

ARNELL CREEK NEWS

FALL 2021

BUILDING NEW PLAYGROUND WAS A COMBINATION OF WORK & PLAY

In an established community like Arnell Creek, it is not often that one hears the noise of new construction: the roar of a circular saw, the staccato strikes of a hammer on wood. However, those sounds were often heard on Arnell Drive and Zane's Court on the weekends in August and September.

Remember the old Arnell Creek playground set? It was little more than a couple of swings and a plastic slide, desperately in need of maintenance and repairs. This fall, Ralph McCutcheon and Pat and Greg Manhard took down the set, re-used what they could, and re-purposed donated materials from other sites. Then they added their imagination and the assistance of some great volunteers. The result? An incredible playground set that features a three-level playhouse, connected by a balance beam to a two-level crow's nest (complete with a pirate telescope). Jutting off the playhouse in another direction is an extended swing set (with TWO baby swings.)

The new playground set is safe and incredibly sturdy. It was made with AZEK composite decking, so there is no chance of kids getting splinters in their hands. Since it is practically maintenance-free, there is no chance of us adults getting sore backs from painting it or repairing it each year.

As is often the case with new construction, the process took longer and cost more than expected. We were lucky to get thousands of dollars of free materials (AZEK is not cheap), and all of the hundreds of hours of labor were donated. However, some materials simply had to be

purchased. An appeal for donations went out on September 7, and the community response was immediate and generous. (*A list of donors can be found elsewhere in this newsletter.*) "We started getting checks right away," said Glen Pruitt, HOA Board President. "Every time another donation arrived, the Construction Crew would get excited at the thought of adding something else to the design of the playground." Even after the components of the set were moved from the Manhards' driveway to its designated area by the pool, Ralph and Greg kept tinkering with the layout and features of the new playground. The small amount of money that remains may be used to purchase a picnic table for that area next year.

Playgrounds are meant for kids, however, and they do not care about "safe", "sturdy" or "maintenance-free". All they care about is how FUN is it, and the new playground is getting raves from the kids. The playground has gone from "boring" to "amazing"! When questioned, Kenzie said her favorite parts of the new playground are the swings and the balance beam. Both Emmett and Fletcher like the plank and the bridge. The bottom part of the three-level playhouse has been used as a rocket, a pirate ship and a racecar. The only suggested improvement would be to add a firefighter's pole from the highest level down to the ground. Our official response to that? "I will make a note of that!" When all is said and done, Arnell Creek now has a playground set worth thousands of dollars (that only cost us hundreds), and it will be one that will be around for years to come. Good job, everyone!



See Before, During and After pictures of the project at www.arnellcreekhoa.com/general-5-2

NOTE FROM THE PRESIDENT

Earlier this year I received a Fitbit as a gift. A Fitbit is an activity tracker worn on the wrist, just like a watch. It tracks all kinds of data related to your day-to-day activity, such as your heart rate, how much water you drink, how many calories you are burning, and the number of steps you take each day. . Current guidelines suggest that most adults should aim for about 10,000 steps per day. Having a desk job, I frequently fall well short of that daily goal.

However, that was not true on October 2, the day of the Arnell Creek Community-Wide Yard Sale. That day I got in my 10,000 by lunchtime! I set off early that morning, walking up and down each street in our community. I stopped at each yard that had a sale going on. It was a good opportunity to check out the “treasures” that were available for purchase. It was an even better opportunity to talk with the Arnell Creek residents that I know, and to introduce myself to residents who I had not yet met. I had a lot of fun that morning! I heard lots of comments about what’s going on in the community, and for the most part those comments were good ones. I was especially grateful for the hospitality of Bill and Joan Gorski, who allowed me to flop down on their yard and rest during the final leg of my journey. I made it back home by noon that day, relieved that I brought home no new “treasures” to add to the collection in our garage.

