

# Village of Becks Pond

## Community Meeting

### Meeting Minutes for September 24, 2024

Meeting commenced at 6:30pm and we welcomed our guests: Chief K. Cowperthwait and President Kevin Simpkins – Christina Fire Company; Cable Davis, Legislative Assistant to Senator Tackett, Senator Bryan Townsend; Gerald Mood, Division of Air Quality DNREC and Officer Burrige, New Castle County Fire unit; and Marie Rinehart, President of Becks Wood’s HOA.

Cheryl Rice-Moore introduced the representatives (Chief K. Cowperthwait) from the Christiana Fire Company and President Kevin Simpkins. The Fire Company is a combination of volunteers and career staff. They welcome volunteers and donations to help in funding and servicing the community.

Cable Davis, Senator Tackett’s Legislative Assistant reported that we have one outstanding code violation for unregistered inoperable vehicle.

Senator Townsend reported our community has been added to his 11<sup>th</sup> District. Questions were raised about overgrown trees in the community; trees that cover light poles on private property must be maintained by the owner. The lighting issue on Ellendale was brought to the Senator’s attention regarding the “next step”. The senator requested an email be sent to him highlighting this and other issues.

Gerald Mood, Div of Air Quality DNREC and Officer Burrige presented on recreational burning. They explained that only 27 cubic feet can be burnt at one time. No leaves, trash or grass can be burned on any private property. Burning is restricted between the hours of 8am – 4pm. **Note: The Burning ban period is May 1 to Oct 1.** Officer Burrige recommends calling the non-emergency number to let advise them when you are burning anything and follow up with a call when you are finished. Please practice fire safety. Do NOT leave fires unattended.

Rich Lombardo presented the third quarter financial report.

Village of Becks Pond				
Account Balance Brought Forward 12/31/2023				\$52,418.50
	<b>Income</b>	<b>Expenses</b>	<b>Net for Quarter</b>	
1st Quarter 2024	\$1,586.00	\$7,452.00	\$ (5,866.00)	
2nd Quarter 2024	\$32,480.14	\$7,655.33	\$ 24,824.81	
<b>3rd Quarter 2024</b>				
Dues	\$ 2,574.30			
Landscaping		\$ 7,875.00		
Legal Expenses		\$ 100.00		
Community Communications		\$ 236.71		
Ellendale Court Project		\$ 737.82		
		<u>\$ 8,949.53</u>	\$ (6,375.23)	
Net 2024 Balance				\$ 12,583.58
<b>Current Account Balance: August 31, 2024</b>				<b>\$65,002.08</b>
<i>Treasurer: Rich Lombardo</i>				

Doug Kozak, Vice President discussed the amount of our delinquency account of \$95,765.18. The question was raised about when a lien can be applied. A lien can be applied for any amount but our current threshold is over \$2,000.

Welcome committee report was presented by Cheryl Rice-Moore on behalf of Dr. Shirley Stewart.

## **Welcome Committee Report**

Completed neighborhood walk through in August. Visited homes of 6 new residents. Distributed welcome packets.

Homes sold- price range \$315,000 - \$385,000

Submitted by Shirley Stewart and Linda Howarth

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

**Note:** Please report any school buses that go through the stop signs or exceed the posted speed limit of 25 MPH to Marie Rinehart or Cheryl Rice-Moore. Please help us maintain the safety of our community and our children.

## **Nominating Committee**

The request was made for volunteers for the Nominating Committee. The committee is needed to help with nomination and election of new members to the board. We need the cooperation of our homeowners in the community to make the process work efficiently and effectively.

## **One Trash Company of VOBP**

Dave Argentar, homeowner, presented on Evergreen Waste as the Trash Company for the community. Evergreen Waste is the recommendation. The company picks up trash, recycling and one bulk item weekly; Also you can add yard waste pickup to your contract. The pricing is presented below.

Follow-up question: How long will the pricing be in effect? Dave will follow up with the company and get the answer.

- As of 9/24/2024, 54 households use Evergreen
- If we can increase the number to 96 households (50% of homeowners) there's an additional discount
- If the number increases to 144 (75% of homes), there will be an additional discount

# The Discounts

	Trash and Recycling	Trash, Recycling, and Yard Waste
New customers until 50%	\$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)

## Upcoming Projects and Events

The planning for a Community Meet and Greet has been put on hold. Additional volunteers are welcome to assist with the planning. Please email the board at [thevillageofbeckpond@gmail.com](mailto:thevillageofbeckpond@gmail.com) if you are interested in participating.

Leaf collection project has two proposed dates: December 7 and 14. At the meeting, we settled on December 14<sup>th</sup>. The cost is \$3,600. Homeowners are asked to have their leaves blown or raked in a pile by the curb by 8:00am on December 14 ready for pick up.

The next Community Meeting is scheduled for Tuesday, May 6, 2025 at 6:30pm at the Bear Library.

The meeting ended at 8:15pm.

**NOTE:** Delaware House Bill 124 will prohibit dogs from barking continuously for more than 15 minutes or more than 30 minutes in total in one day. Governor John Carney has signed legislation that will regulate barking dogs across the state. It will go into effect on October 9, 2025. While the legislation does not take effect for nearly a year, AKC encourages you to be mindful of the changes and how this new law may impact you and your dog. The states Office of Animal Welfare will be tasked with enforcement. Those in violation of the new law will first be given a warning, with a second infraction resulting in a \$50, while repeated violations could result in fines up to \$150 for each additional infraction.

The deed restrictions for the community are on our [website](#).

Most Common Restrictions that are violated or asked about:

**Private Residences.** Each Lot shall be used for private residential purposes only and no buildings of any kind shall be erected or maintained thereon except private dwelling houses, and being designed for occupancy by a single family.

**Architectural Control.** No building, shed, fence, wall, retaining wall, pond, post, cover, swimming pool or other construction shall be commenced, erected or maintained upon any lot nor shall any exterior addition to or change or alternation thereof, including, but not limited to, exterior façade color change and/or change in grade or drainage be made until the plans and specifications showing the nature, kind, shape, color, height, materials and proposed location of same ( the “Plans”) shall have been submitted to and approved in writing by Declarant

**Fences.** No fences of any kind shall be permitted or erected on any Lot, except those fences place or erected on the Lot by the Declarant or Declarant’s agents, as part of the original design, plans and specifications for the residential dwelling originally constructed on each Lot

**Trash Receptacles.** Trash receptacles shall be kept in enclosed areas, hidden from view, excepting that on regular collection days trash receptacles may be placed temporarily at the curb for trash collection purposes. Each Lot owner or occupant shall take all reasonable steps to prevent his/her garbage and refuse from omitting odors sufficient reasonable to annoy any other occupant or Lot owner.

**Prohibited Vehicles.** No trucks, except non-commercial pickup trucks and vans described below, travel, utility or boat trailers, campers, boats, disabled vehicles of any description or buses of any description shall be kept or maintained, temporarily or permanently, on any Lot, street, driveway or other area within the Land, except that such vehicles wholly within a closed garage.

**Signs.** No signs of any nature whatsoever shall be erected, placed or maintained on any lot within the premises described, except that a standard single real estate “FOR SALE” sign may be so placed and maintained subject to all applicable laws and ordinances

**Window Treatment.** All windows from the exterior shall show white or off-white fabric or color compatible with color of exterior finish of dwelling. Any disputes regarding color selection or compatibility will be determined in the sole discretion of Declarant, or its assigns.

**Ornaments.** No statufes, sculptures, painted trees, bird baths, replicas of animals, persons or other like objects, except temporary holiday decorations and flags, may be affixed to or placed on any lot or building where such object would be visible from any street.