

ARNELL CREEK NEWS

SUMMER 2021

LETTER FROM THE NEW BOARD PRESIDENT...

My head is still spinning from being elected to the Board in May and then being elected President of the Board in June! Fortunately I am in good company on the Board with fellow newbies Rosemarie Cialini and Pat Manhard, working alongside experienced Board members Margaret Carson, Margaret Colvin, Jeanne Fox, and Ralph McCutcheon. We have a good mix of people and perspectives on the Board. We also have a great opportunity to look at what we do as a Board and how we do it. It should be no surprise that I say something like that, considering that I work as a Quality Improvement Specialist!

One of the most important roles an HOA Board plays is to be a good steward of the funds entrusted to it by the community. When I was elected President during the HOA Board meeting in June, I made it clear that getting our HOA financial affairs in order was my top priority. It was important to the Board, too, which decided to elect Co-Treasurers this year. Pat Manhard has taken over the primary responsibilities of Treasurer, and Margaret Carson is available to provide historical knowledge and documentation. As we distribute this newsletter, we will be providing property owners with a preliminary financial report for 2019 and 2020, as well as information about changes we are making to our financial processes. It is a work in progress, but it is important work that deserves to be done well. I hope you agree.

In my first week as President, I was invited to attend a coalition meeting about potential changes to the intersection of Old Landing Road, Warrington Road and Strawberry Way. On pages 4 and 5 of this newsletter, you will find an article about what those changes might look like. If you are concerned about this issue, you can find LOTS more information on the Arnell Creek website. Just click on the header that reads "The 4-Way Stop".

Speaking of the website, have you looked at it lately? It looks dramatically different that it did just two months ago. You can find forms on the "Forms" page (that sounds logical...) and archived copies of the HOA newsletter on the "Newsletters" page (ditto!) There is a Calendar of Events and a Photo Gallery, and more! We will be adding even more content in the coming months. I encourage you to surf onto www.arnellcreekhoa.com sometime soon and let us know what you think.

The best part of my first two months on the HOA Board was having the opportunity to meet more of my neighbors in Arnell Creek. I look forward to meeting even more of you in the weeks and months ahead. Maybe I will see you at the annual Potluck Picnic at the Pool on August 28th? Or maybe I will be looking at your junk - - - I mean, your TREASURES - - - at the next Arnell Creek Community-Wide Yard Sale on Saturday, October 2nd.

Meanwhile, take care and stay well!
Glen C. Pruitt

All is Not Well with Wellesley

The development of Wellesley, a new community adjacent to Arnell Creek, is creating some problems for residents of our community. One deals with environmental mismanagement and storm water runoff from Wellesley into Arnell Creek (the creek). The silt fencing, which is supposed to prevent erosion and runoff into the creek, has been knocked down in several locations. Furthermore, there is a great deal of construction trash in the creek and the trees between the two communities. Call the Sussex Conservation District at (302) 856-2105 to voice your concerns or complaints.

Constructions hours are supposed to be limited to reasonable hours. However, Arnell Creek residents have heard construction noise as early as 4:30 AM and as late as 9:00 PM, seven days a week. Noise complaints can be made to the Constable's Office at (302) 855-7819.

If you call the Sussex Conservation District or the Constable's Office, please be polite, reasonable and specific. Good information will help them take the best actions to resolve the issue. Thanks!

THREE RESIDENTS NEWLY ELECTED TO HOA BOARD

The Arnell Creek Homeowners Association hosted its Annual Meeting on Saturday morning, May 15, 2021. It was an “open air meeting”, held in the parking lot next to the community swimming pool on Arnell Drive. At the end of the meeting, elections were held to fill three of the seven seats on the HOA Board. Elected to serve a two-year term were Rosemarie Cialini, Patricia Manhard and Glen C. Pruitt.