My walk through the neighborhood a few weeks later was a very different story. It was a Sunday evening, the 31st if I am not mistaken. Even though it was getting dark, I could see that our peaceful community had been invaded! I saw witches and ghosts and monsters, as well as firefighters and cowboys and cheerleaders. Funny thing is, they all tended to be under four feet tall and they were all carrying bags filled with candy. That’s right, it was Halloween, and in our community, it appears that Zane’s Way was the place to be. There were kids and adults walking the street, checking out the inflated ghosts and dragons and jack o’lanterns found in many of the yards there. Rosemarie Cialini reported she had 62 treat-or-treaters that night. Down the street from there, Eric and Nancy Taylor were showing movies in their front yard and offering a kid-friendly buffet in their driveway, complete with Grotto pizza. What fun the kids had that night!

Both of these experiences remind me what a great community Arnell Creek is. We are fortunate to have so many friendly people who decided to make this community their home. Thank YOU for being such good neighbors to one another! And if you see me “getting in my steps” on a brisk afternoon, be sure to wave “hello!”

Take care and stay well!

Glen



ARNELL CREEK HOA BOARD of DIRECTORS 2021 – 2022

Glen C. Pruitt
President

Margaret Colvin
Vice-President

Jeanne Fox
Secretary

Patricia Manhard
Treasurer

Rosemarie Cialini
Ralph McCutcheon
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Contact Us By Email at
ArnellCreek@gmail.com

Or by Regular Mail at
**Arnell Creek Homeowners
Association**
P. O. Box 95
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BOARD EXPANDS COMMITTEE STRUCTURE

During its meetings in September and November 2021, the Arnell Creek HOA Board discussed ways to improve how it functions as a Board. One strategy considered was to enhance its committee structure. The responsibilities for the existing committees were not very clear and sometimes overlapped, which meant some tasks were done twice and others not at all. Sometimes committee members made decisions that should have come before the full Board before implementation. Furthermore, it became clear that some new committees were needed to address community issues more effectively. The HOA Board approved the proposed committee structure at its meeting on November 18, 2021.

“I’m excited that the Board is taking this step,” explains Board President Glen Pruitt. “It shows their commitment to deal with matters proactively. The committees also offer opportunities for Arnell Creek residents to be more involved in the activities that make our community such a great place to call home.” Going forward, the Standing Committees of the Board will include the following groups:

Finance Committee:

Its purpose is to provide selected community representatives an opportunity to review the financial activities of the Arnell Creek Homeowners Association and to provide feedback and suggestions to the HOA Board. The HOA Board Treasurer shall chair the committee, and its members will include the HOA Board President and up to three community representatives. For 2022, the community members are Terry Bald, Mark Diehl and Doug Murray. The committee will meet at least twice a year.

Recreation Committee:

This committee seeks to develop a sense of community and to enhance residents’ quality of life by providing recreational and social programs open to any and all Arnell Creek residents. They will set their own meeting schedule.

Facilities Committee: Its purpose is to monitor the quality of the pool, pool deck area, pool house, playground and tennis courts. Recommendations for repair or improvements to any of these areas will be presented to the HOA Board for approval before implementation.

Landscaping Committee:

This committee will monitor and maintain the condition of grassy areas and planting beds in the community’s common areas. The committee may work collaboratively with the Facilities Committee when addressing issues at the pool house, playground and tennis courts. They will meet quarterly.

Architectural Review Committee:

Its mission is to work with Arnell Creek residents seeking to make changes to their property so that their plans fall within the current Declaration of Restrictions for Arnell Creek. A Board member shall serve as Chair, with up to three community representatives as members. They will meet at least once every other month, but more frequently if needed.

All board committees shall be chaired by a board member. Unless otherwise stated, there are no limits to the number of community members who can serve on a committee.

Community representatives are being sought for all committees except the Finance Committee. Interested persons should email Glen Pruitt at ArnellCreek@gmail.com for more information.

