

ARNELL CREEK NEWS

SUMMER 2023

ARNELL CREEK SELECTS LEADERS FOR UPCOMING YEAR

It is unlikely that anyone else in the world celebrates June 1 as “New Year’s Day”, but it is exactly that for Arnell Creek and its Homeowners Association. Our fiscal year runs from June 1 of one year until May 31 of the next year. That same timeline applies to the payment of HOA fees, as well as the selection of HOA leaders. Fortunately, Arnell Creek has talented individuals who have stepped up to serve the community and its residents.

Board Elections: At the Annual Meeting held on May 21, the community considered four candidates who vied for three positions on the HOA Board of Directors this year. Short biographies of the candidates were mailed to each homeowner in the community in late April. Homeowners were able to vote by absentee ballot, by proxy, or in person at the meeting. Elected for two year terms on the Board were incumbents Rosemarie Cialini, Patricia “Pat” Manhard, and Glen Pruitt.

Officer Elections: While the community elects who serves on the Board of Directors, the Board itself elects its own leadership to serve one-year terms. At their meeting held on June 21, Board members re-elected three incumbents: Glen Pruitt will continue as President, Maureen Meloche as Secretary, and Pat Manhard as Treasurer. Terri Bald, having now served one full year on the Board, was elected as Vice-President. The Board expressed its thanks to Margaret Colvin, who has served as Vice-President for the past five years.

Committee Chair Appointments: All members of the Board serve as leaders in their roles as Committee Chairs. The committees provide opportunities for Board members to work side-by-side with community members in various projects. As of June 1, Terri Bald has assumed the position of Chair of the Architectural Review Committee, and Stu Bruce will now handle the Welcome Committee. Rosemarie Cialini will serve as the Board Liaison to the Recreation Committee, which will be led by community member Barbara Lancour.

Volunteer Opportunities: Terri Bald could use one or two community members to join the Architectural Review Committee. This committee reviews applications from homeowners wishing to add or modify their properties in the community. Persons interested in serving on this committee should call Glen Pruitt at (302) 562-2553 or by email at ArnellCreek@gmail.com.

ARNELL CREEK AND FOOD BANK OF DELAWARE PARTNER TO FEED PEOPLE

The community of Arnell Creek in Rehoboth Beach recently donated 129 pounds of non-perishable food items and three hundred dollars in monetary donations to the Food Bank of Delaware’s facility in Milford. The donations were collected at the Annual Meeting of the Arnell Creek Homeowners Association (HOA), which was held on May 21, 2023.

The HOA held its first Food Drive several years at the suggestion of Arnell Creek HOA Board Member Margaret Colvin. “There was a lot of news coverage about people not being able to work and provide food for their families during the COVID-19 pandemic. We just wanted to do something to help, and this was a very easy thing to do”, explained Colvin. “If every HOA did a Food Drive at their annual meetings, imagine how many people could be helped!”

The mission of the Food Bank of Delaware is “to inspire hope in our communities by providing food to nourish Delawareans, while collaborating on long-term solutions to hunger and poverty.” They distribute millions of pounds of food each year to the community through on-site food pantries, mobile food pantries and a network of hunger-relief partners throughout the state. In addition to immediate food assistance, the Food Bank also provides hope for a better tomorrow through their workforce and community development programming. They offer job training in the areas of food service and warehousing/logistics, nutrition education, financial coaching through Stand By Me and benefits outreach. To learn more about the Food Bank of Delaware, visit www.fbd.org or call (302) 424-3301.



Tonya Bowe (Food Bank of Delaware Staff) accepts foodstuffs and cash donations from HOA Board President Glen C. Pruitt.

LETTER FROM THE PRESIDENT...

This issue of "Arnell Creek News" is the sixth newsletter I have written since I joined the HOA Board of Directors two years ago. When this issue is "put to bed", my total will reach forty-four (44) pages of articles and photographs and display ads. That is quite a lot. I naively thought that each issue would become progressively easier to do, that I would develop a rhythm or something. However, that has not been the case. As I thought about it, I came up with a couple of possible reasons...

