

Village of Becks Pond  
Community Meeting  
Meeting Minutes for May 7<sup>th</sup>, 2024

**Attendants:** Village of Becks Pond HOA Board and 35 homeowners

***Meeting called to order at 6:38 p.m.***

Cheryl Rice-Moore opened the meeting and introduced our guest speakers. First speaker was Councilman Dave Tackett. The following are the highlights of his presentation:

- Councilman Tackett brought his newsletters for the community members in attendance, and requested email addresses for future communications from his office.
- He highlighted that any solicitors that appear at your door must have a blue identification tag issued by the county.
- The community has a new NCC Community Officer Corporal Andrew Dollar.
- Councilman Tackett noted that any homeowner turning 65 years old this year is eligible for a reduction in their taxes, and must apply for the tax exemption; application is in his newsletter and on his website.
- There will be a mass rezoning meeting for District 11, but, he indicated that we would not be affected by the rezoning up for discussion.
- The recent road repaving which left asphalt debris and a mess on Becks Woods Drive in VOBP will need to be reported to Senator Townsend's office.
- Lidl Supermarket on Route 40 across from the Food Lion should be opening soon.
- A Taco Bell will be built in a separate pad near the Lidl store.
- Question raised by a homeowner regarding the liability created by a tree falling from a neighbor's property causing damage to your property. Response: You are responsible to fix the damage on your property not your neighbor. Report to your insurance company.
- VOBP has been directed to contact New Castle County for drainage issues behind homes on Mahopac Drive and on Chilmark Court.

The second speaker was Justin Dougherty, a representative for State Representative Valerie Longhurst's office. He highlighted the following projects and status:

- The repaving of Tuckahoe Lane is complete;
- He will look into the concern regarding the conditions left by the repaving project;
- He will look into the status of the crosswalks being added on Becks Woods Drive at Mahon; and will add Ellendale and Tuckahoe at Becks Wood Drive.
- DelDOT has a bid out for the work and the project should be completed this summer.

Financial Report presented by Rich Lombardo

**Village of Becks Pond Maintenance Corp  
Financial Report**

Operating Account		
<b>Balance as of January 7, 2024</b>		<b>\$52,353.50</b>
<b>Deposits</b> (3) HOA 2/27-3/16 dues	\$ 1,594.75	
<b>Expenses</b> (Obligations on cash)		
Corporate Fees		\$ 175.00
Property maintenance	Snow removals (3)	\$ 4,462.00
Tree <u>Serv</u> & Grounds Maintenance	Q1 landscaping	\$ 2,075.00
Delmarva	Sign	\$ 100.00
Office supplies/mailing/com		\$ 242.13
Insurance		\$ 2,610.60
Balance as of April 27,2024	(\$ 9,664.73)	<b>\$44,283.52</b>

**\* Accounts Receivable delinquent accounts as of 4/29/24 \$80,777.25**

- Shopping for estimates to clean-up the tot lots (2). Desired work includes:
  - Adding playground mulch; power washing equipment; trees surrounding may need to be trimmed
- Doug Kozak reported on VOBP Homeowner Delinquencies:

- Sheriff liens have been applied to properties that are considered delinquent.

<b>12/31/2023</b>	Outstanding Fees Due HOA:	<b>\$83,477.60</b>
	Payments received (Q1 24)	(\$1,594.75)
	Loss on Sheriff sale	(\$1,105.60)
<b>4/29/2024</b>	Outstanding Fees Due HOA:	<b>\$80,777.25</b>

Questions and Concerns:

- Concern regarding “who is responsible for cutting the grassy area between two end units located on Mahopac that are not owned by either homeowner.” Would this be defined as common area? Douglas agreed to investigate the situation.
- The discussion was opened on having a single trash company for the community and Dave (Tuckahoe Lane) will be heading that committee. He is seeking volunteers for his committee to help.
- Linda H (Becks Wood Drive) requested volunteers for the Architecture committee to assist with homeowners who are making exterior updates to their homes. The approved list of colors is listed on our website. However, roofing, window and door concerns should be directed to the Architecture Committee.
- Abandoned vehicles in the community should be reported to NCC Police Non-Emergency number. Once the vehicle is tagged by the police, it will be towed. It is the responsibility of every homeowner to help preserve our community. If you are hesitant about reporting a nuisance vehicle to NCC Police, contact Rich or Cheryl. Send a picture of the car and the plate.

## 2023 (November/December) Survey Results

- Valerie Walker presented the results for our November 2023 Survey. We received responses from 45 homeowners.