CANDIDATES SOUGHT FOR BOARD POSITIONS

Elections for the Arnell Creek HOA Board take place at the Annual Meeting each May. Even though that event is still six months away, it is not too early to start thinking about “tossing your hat into the ring”. At least two Board positions will need to be filled when elections are held next May 14, 2022.

One position is the vacancy created when Margaret Carson resigned from the Board on October 5. The HOA Board continues to raise its standards for financial processing and documentation, and Margaret felt that she did not have the time or skills to do the work that is now expected. Fortunately, Pat Manhard was elected to the Board in May 2021. Pat has more than twenty years’ experience as an accountant and was already working with Margaret to assume the Treasurer’s duties before Margaret tendered her resignation.

In other Board news, Ralph McCutcheon has announced his intention not to seek re-election next year. Ralph has served on the Board for at least a decade, and he is going to take a well-deserved break. However, we remain confident that Ralph will continue sharing his building and repair skills with the community in the years to come!

Persons interested in running for a Board position are encouraged to submit their name and a brief summary of their qualifications (no more than 200 words) to ArnellCreek@gmail.com. Deadline for applying is March 1, 2022.

A TIME FOR THANKS

The holidays are a wonderful time to give thanks for people who give so generously to others. I mean, you cannot get more obvious than actually naming one of those holidays “Thanksgiving”! Here is our list of some of the people who make Arnell Creek such a wonderful place to live (everything in alphabetical order, of course!)

Architectural Review Committee: Ralph McCutcheon

Food Drive Coordinator at Annual Meeting: Margaret Colvin

HOA Board Members Anytime During 2021: Margaret Carson, Rosemarie Cialini, Margaret Colvin, Jeanne Fox, Pat Manhard, Ralph McCutcheon, Joan McKenna, Glen Pruitt, and Wayne Wenzel

Landscaping: Joe Biliski, Mike Fehrenback, Pat Manhard, and Ralph McCutcheon

Playground Donors: Terry & John Arick, Ray & Terri Bald, Mary Ann Blackwood, Stu and Linda Bruce, Rosemarie Cialini, Louis & Rita Corrozi, Lutie Davis, Mike Fehrenbach, Bonnie Figurell, Nancy Fulton, John & Anne Hilton, Tom & Nancy Lang, Michael Mallon, Maureen Meloche, Frank & Ann Meredith, Jean Myers & Jane Russo, Larry & Toni Walton, Debbie Ronemu & Peggy Sander, Paul & Rachel Webster, and Sharon Werner & Linda Burleson



Playground Workers: Mike Fehrenbach, John Hilton, Glenn Lash, Bob Mancuso, Greg Manhard, Pat Manhard, Ralph McCutcheon, Bob Sharkey, and Eric Taylor

Newsletter Delivery: Margaret Colvin, Rosemarie Cialini, Betty Eisenman, Jeanne Fox, Pat Manhard, and Glen Pruitt

Newsletter and Website Production: Ken Mahan and Glen Pruitt

Pool Team: Terri Bald, Rosemarie Cialini, Jeanne Fox, Maryellen McNerney, Jason and Meghan Fruchtmann for the donation of the umbrella stand, Ed Houck for the donation of the umbrellas, and any neighbors who donated pool toys or helped by putting out and taking in the trash bins

Pool Exercise Class Teachers: Alicia Bercury and Jeanne Fox

Recreation Committee: Rosemarie Cialini, Betty Eisenman, Traci Humphries, Michael Mallon, Chuck McNerney, and Maryellen McNerney

“Unnamed Volunteers”: No matter how hard one tries when making a list like this one, someone’s names will be left out accidentally. To those people, we say both “I’m sorry” AND “thank you”. We also want to express our appreciation of all the people who perform small acts of kindness when nobody is looking. We thank you, too!

COMMUNITY DOCUMENTS NEED TO BE REVIEWED AND REVISED

Two of the most important internal documents that govern our community are the By-Laws for the HOA Board of Directors and the Declaration of Restrictions for the community. The first establishes the fundamental rules by which the HOA Board operates. The second details the rules that the HOA Board should be enforcing for the good of the community as a whole. Together they inform the work of the Board and ensure that residents are treated fairly and equally. It appears that the last time the Restrictions were updated was in 2005, and the by-laws were last updated in June 1999!