One, **I had a lot to learn** at first about our community, our homeowners association, and the joys of home ownership. As I discovered new things, I wanted to share that information with you all. That is why we have printed articles about the workings of the Old Landing Road Coalition, as well as tips for preparing your home for hurricanes or extreme winter conditions. We shared our progress as we improved the way the HOA operates. Last, but not least, we reminded you of the guidelines that make for a happy and harmonious neighborhood. It was a lot of good information. Even though we seem to be catching up on all of the topics, some of them we have to keep re-visiting. I swear, almost every issue mentions the importance of picking up your dog's wastes or the need to slow down as you drive through the neighborhood!

Two, **we share information in more ways than simply the newsletter**. I am so pleased with the progress we have made in getting email addresses for our homeowners. Sending out **email blasts** is the best way for the HOA to get information out quickly. That sure came in handy when we experienced a blizzard in January 2022, one that brought us fourteen inches of snow. In the past two years, we have more than doubled the number of email addresses in our Homeowner Distribution List. More than 90% of the homeowners in our community now receive information from the HOA electronically. I like emails because they are faster... and it cuts down on what we spend on postage! If you do not currently receive emails from the HOA, just send a message to www.ArnellCreek@gmail.com. We will get you on the list.

The Arnell Creek HOA also has a **robust website**. The home page contains a regularly updated Calendar of Events that is very useful. Other pages on the website contain commonly-used forms, an archive of Arnell Creek newsletters, pages about important issues facing the community, and even a photo gallery. If you haven't looked at the webpage lately, you really should! Surf into www.ArnellCreekHOA.com and see what you have been missing. If you have suggestions for additions or changes to the website, be sure to let me know.

Lastly, **things seem to happen a little bit more slowly, the older one gets**. I am okay with that. Growing older is a privilege that not everyone gets to experience. As James Taylor says in one of his songs, "The secret of life is enjoying the passage of time. / Any fool can do it, there ain't nothing to it. / Nobody knows how we got to the top of the hill. / But since we're on our way down, we might as well enjoy the ride." So let me put this issue to bed... and I will do the same for myself very soon. Good night!

Glen



ARNELL CREEK HOA BOARD of DIRECTORS 2023 – 2024

Glen C. Pruitt
President

Terri Bald
Vice-President

Maureen Meloche
Secretary

Patricia Manhard
Treasurer

Stu Bruce
Rosemarie Cialini
Margaret Colvin
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**

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Make Poolside Be Your Best Side

During the hot days of summer, the swimming pool is the most popular place to be. Make it a happy experience for everyone! Remember that alcohol and pets are not allowed in the pool area. When you are in the pool, be respectful of others enjoying the water. When you leave the pool, gather up your personal belongings. The Pool Crew has reported lots of wet towels, toys and children's clothing being left behind at the pool. These items will go into the "Lost and Found", but not for long. Don't take a chance; just take them home. It would also be appreciated if you return chairs, cushions, and umbrellas to their proper place. A neat pool area is also a safe one!



Arnell Creek Homeowners HOA Fees Are Due

The annual HOA fees are due by June 1 of each year, covering a twelve-month period that ends the following May 31. Bills for this year's fees went out in late April, and by the end of May, 95 of our 140 homeowners had sent in their payments. By June 21, that number has increased to 124. Excellent! Thank you for sending in your dues in a timely manner. If you have not paid your dues yet, you can always find the most recent invoice on the HOA webpage (www.ArnellCreekHOA.com) on the "Forms" page.

It's Not a Six-Pack, It's a Five-Rack!

A big "thank you" goes out to Georgiana Ibach of Rehoboth Beach, who donated a "like new" bike rack that holds five bicycles to our community. Georgiana's kids are all grown now and no longer need the rack. Thanks to her generosity, the kids (and Big Kids!) of Arnell Creek now have another place to park their bikes safely.

