



Village of Becks Pond

Homeowners Association

Community Meeting

Minutes

Location: Bear Library, Room 1A

Date: Monday, September 29, 2025, 6:30 P.M

Meeting commenced at 6:30pm We introduced and welcomed our guests:



Councilman David Tackett



Senator Bryan Townsend



S/CPL Pierce

New Castle County Police

Community Policing



Marie Rinehart

Becks Woods M.A.

Councilman Tackett

Our first speaker was Councilman Tackett who addressed the Property Tax Reassessment process for New Castle County. The process is being reviewed and audited. A lawsuit has been filed, and a decision is pending by the court. In the meantime, the tax assessment process and payment requirement is on hold pending the settlement. The case is scheduled to be ruled upon on October 20th. The ruling will clarify the tax assessment process and billing (prior or current statement) and at that time the bill will be issued and due on November 30, 2025. You can view the impact of the reassessment on your tax bill at mydetax.com (this is an information site, and is not a validated site or managed by NCC).

Councilman Tackett also spoke about home-based businesses. A home-based business must be inconspicuous. It is illegal in New Castle County to run a commercial enterprise from your residential home. For example: **AirBnB** or **VRBO** type and short-term rentals are prohibited in New Castle County.

Please report issues and violations to the county via the **New Castle County Code Violation** website: <https://www.newcastlede.gov>. Go to **Code Enforcement** to report any property violation. There is a 'left' drop-down list. Note: ***If the issue is not reported, it cannot be addressed.***

Senator Bryan Townsend

Our second speaker was Senator Townsend, and he addressed issues and questions from the community. He was asked about parked cars blocking access to the mailbox cluster on Tuckahoe Lane; ongoing issue regarding the retention pond and drainage in the wetland areas (noted by several residents); and the bank erosion at the smaller waterway area behind the homes on Chilmark.

Senator Townsend also elaborated on the subject and issue of the new property tax assessment increase. He highlighted that re-assessments have not taken place in forty years, and the large increase is impacting both residential and commercial properties. Going forward, reassessments will be conducted every five years, in accordance with the law.

There should be no penalty regarding this year's tax bill. Please contact Councilman Tackett or Senator Townsend if you receive a bill with a penalty. If you have already paid your tax bill, and your reassessment value produces a lower amount due, you may receive credit. However, if the amount of the credit is 'less than \$50' a credit may not be issued but will remain on your record. Mortgage companies have been notified to hold off on paying taxes until the issue is resolved.

The concern about spring/summer mosquito mitigation was pending and nothing happened this summer 2025. Senator Townsend asked that VOBP send a reminder regarding the mosquito mitigation to his office early spring 2026.

Question was raised about parked cars at mailbox cluster: The mailbox cluster on Tuckahoe Lane is always blocked with parked vehicles. The residents affected and for postal delivery access, VOBP asked that a **NO PARKING** sign be placed there to always facilitate better access to the mailboxes.

The Senator also introduced another guest, Mr. Gregg Gross, Director of Constituent Relations for New Castle County. He is in the county office building and reachable by email at:

Gregory.gross@newcastlede.gov.

One Trash Company Project

Dave Argentar, a neighbor and committee volunteer spoke on the **One Trash Company** project.

Evergreen has offered discounts if we get a certain number of homeowners to join. We are five homes away from the first discount mark which is listed below:

<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)

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

For more information, visit www.evergreenws.com

- We are almost at the 50% discount mark
- We need 5 more homes to get the Evergreen discount 'Tier 1'.
- Please encourage your neighbors to participate. Remember, Yard Waste pick up is available!
- When you switch to Evergreen, please delete your payment information from your old company **BEFORE** you cancel, otherwise, the old company will charge you for picking up their trash cans.

Contacts:

**David Argentar, 302-593-2067 Village of Becks Pond or
Community Sales at **Evergreen** - 302-207-9155**

Community Officer Report

Officer Pierce – New Castle County Community Policing Officer Pierce spoke next and highlighted certain programs and events in the communities:

- Senior Roll Call - automated (welfare checks) services that call seniors who live alone to ensure that they are okay.
- Reminded everyone that when you travel try to put your lights on a timer; put your mail/packages on hold at the USPS (so it does not accumulate at your door). Mail and packages collecting at your door may signal that *no one is at home.*

Upcoming Community events:

- 10/18-19 – Sleep Under the Stars at Carousel Park
- 10/25 – Drug Take Back (unwanted pharmaceuticals collected on the spot)
- 10/29 – ‘Trunk or Treat’ at Route 9 Library – Halloween fun for all.

