY RE-ASSESSMENT** and how it is calculated. For more information, contact the County Office listed on your notification.

- Residential and non-residential rates are set separately
- For unincorporated New Castle County
 - New Castle County Residential rate change
 - 0.8054 decreased to 0.1596 per \$100 in assessed value
 - Non-residential rate change
 - 0.8054 decreased to 0.2412 per \$100 in assessed value
- For incorporated municipalities
 - Rates reduced similarly and based on local services provided in each area

New Tax Rate

How to apply to your tax bill

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- Property Tax Formula:
- $(\text{Assessed Value} \div 100) \times \text{Tax Rate} = \text{Property Tax Amount}$
 - Example: $(\$320,000 \div 100) \times 0.16 = \512.00
- For seniors receiving the over-65 tax exemption, the exemption amount would be subtracted from your assessed value prior to calculating. Property tax would be calculated as follows:
 - $\text{Assessed Value} - \text{Exemption Amount} = \text{New Assessed Amount}$
 - $(\text{New Assessed Amount} \div 100) \times \text{Tax Rate} = \text{Property Tax Amount}$
 - Example: $\$320,000 - \$173,000 = \$147,000 \rightarrow (\$147,000 \div 100) \times 0.16 = \235.20

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Things to Keep in Mind:

- You **DO NOT** need to reapply if New Castle County previously approved an “elderly” exemption and you continue to maintain the property identified on your earlier application as your and/or your spouse’s principal residence.
- Criteria for “Elderly” Exemption from County Property Tax under County Code
- The applicant is sixty-five (65) years of age or older before July 1, 2025.
- The house or dwelling on the real property is the principal residence of the applicant or the applicant’s spouse.
- **The July 1, 2024 assessed value of the applicant’s real property does not exceed \$676,000.** (The property’s assessed value is the value placed on the property for County taxation purposes, and not the property’s actual or estimated current fair market value.)
- **The applicant’s income does not exceed \$65,000 per year or, if the applicant is married, the spouses’ combined income does not exceed \$65,000 per year.** “Income” is calculated as adjusted gross income reported to the Internal Revenue Service on the applicant’s previous calendar year’s Federal Income Tax Return (Form 1040), and does not include Social Security or Tier 1 Railroad Retirement Benefits.

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Things to Keep in Mind:

- The applicant is a resident of the State of Delaware and has been legally domiciled within the State for a period of ten (10) consecutive years before July 1, 2025.
- The applicant either (1) does not owe any taxes or sewer service charges collectible by New Castle County or (2) is enrolled in an approved payment plan for such taxes or sewer service charges, and has timely made all payments and continues to do so until the payment plan is complete.
- If the application is approved, the maximum amount of the exemption for County tax purposes is \$173,000 subtracted from the total assessed value of the applicant’s property.
- For residents whose property’s assessed value exceeds \$676,000 and whose income does not exceed \$3,000 per year, the State senior property tax exemption (\$5,000) shall apply. (See 9 Del. C. § 8132.)

New Tax Rate

How to apply to your tax bill

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The Village of Beck Pond Financial Report – Rich Lombardo, Treasurer

Balance Brought Forward (12/31/24): \$65,810.33			\$ 65,810.33
Expenses 2025:	Qtr. 1 Activity		
DLC Snow Removal/Salting	\$ 7,500.00		
G&G Storm Drains/Cleaning	\$ 1,100.00		
Trash Pickup BWD	\$ 150.00		
HOA Communications	\$ 179.29		
DLC Fall Leaf Removal - Project	\$ 2,700.00		
Community Insurance	\$ 1,314.00		
Expenses/Total 2025:	\$ 12,943.29		\$ 12,943.29
Income Received from NCC/HOA 2025:	\$ 3,801.86		\$ 3,801.86
Net Account Balance as of March 31, 2025:			\$ 56,668.90

Financial Report created by Rich Lombardo, HOA Treasurer, for May 7th Community Meeting.