Talkin' Trash around the Community

We have had several inquiries this summer about trash. More specifically, about how to get rid of trash! Currently two companies offer weekly pick-up of household trash and bi-weekly pick-up of recyclables in Arnell Creek. The first is WM (formerly known as Waste Management), and they pick up early on Monday mornings. You can learn more about them by calling (855) 852-7110 or visiting their website at www.wm.com. The other is Blue Hen Disposal, and they pick up on Thursday mornings. Their phone number is (302) 945-3500, and their website is www.bluehendisposal.com. The HOA does not have a special arrangement with any particular trash company. However, based on the number of bins put out on Monday mornings versus Thursday mornings, it looks like more and more Arnell Creek residents are using Blue Hen Disposal. The cost tends to be lower... and if you forget to put out your trash the night before, you have more time that morning to get your bin out before the truck comes by!

2023 Phone Directories Are Published

If it is July, then it must be time for the latest version of the Arnell Creek HOA Phone Directory! This resource is a great way to keep in touch with neighbors, in good times or in emergencies. Once again, Bruce and Giancarla Churchman generously had the directories printed at their own cost. The next time you see them, be sure to say "thank you!"

Fifty-One is Even Better than Fifty!

A little birdie told us that Bill McManus (5 Arnell Drive) has volunteered with Rehoboth Beach Fire Company for 50 years. Upon further investigation, we discovered that the number is really 51! Bill was celebrated for fifty years of service at the Fire Company's annual Awards Banquet last year, receiving tributes from the likes of Rep. Pete Schwartzkopf, D-Rehoboth Beach; Rep. Steve Smyk, R-Milton; and then-Sen. Ernie Lopez, R-Lewes. We may be a year late, but we simply had to add our appreciation to theirs. Thank you for your service, Bill!



CONCRETE AROUND POOL TO GET BACK ON SOLID GROUND

Over the years, different sections of the cement decking surrounding the pool have risen or fallen. At this point, none of the sections are level. The HOA made minor repairs when it could, but the problem has grown. The uneven surface is a safety hazard for people using the pool. It is also a hazard for the pool itself. If the movement of the concrete becomes too great, it may compromise the integrity of the pool (which we spent a significant amount of money in 2018 to upgrade.)

This past winter, the Board contacted nine cement / foundation repair companies to obtain estimates and information. Out of the nine companies, seven could replace the concrete, but that process would be expensive. Since the entire pool area needs to be leveled, the entire concrete decking would need to be replaced. The cost would easily run \$100,000 - \$120,000. Of the two remaining companies, one said that we were outside their service area. On May 11, 2023, a representative from DryZone examined the decking. This company has done a lot of work for the State of Delaware on the highways, as well as pool areas in other developments. They are also highly rated by the Better Business Bureau. Their system uses a Poly-Level® material that is pumped into small holes bored into the concrete slabs until the slabs are leveled. They then use a silicone sealant in cracks and in between the slabs to prevent water from getting under the slabs. Finally a concrete sealer is applied which prevents further deterioration. The leveling work itself comes with a five-year warranty. Dry Zone would level the concrete around the pool, as well as under the Pool House and the sidewalk leading out to the parking lot. Their proposal for the project was \$37,017. On May 16, the Board met and recommended going forward with this project using DryZone as the vendor.



Pictured: a pool decking repair completed by DryZone using Poly-Level® with the cracks sealed with silicone.

Although the Board has the decision-making authority, they wanted to listen to comments from the membership before going forward. Attendees at the Annual Meeting discussed whether we should pay to have an engineer go over the project to make sure it is scientifically the best way to proceed (there was not a consensus that this was necessary); whether we have a current warranty or possible insurance claim (we do not); and, whether we could apply for grant money to get this fixed since we are a non-profit organization (since the HOA is not a charitable organization, grant opportunities are unlikely). DryZone offers financing but an HOA would not be eligible for it. This decision comes down to either repair/level or replace the concrete.

Because of good financial stewardship in recent years, the HOA has sufficient cash-on-hand to fund the project as proposed. However, it will deplete most or all of the money in the Capital Improvement Fund. A question was raised asking how long it would take to recoup the funds. Currently each lot owes \$350 a year in HOA dues, and \$100 of each payment is designated for the Capital Improvement Fund. During the Annual Meeting in May 2023, the membership voted to extend that arrangement for another two years. As a result, we should recoup the money in two years' time.