Rosemarie Cialini had the distinction of becoming newly-elected to the Board AND being a returning Board member at the same time! The Board had previously appointed Rosemarie to serve the remainder of the term for Janet Koch, who had moved out of the community last year. “Ro” has been a resident of Arnell Creek since 1989, and she and her husband Michael Mallon took ownership of the family home here in 2018. She has professional experience in office administration, event planning, finance, property management and marketing. These days she and Michael are enjoying their retirement at Arnell Creek, blessed with great neighbors who now feel like part of their family.

Pat Manhard is currently employed by the Cape Henlopen School District as a Tech Specialist, working in the three schools in Milton. Prior to that, Pat spent twenty-two years in various jobs in the accounting area. She spent several years in public accounting, auditing large and small companies. For most of her career, she handled all the accounting functions of the companies for which she worked. Her favorite duties were creating accounting procedures that were easy to follow but provided all the documentation necessary for good financial statements. Pat and her husband Greg moved to Arnell Creek in 2002.

Glen C. Pruitt comes to the Arnell Creek HOA Board with over twenty-five years working in the non-profit sector. During his non-profit career, Glen twice served as the Executive Director for charitable organizations in Delaware. He has experience in monitoring contracts and conducting audits of social service providers. As a young man, Glen worked as a branch manager and lending officer for a local bank in his hometown of Berlin, Maryland. Currently he works as a contractor to the Delaware Division of Public Health, specializing in quality improvement activities. Glen purchased a home in Arnell Creek in 2013, which he shares with his partner Ken Mahan and their dog, Jerry.

On behalf of the entire community, the Arnell Creek HOA Board expresses its thanks to outgoing Board members Wayne Wenzel and Joan McKenna. We greatly appreciate their service on the Board and everything they did to make Arnell Creek a better place to live. **THANK YOU WAYNE AND JOAN!**



ARNELL CREEK HOA BOARD of DIRECTORS 2021 – 2022

Glen C. Pruitt
President

Margaret Colvin
Vice-President

Jeanne Fox
Secretary

**Margaret Carson
Patricia Manhard**
Co-Treasurers

**Rosemarie Cialini
Ralph McCutcheon**
At Large

Contact Us By Email at
ArnellCreek@gmail.com

Or by Regular Mail at
**Arnell Creek Homeowners
Association
P. O. Box 95
Rehoboth Beach, DE 19971**

WHAT IS THE “NEW NORMAL” AT ARNELL CREEK?

The big buzzword these days is “the New Normal”. It refers to a new way of living and going about our lives and interactions with other people, after a major event like a health pandemic. Governor John Carey’s declaration of COVID-19 as a public health emergency ended on July 13th, along with many of the restrictions that were imposed over the past sixteen months. By all means, enjoy the sense of freedom again. However, remember that it is not “anything goes!” We still have guidelines to help us live together as good neighbors here in Arnell Creek. Here are a few rules that challenged some of us in recent months:



TRASH TALKING

Many residents pay private companies to pick up and take away their household garbage each week. The big “Collection Days” in Arnell Creek seem to be Mondays and Thursdays.

Don’t put YOUR garbage in someone else’s bin. The homeowner is paying for the service, not you. A few weeks ago, someone walking their dog cleaned up their pet’s waste (which is a good thing, thank you) but put it in someone’s recycling bin that had just been emptied (which was not a good thing.) In fact, it stinks, literally and figuratively.

Don’t tempt passersby by leaving your trash bins at the end of your driveway too long. Bins may be left out by the street on Collection Day, but not much beyond that.

Trash and recycling bins should not be generally visible from an interior road, except on Collection Day. We want to admire the beauty of your home, but not the color of your trash bins.

GETTING WET AT THE POOL

Pool hours are from 9 AM until dusk. Not sure when “dusk” is? Think back to when you were a kid, and your mom said you could play outside until it gets dark. That’s dusk. The same rule applies here.

Park your bicycle in the bike rack by the parking lot. There is not a lot of shaded space at our pool. Save the space under the pavilion for people seeking relief from the sun.

Leave the space as good as or better than you found it. Close up the umbrellas at the tables. Return the lounge cushions to the proper storage area. Put any trash in the bins provided. The next visitors to the pool will greatly appreciate your effort.