Marie, President of Becks Woods and other homeowners asked about vehicles running the **STOP** signs on Becks Woods Drive. They have videos of a constant offender’s vehicle with details (the vehicle make, model and location). Marie will send an email with the details to Officer Pierce asking for assistance with this safety concern expressed by both communities.

Marie Rinehart – Becks Woods Maintenance Association President

Marie Rinehart – Becks Woods Maintenance Association president spoke next. She will be having a tree company out to assess the trees on Becks Woods Drive and trim them if needed. Marie was informed by a homeowner that trash bags remain under a tree at the front of the Becks Woods community near the medical center.

Marie informed us that the post office no longer maintains the mailbox clusters and that the HOA will have to take care of any repairs. Becks Woods had to replace the metal base of their cluster box due to rust-rot. Marie has a contact to share when VOBP needs to do the same. A VOBP homeowner mentioned that the mailbox clusters on Mahopac and Tuckahoe both need attention.

Financial Report for the 2nd and 3rd Quarter

Rich Lombardo presented the Financial Report for the 2nd and 3rd Quarters.

	Quarter 2 and 3		
Balance Brought Forward (3/31/25):			\$56,668.90
Expenses 2025:			
G+G/ Storm Drains/Trees	\$3,024.00		
Commutation/Legal Fees	305.02		
Post Office	\$192.00		
Website Renewal (5yrs)	\$678.00		
Delmarva	\$181.79		
Sign Installation	\$50.00		
Landscaping	\$5,961.00		
Expenses April 1 – September 15 th	\$10,391.81		\$10,391.81
Income Received from NCC/HOA, April, May, June, July, August.	\$39,765.38		\$39,765.38
Net Account Balance as of Sept 27, 2025:			\$86,042.47

VOBP Delinquencies

We have 23 DELINQUENT Accounts

Due VOBP

Liens and Judgements have been filed totaling:

\$89,861.92

Welcome Committee - Glenda Wilson

Glenda introduced herself and Maureen as the new **Welcome Committee**. Her request for her neighbors was to be more neighborly, and she asked for ideas on how to improve the community and the committee. She quoted “he who wants a better neighborhood should be more neighborly.” Please be more involved in your neighborhood and be a good neighbor.

The committee is recruiting one more person to work with Glenda, Philip (Flip) and Maureen to greet new homeowners, and to offer advice and updates as needed. Sales Activity in VOBP ...

Two homes sold in VOBP:

- Jun – 22 Chilmark Ct - \$308,000
- July - 226 Becks Wood Drive - \$385, 500

On the Market:

- 77 Mahopac Drive - \$370,000

Fee Schedule

Doug Kozak – the Vice President reviewed the homeowner violations **NEW FEE SCHEDULE** for persistent violations.

First:	31st - 59th day	\$25
Second:	60th - 89th day	\$50
Third:	90th – 120th day	\$100

He also indicated that Delmarva will be cutting the trees behind Mahon Lane and Chilmark Court. The area could be used as a common area, but VOBP will need to maintain it. He is looking for ideas on how the area can be best utilized and maintained by the Village of Becks Pond.

Proposed Community Events

- **Community Meet and Greet** - Pending ideas?
- **Community Clean-up Project:** Fall '25 and Spring '26
- **Leaf Collection Project: Fall 2025** – We need volunteers to help coordinate the activity.
- **Retention Pond** – volunteers needed to work with the County and DNREC: mosquito mitigation; and general maintenance.

Let's make 2025 another great year!

Elections:

Our current president has moved, and our Pro Tem can no longer serve. We will need to have elections and a new board in place by January. We have the following board positions – President, Vice President, Pro Tem, Treasurer and Secretary. There was a proposal that the positions be filled by two individuals that will share the role and support each other. We received several volunteers and are working on building the ballot to ensure that you get to vote. Please let us know if you are interested in any board positions immediately. The duties are listed below:

THE PRESIDENT

The President shall be the chief executive officer of the Corporation. It shall be his duty to preside at all meetings of the members and Directors; to have general and active management of the business and the Corporation; to see that all orders and resolutions of the Board of Directors are carried into effect; to execute all agreements and other instruments in the name of the Corporation; and to affix the corporate seal thereto when authorized by the Board of Directors or the Executive Committee. He shall have general supervision and direction of the other officers of the Corporation and shall see that their duties are properly performed. He shall report concerning the operations of the Corporation for the year to the Directors and the members at the annual meeting of the members. He shall be ex-officio, a member of all standing committees and shall have the general duties and powers of supervision and management, usually vested in the office of a corporation.