By a show of hands, nearly all of the membership represented at this year's Annual Membership Meeting agreed to the plan as presented by the Board. Before signing a contract with DryZone to lock in a date for the project, the Board was able to negotiate the price down by more than five thousand dollars. The final cost is now \$32,000.

The project is currently scheduled to be done the week of August 14, 2023 and should take 5 - 7 days to complete. Obviously, the pool will be closed during that time. There is a possibility that the work dates could be moved up, if there is an opening in DryZone's schedule. If that happens, we may not have much advance notice. Signs will be posted at the pool, and an email blast will be sent shortly before work begins.

NEEDED TENNIS REPAIRS ARE NOW IN OUR COURT

The Arnell Creek pool deck is not the only thing at 9 Arnell Drive that needs some attention. The tennis / pickle ball courts could also use a little love. (Get it? "Love" is a term used in tennis instead of the word 'nil' or 'zero'. It is used to describe a lack of score in either points, games or sets.)

The current playing surface has developed some cracks over the years. Not surprisingly, weeds and grasses have found a home in those cracks. Fortunately, we are able to make the necessary repairs without hiring an outside company. We have already purchased the filling materials to eliminate the surface cracks. What we need are some VOLUNTEERS to remove the weeds and growth from the cracks, and then to insert the filling materials. The good news is that we have at least one person who has used the materials before. They will be there to supervise the project (and to work alongside the volunteers.) The work needs to be done at the optimum temperature of 80+ degrees and under dry conditions, so the timing of the project is very weather-dependent. Most likely the work will be done in early August 2023.

CAN YOU HELP US OUT? We would love to develop a list of volunteers that are able and interested in helping with this project. It should be a one-day project (less than that, if we have a good number of volunteers!) If you are a tennis player or a pickleballer, this would be a great chance to show how much you appreciate having courts in our community. When we see that weather conditions are favorable, we will reach out with further details. If you can help, please call HOA President Glen Pruitt at (302) 562-2553 or email him at ArnellCreek@gmail.com.

POOL HOUSE GETS A MINI-MAKEOVER, THANKS TO TRUSTWORTHY TRIO

It is not surprising that, being exposed to the elements and with so much water around it, a Pool House experiences a little bit of rot. That was true of the Arnell Creek Pool House this year. Fortunately, the Pool House had something else going for it: a trio of experienced volunteers who could turn the "rot" into "right".

Earlier this year, Mike Mallon and Chuck McNerney removed some rotten siding on the walls of the Pool House. They replaced them with siding acquired by Greg Manhard, who got the materials free-of-charge. Once the siding was replaced, it was painted to blend in with the rest of the wall. The end result is a wall that looks as good as new, with no financial outlay by the HOA. "This project is a great example of homeowners pitching in to make simple repairs," said HOA President Glen Pruitt. "Yes, it took some time and sweat to get the job done. However, if we had hired an outsider to do it, we could easily have paid \$700 or more for materials and labor. We really appreciate what Mike and Chuck and Greg did for the benefit of our community!"

If you are good at doing projects such as this one, WE NEED YOU! Facilities Manager Stu Bruce would love to have a list of handy-people who would be available to help with simple repairs. Just let us know your interest and your area(s) of expertise. We will take care of the rest!



THERE'S ALWAYS SOMETHING FUN TO DO IN ARNELL CREEK

From the sounds of all the Fourth of July parties in the neighborhood, it is clear that people are getting together and having fun. The Recreation Committee invites you to keep the fun going! Why not participate in one or more of the family-friendly get-togethers they have planned for the coming months? They would love to see you there.



Wednesday, July 19, 10:30 AM. Family Craft Day at the Pool.

Learn basic quilling. No, not quilting. QUILLING. This art form uses strips of paper that are rolled, looped, curled, twisted, and otherwise manipulated to create shapes. The shapes can be used to decorate greeting cards, pictures, and boxes, or to make models, jewelry, mobiles, etc. It is easy and fun. No registration is required, and we provide all the materials. You provide the creativity! *Rain date is July 26 at 10:30 AM.*

Friday, July 21, 4:30 – 5:30 PM. Ice Cream Happy Hour.