At its September 2021 meeting, the Arnell Creek HOA Board decided to start a review process for each of the documents. The first step is to gather feedback from the community and gain a sense of what changes are desired. We will compile that information and assign it to one of two working groups: one that will focus on the by-laws and one that will address the Declaration of Restrictions. It is likely that virtual "Town Hall Meetings" will be held in the early Spring to fine-tune the recommendations for revisions. The goal of the entire process is to have a list of recommended revisions ready to be voted on by community residents in late Spring.

What can you do to help?

- ◆ Review the current By-Laws and the Declaration of Restrictions documents. You can find them on the "Forms" page at www.ArnellCreekHOA.com/general-5-1.
- ◆ Email your comments and suggestions to the HOA at ArnellCreek@gmail.com. Messages should be submitted by January 3, 2022.
- ◆ Volunteer to serve on one of the working groups if you have an expertise in revising governance documents or if you have relevant knowledge of real estate, zoning or land use issues.
- ◆ Keep your eyes open for announcements about Virtual Town Hall Meetings in 2022.
- ◆ When it comes time to vote, make sure you read all the materials and then cast your vote.

PLEASE TAKE A SHORT SURVEY ABOUT NATURAL GAS

Chesapeake Utilities is proposing to bring natural gas service to Arnell Creek, but only if there is sufficient interest among our residents. They have put together an online survey in which you can say "Yes, I'm interested" or "No, I am not interested". It would be helpful to have a majority of our residents complete the survey, regardless of their interest. 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.

WE NEED YOUR EMAIL ADDRESS!

Our Email Distribution List continues to grow, and we now have email addresses for 117 Arnell Creek residents! We sometimes need to get the word out quickly on time-sensitive matters, and we use those addresses to do so. If you want to make sure you get announcements like that in the future, just send 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!

PLANS FOR 4-WAY STOP HIT A BUMP IN THE ROAD

In the August issue of this newsletter, we reported that the Delaware Department of Transportation (DelDOT) is developing strategies to improve the safety and the flow of traffic at the intersection of Old Landing Road, Warrington Road, and Strawberry Way. More familiarly known as “the four-way stop”, this intersection is the gateway to multiple communities on the southern end of Old Landing Road, including Arnell Creek.

The Old Landing Road Coalition (OLRC) developed an online survey to get community feedback about three strategies being considered: (1) installing a Compact Roundabout or traffic circle, (2) signalizing the intersection using the existing lanes, or (3) signalizing the intersection with additional lanes. Responses were collected throughout the month of July 2021. In all, 526 people completed the survey, including 44 residents of Arnell Creek. Feedback came from eleven different communities found along Old Landing Road.

More complete survey results and background information can be found on the Arnell Creek HOA website. Just click on the “4-Way Stop” tab!

The survey demonstrated that there is clear and steadfast opposition to the construction of a Compact Roundabout at the intersection, with 72% of respondents either Strongly Opposed or Opposed to that option. The respondents’ comments appear to be in agreement that a Compact Roundabout at that small intersection would not improve traffic or safety issues, but potentially make them worse, and prioritize southbound Warrington Road cut-through traffic, especially during the summer. The Coalition strongly recommended to DelDOT that the Compact Roundabout option be removed from consideration.

There was greater (but not overwhelming) support for signalizing the intersection, either using the existing lanes or adding additional lanes. There is support (51% overall) for a traffic signal at the intersection (Strategy #2), but the comments clearly indicate the support is predicated on signal timing that favors OLR traffic over seasonal Warrington Road cut-through traffic, and addition of a couple of turn lanes. The proposed turn lanes are a right-turn lane on OLR southbound onto Warrington Road; and a right turn lane on Warrington Road onto southbound OLR. Overall, there was 69% support for this option with added turn lanes, as the short-term solution. Because Strategy #3 is a longer-term solution tied to the Capital Transportation Plan, it most likely take too long to have near-term benefit for those using this busy pathway between the Bay and Coastal Highway. In either of these strategies, residents would like to see the stoplight change to a flashing red four way stop light during the non-summer months when traffic is dramatically reduced at the intersection.