VICE PRESIDENT

The Vice-President or Vice-Presidents, in the order designated by the Board of Directors, shall be vested with all powers and required to perform all the duties of the President in his absence or disability and shall perform such other duties as may be prescribed by the Board of Directors.

PRESIDENT PRO TEM

In the absence or disability of the President and the Vice-President, the Board may appoint from their own number a President Pro tem.

SECRETARY

The Secretary shall attend all meetings of the Corporation, the Board of Directors, the Executive Committee and standing committees. He shall act as clerk thereof and shall record all of the proceedings of such meetings in a book kept for that purpose. He shall give proper notice of meetings of members and Directors and shall perform such other duties as shall be assigned to him by the President or the Board of Directors.

TREASURER

The Treasurer shall have custody of the funds and securities of the Corporation and shall keep full and accurate accounts of receipts and disbursements in books belonging to the Corporation and shall deposit all monies and other valuable effects in the name and to the credit of the Corporation in such depositories as may be designated by the Board of Directors. He shall disburse the funds of the Corporation as may be ordered by the Board, Executive Committee or President, taking proper vouchers for such disbursements, and shall render to the President and Directors, whenever they may require it, an account of all his transactions as Treasurer, and of the financial condition of the Corporation, and at the annual members' meeting a like report for the preceding year. He shall keep an account of the members of record in such manner and subject to such regulations as the Board of Directors may prescribe. He shall give the Corporation a bond, if required by the Board of Directors, in such sum and in form and with security satisfactory to the Board of Directors, for the faithful performance of the duties of his office and the restoration-to the Corporation, in case of his death, resignation or removal from office, of all books, papers, vouchers, money and other property of whatever kind in his possession belonging to the Corporation. Such bond and security shall, if required, be provided at the Corporation's expense. He shall perform such other duties as the Board of Directors or Executive Committee may from time to time prescribe or require.

We have members of our community that have volunteered to fill the open positions until elections are held:

Interim President – Alisha Lewis Interim Pro Tem: Francoise Campbell

New Castle County Code Violations and VOBP Deed Violations:

Home based businesses are **NOT** allowed in the Village of Becks Pond, this includes, but not limited to:

- Business Lawn Signage
- Room Rentals and VRBO or Air BnB type sublets
- Auto Repair
- Commercial trucks/vehicles – overnight parking prohibited! Work cars and vans must be moved by morning.

Open Projects / Project Updates

Projects	
Architecture Committee	Bernadette, Bill, and Steven have been asked to serve.
Nominating Committee	Volunteers need to join (5) (Michael)
“One Trash Company” Project	David provided an update; distributed more info cards.
Point of Contact volunteers needed.	1-Voluntee for each pack of homes (Cheryl/Marsha can help coordinate) Alisia, Flip, Tony, Valerie, Bill, Rich, Douglas, Marsha, Linda, Glenda, Maureen, Franciose.
Community Fall Clean-up Project	Discuss potential dates: 10/18 and 4/25
Late Fall Leaf Collection Project – Mid – December. [12/13/25]	Volunteers needed each street to help coordinate with the leaf collection by street.

VOBP SPRING Community Meeting

Date: **Monday, April 27, 2026 (to be confirmed)**

Time: **6:30 PM**

Location: **Bear Library, Room 1**

Please encourage your neighbor to attend!

Meeting adjourned at 8:35 p.m. Homeowners mingled and networked until 8:45p.m.

Addendum

Important Updates and Information

There has been an incident of vandalism in our community. It is being handled by the proper authorities. We wanted to make the community aware and encourage everyone to look out for each other. Please be aware of what's going on around you and get to know your neighbors. Recognize and report issues and violations that you see to New Castle County Code Enforcement or to the NCC Police Department.

Non-emergency number for New Castle County Police: (302)- 573-2800

Delmarva 'Report a Power Outage':

Text OUT to 6792 or

If you see downed power lines, leave the area immediately and call Delmarva Power at [1-800-898-8042](tel:1-800-898-8042). Additional links are...

[Report an Outage](#)

[Report a Streetlight Outage-](#)

Artesian Water: Emergencies: (800) 332-5114 or Delaware: (302) 453-6930

New Castle County Property Maintenance Violations: <https://www.newcastlede.gov/253/Property-Maintenance-Violations>

New Castle County Report a Property Maintenance Issue:

[Report a property maintenance issue or concern](#)

New Castle County Report a Concern:

<https://www.newcastlede.gov/251/Report-a-Concern>

New Castle County Rental Property Registration: <https://www.newcastlede.gov/842/Rental-Property-Registration>