(see display ad on the next page)

Friday, August 25, 8:00 PM. Outdoor Movie Night.

Meet up in the Pool House Parking Lot to experience the thrill of “Guardians of the Galaxy” (rated PG-13). Brash space adventurer Peter Quill (Chris Pratt) finds himself the quarry of relentless bounty

hunters after he steals an orb coveted by Ronan, a powerful villain. To evade Ronan, Quill is forced into an uneasy truce with four disparate misfits: gun-toting Rocket Raccoon, treelike-humanoid Groot, enigmatic Gamora, and vengeance-driven Drax the Destroyer. However, when he discovers the orb's true power and the cosmic threat it poses, Quill must rally his ragtag group to save the universe. Lots of fun for the whole family! *Rain date is August 26 at 8:00 PM.*

Wednesday, September 13, 4:00 - 6:00 PM. Happy Hour at Lefty's.

We had so much fun at the first one that we are going to do it again! Just show up at Lefty's Alley & Eats (36450 Plaza Blvd, Lewes). Take advantage of the Happy Hour specials on light fare while getting to know your Arnell Creek neighbors. If you are feeling adventurous, try out the axe-throwing area or the karaoke bar!

Saturday, September 23, 8:00 AM until 12:00 noon. Community-Wide Yard Sale.

Last chance to make some money for your upcoming holiday shopping spree! Clean out the clutter from your closets and your cupboards, and set up shop in your driveway. The HOA will take care of advertising the event, but we need lots of people to get out there and sell some stuff.

Sunday, October 22, 2:00 PM. Pumpkin Carving Contest.

Show off your creative (and creepy) side in this new event. Bring your own pumpkin, carving tools and any other materials you will need to the Pool House. You will have one hour to create your masterpiece. There will be two categories: Adults (over 16) and Youth. Judging takes place at 3:00 PM. While only a few pumpkins will be picked as winners, everyone is guaranteed to have a good time!

December 2023. Third Annual “Light Up Arnell Creek” Holiday Lighting Contest.

We are going to be doing things a bit differently this year. No fees, more fun! Further information will be shared as we get closer to the date.

Have an idea about a fun event you would like to see in our community? The Recreation Committee would love to hear it! Contact Committee Chair Barbara Lancour at (518) 466-9194 or by email at lancour@verizon.net.

Check out the Calendar of Events on the Arnell Creek HOA webpage (www.ArnellCreekHOA.com) any time for the most up-to-date listing of events.

Water Aerobics Sessions Are Now “On Your Own”

Organizers have discontinued the exercise sessions originally scheduled for Tuesday, Thursday and Friday mornings at the swimming pool. However, that is no excuse to stop your exercising! Exercise time will now be “unstructured”: move around in the water at your own pace and use easy movements to increase your flexibility. Nine o'clock in the morning is a great time to use the pool, before the sun gets too hot and the pool gets too crowded. And who knows? You may still run into some health-conscious neighbors while you are there. Have fun!



LOOK OUT



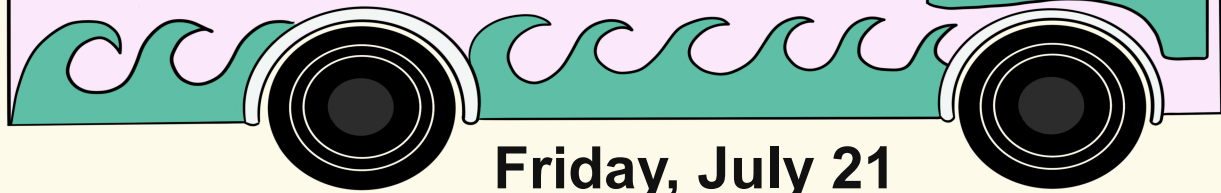
The Cup 'r Cone Homemade
Ice Cream Truck



is coming to



ARNELL CREEK POOL PARKING LOT



**Friday, July 21
4:30 - 5:30 PM**

Cash or Credit Cards* Vegan & No Sugar options available
*Transactions will have a 3.5% service charge