As a short-term solution, the OLRC suggested that DelDOT extend, repave and restripe (within the existing boundaries of the DelDOT right of way) the existing turn lane on Warrington Road to allow drivers more room to turn right onto OLR; and, within the existing boundaries of the DelDOT right of way, carve out a right turn lane on southbound OLR to allow drivers to more easily make a right hand turn onto Warrington Road. These modifications at the intersection could be achieved within the existing budget available for the project and, since no private property acquisition would be required, should be able to be implemented more quickly. DelDOT considered the suggestion and ordered that pavement cores be collected in the shoulder of southbound Warrington Road to determine if the combination thru/right lane could indeed be extended. Unfortunately it cannot. DelDOT deemed the shoulder area insufficient to handle roadway traffic without it being reconstructed. With the intersection already identified in the Capital Transportation Plan, a separate project to reconstruct the shoulder now would not be looked on favorably.

At this point, concerned community members are encouraged to reach out to their local legislators and to participate in DelDOT Public Hearings when they are scheduled. The OLRC and the Arnell Creek HOA will publicize the hearing dates when they are finalized.

GETTING INVOLVED...

The Recreation Committee has been hard at work, figuring out ways for Arnell Creek residents to have fun! Committee Chair Rosemarie Cialini says, "It gives us opportunities to see our neighbors in different social settings throughout the year." Here is the line-up of upcoming events:

"Light Up Arnell Creek" Holiday Lighting Contest – now through December 11, 2021. See below.

New Year's Kick-Off – Sunday, January 2, 2022 at 4:00 PM. Stop by the parking lot by the Pool House and enjoy a mug of hot chocolate while we announce the winners of this year's holiday decorating contest. Gift baskets will be presented to the winners, but everyone gets to see in the new year by sharing neighborly best wishes.

Cornhole Tournament – Sunday, May 22, 2022. Join in the friendly competition to be held in the grassy area behind the Pool House. Pre-registration will start at 1:00 PM, and the games start at 2:00 PM. We hope to see many beanbags being thrown that day. This event is still in the planning stages.

Community-Wide Yard Sale – Saturday, June 4, 2022 from 8:00 AM to 1:00 PM. Take advantage of this opportunity to clean out those closets, junk drawers and the garage... and make some money at the same time! The HOA will take care of publicity; YOU take care of getting your sale merchandise ready. New this year: the HOA will provide a limited number of spaces for residents of the Tall Oaks, Melody Court and Fox Creek cul-de-sacs to set up their sales tables at the Pool Parking Lot.

Potluck Picnic at the Pool – Saturday, August 27, 2022 at 5:00 PM. We had to cancel this event the past two years because of the COVID-19 pandemic. We are keeping our fingers crossed this third try will be the charm. The HOA provides the hamburgers and hot dogs, waters and sodas. Residents supply the side dishes and the desserts. We all share in the fun! We will gather at the Pool House.

Trunk or Treat – Sunday, October 30, 2022. This first-time event allows our community's children to do their trick-or-treating while it is still light outside. Exact details are still being worked out!

More information about these events will be made available closer to the event dates, and who knows? Maybe more events will be added! If you would like to join in the fun of planning or hosting events, reach out to Rosemarie Cialini by calling or texting her at (610) 675-9896 or emailing her at ro56mickey2@gmail.com.

A graphic for the "Light Up Arnell Creek Holiday Lighting Contest". The background is a light blue, textured surface resembling snow or frost. In the foreground, there are two large, round Christmas ornaments: a green one on the left and a red one on the right, both decorated with white snowflake patterns. The title "Light Up Arnell Creek" is written in a large, red, cursive font at the top, with "Holiday Lighting Contest" in a smaller, red, cursive font below it.