# VOBP Survey Results

December 2023 \* 45 Respondents (192 Homeowners)

Ratings	Clean Common Areas	Peaceful Community	Pet owners Respectful	House Exterior Maintenance	Neighborhood Safety	HOA Responsiveness	HOA Communications	By-law Enforcements	Recommend VOBP Community	Rate Tot Lots	Total of ratings /line
0	1	0	0	0	0	8	2	3	0	5	19
1	0	0	3	0	0	2	4	3	0	0	12
2	0	2	3	4	3	3	4	3	3	5	30
3	4	1	11	13	3	11	11	10	4	12	80
4	23	18	13	18	17	10	10	13	12	14	148
5	17	24	15	10	22	11	14	13	26	9	161
<b>IR per Q =</b>	45	45	45	45	45	45	45	45	45	45	

Total of ratings /line	RATING #
19	No Response
12	Poor
30	Fair
80	Satisfactory
148	Good
161	Excellent

- Shirley Stewart presented the Welcome Committee Report

## VOBP Welcome Committee Report

*Declarations of Restrictions*

Available on the website :  
[www.villageofbeckspond.us](http://www.villageofbeckspond.us)

Contact a HOA Board Member



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

- We need to get a **point of contact** person for each block of home or street within the community. If you are interested and willing, please contact Dr. Stewart at [ssstew63598@aol.com](mailto:ssstew63598@aol.com).
- We will be joining Becks Woods this year on **May 25<sup>th</sup> Community Garage Sale**. The suggestion was voted on during the meeting.
- Valerie Walker will set up a **Community Meet and Greet**. She will plan the event and would love volunteer(s) to assist. Please contact a board member.
- We are looking for volunteers to assist with a **Community Clean-up Project** twice a year – **fall and spring**. We need to maintain the beauty of our community.
- Cheryl presented a list of **Reminders and Deed Restrictions** that homeowners should abide; and are encouraged to share with their neighbors.
- Homes that are rental property need to be registered with New Castle County; it is the law.
- A homeowner noted that often vehicles are parked too close to the mailbox station on Tuckahoe Lane, which prevents safe and easy access. Cheryl will contact the Post Office to see if signs can be posted; and, if they have any rules regarding parking near the mailbox area(s).

- Valerie Walker noted that the drains in the community need to be kept clean. A suggestion was made that the company that maintains the common areas should be asked to include this as a part of the landscaping service. Any additional cost could be negotiated.
- The retention pond on Becks Wood Drive between Mahopac and Tuckahoe needs to be cleaned. The drain seems to clog after the rain and the water smells bad; it also needs to be sprayed for mosquitos. Cheryl and Rich will look into the issue. Bill (Tuckahoe Lane) agreed to assist with this inquiry.

Our next Community Meeting will be held on:  
**Tuesday, October 6, 2024 6:30 pm at the Bear Library**

***Meeting ended at 8:30pm***

Updates received after our Meeting:

A **DeIDOT** inspector visited the neighborhood earlier this afternoon to investigate the clumps of asphalt left over from the paving of Tuckahoe that some of the neighbors mentioned in the meeting. DeIDOT stated that these clumps are actually left over tack from the dump trucks and equipment riding through the tack while paving, getting stuck to the tires and coming off as they pull away. The tack will wear off over time, but DeIDOT has asked the contractor to come back to clean it up as best they can so it won't be as thick in some spots. This should speed up the asphalt fading and wearing off process.

The DeIDOT inspectors also looked at the storm drains that Doug had pointed out at the meeting. They appeared to be clear at the time of any blockages, however the inspectors will return on Wednesday to see if the rain causes any of the drains to back up. They can then better identify any potential issues and locations.

The **crosswalk at BWD and Mahon** is expected to be painted as early as July, but a more specific timeline will be provided once DeIDOT finalizes the project details with the contractor in the coming weeks. Additionally, a request has been submitted to DeIDOT to paint a crosswalk at BWD and Ellendale/Tuckahoe. DeIDOT is preparing a project estimate for the work for Rep. Longhurst's office.

The contact at DeIDOT has also reached out to the Traffic Section to look into the possibility of installing **No Parking** signage near the **mailboxes** to address the issue on Tuckahoe Lane regarding other residents parking in front of them and blocking access to the mailboxes.

Justin, of Rep. Longhurst's office will update us as soon as he has any additional information.

### **Other Concerns Pending:**

Councilman Tackett stated that he would reach out the NCC Parks Department to have the overgrown vegetation trimmed back at the end of the **Ellendale** cul-de-sac.

He has also contacted Delmarva regarding the possibility of installing light posts here as well, and they are preparing a design proposal and cost estimate and should send something back soon. HOA Board Member Douglas Kozak will be working with the Councilman's office. **IMPORTANT Process:** Once we receive the design from Delmarva, the County will send us a petition with the list of property owners that will need to give approval so that we can move forward with the project. We are asking ALL homeowners to be responsive to ALL communication that comes to you from **Councilman Tackett's** office or from our **State Representative Longhurst's** office or from **our State Senator Townsend's** office.

Longhurst's office has also reached out to DNREC to have the neighborhood sprayed for mosquitos. The neighbors stated at the meeting that the primary locations of concern were the **retention pond** between Tuckahoe and Mahopac and the **wooded areas** along BWD and Mahopac. [Note: we must keep in mind that the spraying will kill many of the insects in those areas, not only the mosquitos].