And if you are the last one to leave, turn the lights off. Definitely turn off the lights in the restrooms and close the restroom doors.

ALL AROUND THE NEIGHBORHOOD

Slow down as you drive through the community, and stop at the stop signs. Younger families have moved into Arnell Creek in recent years. Children and young adults often walk to and from the pool and playground. Stay alert! They may pop up when you least expect it.

Be kind. The COVID-19 pandemic, as well as months of social isolation and financial insecurity, were hard on everyone. We all could use a smile or a gentle word. Offer one whenever you can!

NATURAL GAS

Should Natural Gas Come to Arnell Creek? At our Annual Meeting in May 2019, Chesapeake Utilities made a presentation about bringing natural gas service to Arnell Creek. That possibility is even easier now that they will be extending their natural gas lines all the way down Old Landing Road to the new Osprey Point development. The first step is to gauge the interest of our residents through an online survey. At this point, you are only being asked if you would be INTERESTED in it. You are NOT being asked to make a commitment at this time. The link to the survey is <https://www.surveymonkey.com/r/arnellcreek>. (If you completed the survey previously, you do not need to do it again.) More information about Chesapeake Utilities and a possible conversion can be found on the Arnell Creek HOA website on the “Natural Gas” page.

DISCUSSIONS ABOUT THE FOUR-WAY STOP ARE ON-GOING

An old proverb says “all roads lead to Rome.” However, residents of Arnell Creek might argue that all roads lead to the intersection of Old Landing Road, Warrington Road, and Strawberry Way. Also known as “the four-way stop”, this intersection is the gateway to multiple communities on the southern end of Old Landing Road. It is known for its traffic back-ups, particularly on weekends and during the summer. It has also been the scene for 22 automobile accidents from Jan 1, 2015 to May 15, 2021, four of them involving personal injuries.

The Delaware Department of Transportation (DelDOT) is developing strategies to improve the safety and the flow of traffic at the intersection. As part of its planning efforts, DelDOT is getting feedback through the Old Landing Road Coalition, whose members include representatives of the various residential communities along Old Landing Road. At the meeting of the Coalition on June 14, DelDOT's Chief of Traffic Engineering, Peter Haag, Jr. gave an overview of three alternatives currently being considered:

Alternative #1 - A Compact Roundabout: This roundabout would be 76 feet across (smaller than the one recently installed on Warrington Road and Health Way) and would fit inside the footprint of the existing intersection with minor widening along the intersection's radius. The island in the center of the roundabout would be low to the ground so that large vehicles and emergency vehicles would have unimpeded access through the intersection. Roadway lighting to illuminate the intersection would be added. Since more of the traffic at the intersection comes from two directions (Warrington Road turning left onto Old Landing Road, and Old Landing Road turning right onto Warrington), a roundabout statistically would improve traffic flow the most. Designing the roundabout would take 8 – 10 months, and construction would take about two months. The cost would be approximately \$435,000.

Alternative #2 - A Signalized Intersection Using the Existing Lanes: The four stop signs would be replaced by two traffic lights suspended from two signal poles. Additional lighting for the intersection would not be added but could be studied for feasibility in the future. The project would require DelDOT to get easements for the installation of the poles. The flow of traffic through the intersection would be worse compared to the existing four-way stop and or a compact roundabout. Back-ups (“queuing”) are greater as traffic must wait for the light to change before entering the intersection. Designing the project would take 8 – 10 months, and construction would take about two months. The cost would be approximately \$300,000.

Alternative #3 - Signalized Intersection with Additional Lanes: This project is the most ambitious project, and the costliest. The four stop signs would be replaced for four signal poles and four traffic lights. Turn lanes would be added to a majority of the approaches to the intersection. It would require the widening of some parts of Old Landing Road and Warrington Road. Easements would have to be obtained and right-of-way acquired to accommodate widening and drainage improvements. Additional road way lighting would not be necessary in the original design. Like Alternative #2, there are delays and queuing associated with the alternative. Current budgeting constraints prevents the project from initiating the design efforts until fiscal year 2025 and fiscal year 2026 A conceptual cost estimate is approximately \$1.4 million but does not include the cost of right-of-way acquisition, utility relocations, and so on.