Light Up Arnell Creek Holiday Lighting Contest

Show your holiday spirit --- and your community spirit! --- by dressing up your home in all its electric glory! Prizes will be given in three categories:

- Most Creative Use of Lights
- Best Yard Display
- Best in Show

To register, first email your name and address to arnellcreek@gmail.com and then please mail your \$15 registration fee to Arnell Creek HOA, P. O. Box 95, Rehoboth Beach, DE 19971. Registration deadline is December 4.

Decorations must be up no later than Saturday, December 11. Judging will take place the week of December 12.

Prizes will be awarded during the New Year Kick-Off Party in the parking lot by the pool on Sunday, January 2, 2022 at 4:00 PM. Hot chocolate will be served!

Proceeds from this contest support this event and future social events in Arnell Creek.

Winners must agree that photographs of the winning displays can be shared in Arnell Creek communications.

9-1-1 ... WHAT IS YOUR EMERGENCY?

Living in Arnell Creek, we are lucky in many ways and at this time of year it is good to give thanks. First, Rehoboth Beach is such a great place to live! Second, the Emergency Services provided to us are among the best in the nation. That includes our Police, Fire, Ambulance and Paramedics. And let's not forget Beebe Healthcare! Third, we have not had any real catastrophic need for them in Arnell Creek.

We do, however, need to use these services from time to time. Getting the first responders to us quickly can be a bit challenging. The numbering of houses in Arnell Creek is a bit confusing. Several roads have bends in them that skew the numbers. For example, I live at 40 Deerfield Lane. Across the street from me is 21 Deerfield. Several houses down the street to my right is 28 Deerfield, and several house down the street to my left is 33 Deerfield! This unusual arrangement happened because there are more even-numbered lots on the outside of the two bends than there are odd-numbered lots on the inside. Add to the mix that some residents live on corners with their mailbox/driveway and house number on one street and the house itself facing the other street. Some mailboxes are located on the owner's property, and other owners find their mailboxes across the street from their homes. It's no wonder that delivered pizzas are sometimes cold!

What can we do?

Sussex County actually has a code to help our first responders find us more easily. While you won't get a ticket for not complying, these good rules will help keep us safer.

- ◆ On our mailboxes, the number needs to be on both sides of the box in 3" reflective numbers;
- ◆ On our houses, the number is to be displayed in 4" reflective numbers next to the main entrance;
- ◆ If the mailbox is not at the foot of the driveway OR if the number on the house is not clearly visible from the street, the house number must be posted on both sides of a marker 48" above the ground in 4" reflective numbers;
- ◆ All of the house numbers should be in a contrasting color and distinguishable both day and night.

Whatever we can do to help first responders find us in the event of an emergency is well worth the few minutes and the few dollars to follow these guidelines.



A Real Life Example...

I am Kenny Mahan, I live on Deerfield Lane and I am the survivor of a heart attack. Around noon on a Saturday in January 2019, I found my self dialing 9-1-1 with chest pains. Luckily, both the Paramedics and the Rehoboth Ambulance were only a couple of minutes away, BUT when they arrived, they headed to the house next door. They were quickly sent my way with no lost time; however, they could have been banging on the wrong door for several minutes. Neither my neighbor nor I had our house numbers clearly visible on our homes. They were only on our mailboxes. I now have a large 40 under my front light to the right of my front door. The good news is that I was whisked away to the hospital, and after getting two stents implanted, I was fine. Thank you to both the Rehoboth Beach Fire Department Ambulance BLS and Sussex County Paramedic ALS crews for saving my life - and to my neighbors who came out to offer their help.

The Rehoboth Beach Volunteer Fire Company is only partially funded through the State and County. They depend heavily on our donations. If you would like to make a donation, please go to their website to do so... www.rehobothbeachfire.com/page/capital-campaign.