VOBP Annual Dues Delinquency

19 Homeowner delinquencies totaling \$96,250.86.

Please Note: HOA Invoices are mailed out by **New Castle County** to the Homeowners of Record. The **HOA FEES** are now due (April 30th). Questions/Concerns: contact a board member.

Our next speaker was the **Honorable Kamela Smith, State Representative**:

Our new State Representative Kamela Smith introduced herself and highlighted that she is focused on learning about the various aspects of her district and on helping her constituency. She is hosting a walk at Glasgow Park on May 26... more information to come. She is working on several bills to support the needs and concerns of the communities in her district. She noted that her office can assist with drainage and utility issues; roadwork; housing and related issues; community clean-ups; social services; the state benefits office; tributes and memorial requests; and manufactured housing. She is available for community meetings. She encouraged us to contact her office to be placed on the calendar. Representative Smith expressed her willingness to address our concerns and issues; attendees were encouraged to contact her office directly. Information cards were left for distribution.

Our second speaker was our **State Senator Bryan Townsend**:

Senator Bryan Townsend noted that off duty officers can be hired for speed enforcement. He noted he is available to help with issues and we should contact his office via email. He is working on the traffic issues on Route 40. He will also be looking into the recent increase in delivery fee charges from Delmarva. Senator Townsend stayed until the meeting ended to answer more questions.

Remarks from **Marie Rinehart**, President of the Becks Woods Maintenance Association:

Marie Rinehart from the Beck Woods Maintenance Association informed us that Becks Woods has hired a landscaping company to redesign and install planting around the main sign at the front entrance. She is asking that drivers should take care when driving in/out of the area. She also noted that there have been vehicles running the STOP signs in their community. We are being asked to maintain the 25 mile per hour speed limit, observe all traffic signs and remember our neighbors and children and to be courteous as we drive thru the community. Please remember that school is in session and to stop for the school buses when the red lights are flashing and the stop sign is out.

Shirley Stewart of the Village of Becks Pond Welcome Committee presented their (November 2024 through April 2025) report. Dr. Stewart noted that the Welcome Packet information will be updated to include an advisement to **new** homeowners that “the **HOA FEE** is not a part of the mortgage.”

All homeowners are responsible for the Homeowners Association Dues **annually**. The dues are \$175 per year and due to **New Castle County Department of Revenue** by April 30th. Failure to pay your HOA dues will result in penalties and a lien on your home. The funds are used to maintain the

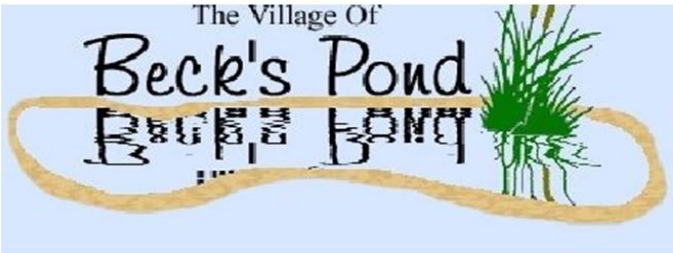
community common space (grass, trees, snow removal, trash, etc.) within *The Village of Becks Pond*; homeowner communication; and insurances.

Welcome Committee Report

Visited 4 homes since the last meeting and delivered Welcome Packets.

Homes sold- price range \$351,000-\$385,00.

Submitted by Shirley Stewart



- Most frequent violations-#9- Trash Receptacles
- #12- Maintenance of Lawns, Shrubs, Sidewalks
- #13-Signs
- #15-Window Treatments
- #18-Exterior Design/Color Scheme Changes

Cheryl Rice-Moore, President of the Village of Becks Pond HOA, presented on open projects and updates. We are looking for volunteers for the Architecture and Nominating Committees. We are looking for a single point of contact for each block of homes to ensure information is communicated to our community. We need email addresses or phone numbers to ensure that we can contact homeowners with important information.