**FRIDAY, AUGUST 25 - 8:00 PM
POOL HOUSE PARKING LOT**

“BEAT THE PEAK” CONTINUES, BUT THE INDICATORS DO NOT

In 2008, the Delaware Electric Cooperative (DEC) launched its innovative Beat the Peak program that has saved members \$40 million since its inception. The program was simple: during times when the cost to generate and deliver electricity is highest, DEC asks its members to conserve energy, which saves all members money. Many DEC members have in their home a “Beat the Peak indicator”, a box with several colored light bulbs on it that plugs into a standard household outlet. A yellow bulb would light up as the system was reaching a time of peak usage. A red bulb would light up during peak usage as a reminder to turn off, unplug or delay the use of electrical devices, thereby saving energy.

Unfortunately, the technology used in the Beat the Peak indicators is now antiquated and very expensive to operate. In October 2023, DEC will stop lighting up the indicators during Beat the Peak alert times. In most cases, the indicators will work until then. As of October 1, DEC members can drop off indicators at the DEC headquarters in Greenwood to be recycled, or simply throw them away. While the indicator program is ending, Beat the Peak remains as more important than ever. Members are encouraged to download the free Beat the Peak app, which will notify members the moment an alert is used. They can also sign up for email notifications from DEC at beatthepeak.coop.

Glen Pruitt is collecting indicators to return to the DEC headquarters. Feel free to leave your indicator at his home at 40 Deerfield Lane anytime between now and October 1, 2023.

CONCERNS START AGAIN ABOUT BUS STOP

Even though we are in the middle of the summertime right now, it will not be long before the next school year starts. With it comes renewed concern about the safety of children in our community as they wait for their school buses. Currently the school buses pick up children at the entrance to our community, at the corner of Old Landing Road and Pleasant Drive.

If you are driving in or out of the community in the morning, please use caution at the entrance. “It can be scary to drive out of Arnell Creek on weekday mornings,” one resident remarked. “The parents’ cars are parked on the right side on the road, and the kids are often standing or sitting on the median strip in the middle of the road. It doesn’t leave much room to get by, and I am scared that a kid might walk out between the parked cars into the roadway.”

If you are a parent dropping off your children, please DO NOT allow them to exit your vehicle to play around the entrance or on the median strip. This is for their safety! Keep your children in your vehicle until the bus arrives and they can safely board the bus.

If you think the bus stop should be moved, call the Cape Henlopen School District at (302) 645-6686 and ask for the Transportation Department. Report any problems you may have experienced with morning pickup and afternoon drop off. Ask them to reconsider the location of the bus stop, perhaps recommending that it be moved back to its previous location at the Pool House parking lot at 9 Arnell Drive.

COUNTY ASSESSMENTS DELAYED BY ONE YEAR, BUT ONLY IN SUSSEX COUNTY

Sussex County is often referred to as being part of “Lower Slower Delaware”. That appears to be true, at least in terms of Sussex County’s property reassessments. They will take a year longer than planned due to staffing shortages at the company conducting the project.

On May 16, 2023, county officials announced the change in the schedule “because of higher-than-expected staff turnover” at Tyler Technologies. Sussex finance director Gina A. Jennings said the county’s size, the largest in the state, is also a factor. The land area in Sussex is about 936 square miles, according to the U.S. Census, compared with 586 for Kent and 426 for New Castle. Those figures do not include areas covered by water.

“With so many parcels and limited staffing, it is taking considerably longer for our vendor to do the necessary work,” said Jennings. “We want this done right – accurately and fairly – and the year extension will allow Tyler Technologies to do that.”

Over 90,000 properties in Sussex have been visited by Tyler data collectors, about 47% of the total. The data collection started in October 2021 and was scheduled to be finished July 2023. The reassessment process was set to be wrapped up in 2024, in time for tax bills to be issued in late summer, ahead of the annual Sept. 30 tax payment deadline. That timeline has shifted a year, to 2025.

No reassessment delays have been reported by Kent or New Castle counties.

**Not Getting the HOA E-Mails?
Keep in the loop with time-sensitive
announcements**

**Sign up for the
Arnell Creek HOA
Email Distribution List!**

Simply send
your name, home address and email address to
ArnellCreek@gmail.com.
We will take care of the rest!