SOMETHING ELSE TO CONSIDER: There are plans to extend Airport Road so that it connects with Route 24 in the vicinity of the Beebe Medical Complex. When completed, the roadway may reduce the amount of traffic flowing through the Warrington/Old Landing Road intersection. The project is at least three years away. *..continued on the next page*

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WHAT'S NEXT? DeIDOT is still early in its process, so there is plenty of opportunity for feedback. You are encouraged to learn more about the options and let us know what you think:

The Coalition developed an online survey to get feedback from the community. On July 2nd, the HOA sent the survey link to residents whose email addresses were included in the latest Arnell Creek Phone Directory.

The Arnell Creek HOA website (www.arnellcreekhoa.com) has links to videos and documents about the Henlopen Transportation Improvement District, as well as the results of the online survey (when it becomes available.)

Email your comments or suggestions to arnellcreek@gmail.com. We will compile your feedback, share it with the Old Landing Road Coalition, where it will be added to feedback from other communities and presented to DeIDOT.

**IT'S TIME FOR OUR ANNUAL
POTLUCK
PICNIC
AT THE POOL
SATURDAY, AUGUST 28 @ 5PM**

SUMMER FUN!

GET TO KNOW YOUR NEIGHBORS

- * WE supply the burgers, dogs, water and soda**
- * YOU supply the delicious side dishes or desserts**
- * if you would rather have a veggie burger, bring it and we will grill it for you**

2021 DUES ARE DUE!

Some households in Arnell Creek never received the community newsletter that was mailed this Spring. Among other things, that newsletter contained the Invoice for Membership Dues that cover June 2021 through May 2022. The good news is that, even with the problems with the mailing, nearly 80% of our residents have paid their dues as of August 1st. **We appreciate that very much!**

If you have NOT paid your dues yet, no problem! The Invoice can be found on the Arnell Creek website (www.arnellcreekhoa.com). Just click on the "Forms" tab, print out the invoice, and write your check. To ensure the proper crediting of your payment, please complete and send out the bottom portion of the invoice.

SPECIAL EVENTS PLANNED FOR OCTOBER!

Saturday, October 2, from 8:00 AM to 1:00 PM – **Community Yard Sale**. Clean out your cupboards and closets, make some money, and have fun in the neighborhood. This event is guaranteed to bring out the shoppers, so be sure to set up early and be ready to sell!

Friday, October 22, 6:30 PM – **Movie Night**. Enjoy "Abbott and Costello Meet Frankenstein" at Arnell Creek's own open-air movie theatre, next to the Pool Pavilion. You bring your own chair (and a blanket if it's chilly). We will supply refreshments (for a modest fee) and the scary silliness (for free!) Come in costume, if you dare!

WE NEED YOUR E-MAIL ADDRESS!

Take a quick glance at the current Phone Directory for Arnell Creek, and there are quite a few entries that do not have an email address. It would be great to have an email address for each property owner in Arnell Creek. Having a more complete list would come in handy when we need to get the word out quickly about an issue. For instance, on July 2 and 3, we sent out an email with a link to an online survey about the Four-Way Stop, but because of missing addresses, we were unable to share that information with nearly half of our residents.

If you want to make sure you get announcements like that in the future, just send us a note with your name and email address to arnellcreek@gmail.com. We promise not to bombard you with frequent or unnecessary messages!

AND if you would like to receive your HOA newsletter electronically from now on, let us know that, too! It would cut down our costs for paper and printing... and help your HOA fees go farther in supporting our great community!

NEXT ISSUE OF NEWSLETTER COMES OUT IN NOVEMBER!

We are planning a "holiday issue" of the Arnell Creek HOA newsletter, to be published in early November. That time of the year is a great time to express one's thanks and to celebrate a sense of community. If you would like to us to shine the spotlight on some special volunteers who work hard to make Arnell Creek a great place to live, send your suggestions to arnellcreek@gmail.com. Thanks!