Projects	
Architecture Committee	Bernadette, Maureen, Bill, and Steven have been asked to serve.
Nominating Committee	Volunteers need to join (5) (Michael)
Point of Contact volunteers	1-Volunteer for each pack of homes (Cheryl/Marsha)
Community Fall Clean-up Project	Discuss schedule of events (all)

Homeowner David Argentar, project volunteer: David presented on the ***one trash company*** for the community. Evergreen, which has provided consistent service, is offering discounts based on the number of homes that become customers.

Evergreen Waste Services...

is offering us discounts if enough homes sign up for trash removal. Here's what they are offering:

<i>The discount is for ...</i>	Trash and Recycling	Trash, Recycling, and Yard Waste
New customers until 50% onboard...	\$35 monthly (\$105 quarterly)	\$40 monthly (\$120 quarterly)
Everybody if we get 50% ...	\$30 monthly (\$90 quarterly)	\$38 monthly (\$114 quarterly)
Everybody if we get 75% ...	\$26 monthly (\$78 quarterly)	\$34 monthly (\$102 quarterly)

Yard waste service includes one Christmas tree per year and a free yard waste bin.

For more information, visit www.evergreenws.com (Ask for Tammy)

David Argentar, 302-593-2067

Village of Becks Pond or call directly to

Tammy at Evergreen Waste Services

302-207-9155

Proposed Community Events * Volunteers Needed.

- Community *Meet and Greet* - Pending
- **Leaf Collection Project: Fall 2025** – We need volunteers to help coordinate the activity. Interested, contact Cheryl at 302-832-1701 (landline).
- **Retention Pond** – volunteers needed to work with the County: mosquito mitigation; pond maintenance.
-

• ***Let's make 2025 a fun year!***

Completed Projects: Cheryl noted status of concerns from October 2024 Meeting

- Unregistered / inoperable vehicles – (2 reported this quarter)
- Roof shingles: Several new roofs were installed this quarter. **For color: see website**
- Retention pond: Incomplete: We need to follow up with DNREC Fish and Wildlife - Patrick J Emory, Director (302) 739-9910
- Several damaged trees were removed; common area maintenance improved.
- Trees were trimmed in common areas; NCC Pond side needs to be inspected.
- Ellendale: Cul-de-sac was prepped for Delmarva lighting. VOBP board has petitioned the neighbors to work together to keep the cul-de-sac area clean.

Since September 20, 2024, we have been waiting for ***Next Steps*** by New Castle County.

Before



After



- Note: **STREET LIGHTING**: Questions / Concerns /report issue or outage to Delmarva. You can text **ADD OUTAGE** to **67972**. You may also call: **1-800-375-7117**

The meeting ended at 8:15pm.

Some homeowners stayed to discuss additional concerns with VOBP board members and with our Senator Byan Townsend (11th District, Majority Leader). We thank you **ALL** for your attendance and participation.

- **Dog Waste**: There was very active concern about our neighbors who do not pick up their pet's waste or allow their pets to graze in their neighbor's yard. This offense is disrespectful, and you may be held liable for allowing your pet to wander **UNLEASHED**. An unleashed pet is a Delaware State offence. You can be **FINED**.
- **Rodents**: Another concern is field mice: Please keep your trash cans **CLEAN**. Wash them out with your garden hose and a detergent/disinfectant. Bag your trash for disposal to reduce the smell. Make sure the LID CLOSES PROPERLY. This is general home maintenance... not an HOA responsibility. We are in a natural wooded environment, please take the extra steps to be a good neighbor.
- **Follow Up**: An interim meeting will be called to discuss these concerns and others during the summer for an 'outdoor' gathering. We're looking forward to hosting those with concerns and willingness to work with us. **We need you... and your positive energy!**

Dear Neighbors... a closing note,

This is our community and we all must take care of it. We need to pick up the trash, ensure we are following our deed restrictions and help each other. We are neighbors and should act with care for each other. [Your board secretary, Marsha]

Fall Community Meeting (proposed date)

Date: **Wednesday, September 24, 2025**

Time: **6:30 PM**

Location: **Bear Library**

Please encourage your neighbor to join us!